



TOWN OF THOMPSON
PLANNING BOARD
Wednesday, August 9, 2017

APPROVED

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt, Alternate
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Melinda Meddaugh
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to approve the July 26, 2017 minutes was made by Jim Barnicle and seconded by Melinda Meddaugh
5 in favor, 0 opposed

VERIA LIFESTYLES HOTEL

Anawana Lake Road, Monticello, NY S/B/L: 9.-1-1.1
Abhay Jain, applicant
Glenn Smith, P.E.

Mr. Smith - This water feature will be at the front near the entrance drive. It was originally not included in the plan approval. It will have 12 inches of water in a pond which will be 50 x 40 feet in size. There will be tree and shrubs around it. Chairman Kiefer -Right in the Y of the entrance? Abhay – Yes.
Mr. Smith - It will have imitation boulders. It will have a 10 x 45 foot concrete slab on the ground with a water fall structure from 5 to 10 feet high. The frame work will be built with a 1 x 1 and a 2 x 2-inch steel tubing. There is a 6 X 6-foot vault in the ground to house the plumbing, same as a swimming pool to push the water into the falls. As the water evaporates the water turns on so the water is always the same depth. There is an over flow as well. There will be two propane heaters to heat the water in the winter and as long as the water is always flowing then there will be no issue in the winter. There will be recess light in the water falls. Two fire flame bowls about 3 x 4 feet in size to burn all the time. Abhay – The idea is to have the water and fire going all the time. There will be a man whole access to the vault and it will be 6 feet deep. Richard McGoey – There will be an entrance confined space issue. Mr. Smith - Yes, they will have to deal with it. No guess will be allowed near it. Paula Kay – Will there be signage. Abhay – Yes, there will be signage. Mr. Smith - there will be no seating or benches provided.
Michael Hoyt – Will the water be chlorinated? Mr. Smith - No, the water is coming out of the hotel.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion for modification to a previously approved site plan was made by Jim Barnicle and seconded by Melinda Meddaugh
5 in favor; 0 opposed

YESHIVA VIZNITZ D'KHAL TORAH CHAIM, INC

167-168 Gibber Road, Kiamesha Lake, NY S/B/L: 6.-1-11.7

Joel Kohn, representative

Chairman Kiefer - Is the dumpster enclosure done? Mr. Kohn – Yes, it's been done but its only temporary. The compactor will be moved and reconstructed. Chairman Kiefer – Richard McGoey are you ok with that? Richard McGoey – Yes, the Building Department said it was satisfactory. Mr. Kohn – We are here for re-approval since the approval has lapsed. The Building Department has reviewed the plans and are ok with them. They are waiting for the mechanical plan to be submitted to them.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Matthew Sush
5 in favor; 0 opposed

A motion for site plan approval was made by Melinda Meddaugh and seconded by Matthew Sush
5 in favor; 0 opposed

SULLIVAN COUNTY SPCA

104 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-57.1

Debra Dittert, shelter manager

Ms. Dittert – We are proposing a small shelter on the front of the building for the customers to wait in while waiting to see the animals. The trailer will be used as an isolation building so we can determine if the animals are ok before putting them with the other animals. People drop off animals in the middle of the night and usually they are sick. So, we have to put them in the trailer to isolate them until we know how they are. Jim Barnicle – Is there a security system set up so you can catch them?

Ms. Dittert – Yes, but we don't have a license plate reader. We can't afford one. This cost us a lot of money because people drop off animals that are sick and they get the puppy sick and then those puppies die.

Richard McGoey - The bulk table showing the Zoning District Regulations and an area location map has been done and the site plan is showing the handicapped parking but you will need to show signs.

Ms. Dittert – Yes, we will put signs.

Ms. Dittert – There are 10 to 15 trucks that park next to the SPCA every week and they leave them running for hours at a time with the fumes coming into the shelter. I believe these trucks are for Deb-El and Trans direct. The dogs and the people are breather in these fumes. Sometimes they are parked on both sides of the streets its dangerous because you can't see around them or where the driveway is.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion for approved site plan was made by Melinda Meddaugh and seconded by Michael Croissant
5 in favor; 0 opposed

Chairman Kiefer - Have you called the local cops about the trucks? Ms. Dittert – Yes, we have called everyone and they just keep pushing it off to the next person. They said I should call OSHA next.

SACKETT LAKE SOLAR FARM

Corner of Sackett Lake Road & Maplewood Road, Monticello, NY S/B/L: 28.-1-37
JJ Pavese, applicant
George Reed, partner

Mr. Pavese – Initially to the north of the property was system number one and bottom of the property was system two. The only that changed was the subdivision line between the two properties'. We shifted it enough so we don't have to clear any trees. So they just shifted the lower system, 2-meg watt and upper system, 1.75-megawatt system.

Richard McGoe - I don't think it's fair to the board that we don't have stamped plans. We have asked since the beginning for these site plans. Mr. Pavese – We submitted ones earlier and now we have small ones that were printed out today. They were just adjusted with the change to the lot line. So, we don't have to clear any trees. Richard McGoe – I'm looking for the stamped plans since you said you did submitted them before. Paula Kay – We need stamped plans. Richard McGoe – Yes, we need them before we can take any action.

Mr. Pavese – The AASHO site distance question: To the North, there is no posted speed on the road making it 55. There is a 20 mph reduce speed sign on the North end of the property going towards Polli's. Plus coming up the hill it's hard to get to 40 mph. With the North access drive, you have 850 feet which is well above what is required. From the South, coming out of the 20 mph reduce zone is 336 feet which satisfies the 40 mph but not quite enough distance for the 50 mph. On the South side looking towards the North you have about 965 feet, way more than needed and looking to the South you have a little less. But again, coming up the hill you will be not able to get to the 40 mph.

Richard McGoe show Mr. Pavese a driveway on the plan and says that it's not correct. The existing driveway is not in a good location, you cannot see more than 50 feet. Mr. Pavese – We wheeled it off and we measured it. Chairman Kiefer - Why does it make a difference where it is? Mr. Pavese – It is at the top of the hill. The only way to get enough site distance is to move it all the way to the North end. Chairman Kiefer -What is the reason for 2 driveways? Mr. Pavese – Because they are two separate

projects. Chairman Kiefer- So you can't access the upper project and be able to get to the second project? Richard McGoey – I think he can find a spot for proper site distance, he is just not showing it on the plan. Move it closer to the water tank. Richard McGoey show Mr. Pavese the location on his map. Mr. Pavese – Ok, we can do that.

Mr. Pavese – Detail of road construction has been added with another sheet. Chairman Kiefer – Do you have the dimension of the ground mounting equipment? Mr. Pavese - The ground mounted equipment is the only thing going to be there. The transformers will be on that pad. Construction trailers will be temporary. And the parking spaces are temporary. The trips per day will be less than one because they will just be monitoring the site. The pad mount inverter is 25 x 14 feet. That will be the only concrete structure on the site. Chairman Kiefer - These units will be on a steel structure? Mr. Pavese – They will be similar to a transformer, there will be about 4 or 5 that will fit on the 25-foot pad. In regards to the ADA access to the trailer and parking, Jim Carnell said there is no requirement for temporary trailers. Paula Kay – The letter from the Fire Department came in today and its good. Mr. Pavese – The parking spaces have been shifted closer to the access drive, they will be six temporary parking spaces of 9 X 18 feet. As for the Johnny on the spots, there is no requirement for screening. Chairman Kiefer - You will not have any? Mr. Pavese – They will only be temporarily there. Normally they will move them closer to where they are working. Richard McGoey – Up to the board if we want to screen them. Chairman Kiefer- What about dumpsters? Mr. Pavese -The dumpster will be roll off and be located where they are doing the work. Jim Barnicle – Is there security 24/7? Mr. Pavese – That's up to the contractor. I would think there would be. Mr. Reed – Everything will be locked up at night.

Paula Kay - The decommission plan: at the start of construction the owner will deposit \$ 60,000 into a special account and each year after there will be an ad in of 2.5% to the existing amount. Mr. Pavese – This is for each project. Paula Kay - The town and the town engineer will review at year 10 and year 15. If the town doesn't think that's enough money they will ask to put more in. Mr. Pavese – The number seems low because they use recycled material or reused material lowering the cost. Chairman Kiefer - The 239 came back and its local determination. They are asking for addition planting. Mr. Pavese read's the county's 239 to the board since no one saw it yet since we just got it in today.

Mr. Pavese – Any comments on the screening? Melinda Meddaugh points out a section to have more trees. Chairman Kiefer - Can you do anything different for the screening. Mr. Pavese – Yes, I can bunch them differently. Arthur Knapp – They were talking about clusters of trees. Richard McGoey – That would be on South Maplewood.

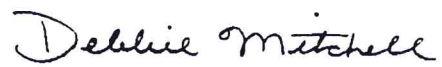
Chairman Kiefer - Without the stamped plans can we go forward? Mr. Pavese – Can we just do it as a conditional and get the driveway and trees taken care of? Paula Kay – It's up to the board. Richard McGoey – I want to know if an engineer has seen these plans yet. Mr. Pavese – Yes, here's one that was stamped on June 5, 2017.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion for approved site plan with condition, engineer stamped plan, counties conditions from the 239 and subject to the Decommission agreement being signed by the Town Supervisor, and fees paid was made by Melinda Meddaugh and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to close the meeting at 7:40 pm was made by Melinda Meddaugh and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell".

Debbie Mitchell

Secretary

Town of Thompson Planning Board