

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, April 11, 2018



IN ATTENDANCE: Chairman Lou Kiefer
Jim Barnicle
Michael Hoyt
Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate

Chairman Kiefer called the meeting to order at 7:06 p.m.

Chairman Kiefer - Correction to the March 28, 2018 minutes: The building length stated on page 1 read: The building length is 204 square feet but, in fact our variance allowed for 220 square feet. Please take out the square.

A motion to approve the March 28, 2018 with corrections to the minutes was made by Jim Barnicle and seconded by Michael Hoyt
4 in favor, 0 opposed

Chairman Kiefer appointed Kathleen Lara to replace Matthew Sush who is absent.

CAMP KEREM SHOLMO

Fred & Ranch Road, Monticello, NY S/B/L: 16.-1-5.1
Randy Wasson

Mr. Wasson gave the board the latest site maps.

Richard McGoey – Request that a letter be provided to the engineer indicating the design flow for the SPDES Permit and an actual flow to determine if sufficient capacity for additional bedrooms. Do you have the letter? Mr. Wasson – I gave you a copy of the Health Departments comments on the flow process. And I have a copy of the SPDES letters here tonight. Richard McGoey – You were going to give me a letter that included the brief comments of the engineer’s report! Mr. Wasson – The letter from the Health Department lay’s that all out. I added 4 people and the Health Department reviewed it on the number of 159. That was before I added the 4 people and the flow was determined to be 7,170. The SPDES permit is for 8, 700. The flow capacity is 9,000.

Chairman Kiefer – Who will occupy the two bedrooms? Mr. Wasson – This will be in one of the staffs building. These people will be married. We put 4 but there is plenty of room for 6. Chairman Kiefer – I feel the bedroom count might not be a true number. Mr. Wasson – Sometimes they have staff in other rooms besides the bedrooms. And that is the reason for the additional bedrooms.

Richard McGoey – The revised site plan should show all water and sewer utilities in and around the new building. Mr. Wasson – That line is existing, we can run it around the building. Richard McGoey – Yes please.

Richard McGoey – Is there any outstanding violation? Jim Carnell – The Shul building was permitted for what was actually larger than what was on the plan. Based on Eric's approval they were going to go back over the permit. Richard McGoey – They were supposed to come back for the Mikvah? Jim Carnell – I'm assuming Eric thought that it happened since it says on the permit, "as per the approval" with the site plan date on it. Mr. Wasson – I will check on this.

Richard McGoey – You're going to do an, as built plan since the gazebo and a deck that was built was not on the plans?

Richard McGoey – There is supposed to be evergreens plants shown on the plan and I don't see any. Chairman Kiefer – The fence is falling down on Ranch Road. We suggested some kind of planting on Ranch Road as well. Mr. Wasson – We were talking about the corner. Richard McGoey – My plans say on the corner an along Front Road. The Board approved site plan for new classrooms and they were never built it. Will they come back this year for them? Mr. Wasson – No, they are using the gazebos as classrooms. Paula Kay – What happens if it's bad weather? Mr. Wasson – The gazebos are screened and covered.

Richard McGoey – Units 25 and 26 appear to be encroaching on the Army Corp wetlands.

Richard McGoey – There is garbage on the handball court and that needs to be cleaned up. The sewer line crossing the stream to the sewage disposal field continues to be supported by 2X4's and a wood box. This needs to be more permanent. Mr. Wasson – You want this put below the frost levels? Richard McGoey – Yes and the sewer line was disconnected and needs to be fixed. The parking lot is also none existent. There are just piles of dirt there.

NOB HILL COUNTRY CLUB, LLC

4599 Route 42, Monticello, NY S/B/L: 9.-1-51

Jay Zeiger, ESQ – Kalter, Kaplan, Zeiger & Forman

Randy Wasson

Mr. Zeiger – Did you get a chance to review Randy's letter? Paula Kay – No. Mr. Zeiger – There are currently 62 units on this property. After what is being removed and added there will be 59 units. We are three less after all the work is done. Chairman Kiefer – The recreational fee is only on units being constructed? Paula Kay - Correct. Mr. Zeiger – Is it only on the new units. Mr. Wasson did an analysis that the population will be increasing. He came up with an equivalent of 17 new units based upon the population increase. Paula Kay – This is a straight new construction replacing existing units with larger units. The applicant is saying treat it as 17 new units.

Mr. Zeiger – What will be on the property when everything is done is: 2 tennis courts, 2 basketball courts, 2 handball courts, 2 swimming pools, 2 play grounds with swings, 4,000 square foot recreational community building and a 2.6-acre open lot area with paved walkways. Chairman Kiefer – The recreational building will also be for the Shul? Mr. Wasson – Yes.

Paula Kay reads the Town Code on Recreational Fees.

Paula Kay – Can a suitable park of adequate size be located on this parcel and accommodate all of their needs for all of the people living there? Michael Croissant – We are taking into the count of the population of this one piece.

A motion that a suitable park cannot be properly located within this property was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

Paula Kay – Now you need to look at the specifics that the applicant has provided and all of the amenities that are provided. And then make a determination. The fee starts at \$2,500 and you can reduce it based on everything the applicant has provided on site.

Mr. Zeiger – There will be 59 houses with a possibility of 350 people. And we are proposing 2 tennis courts, 2 basketball courts, 2 handball courts, 2 swimming pools, 2 play grounds with swings, 4,000 square foot recreational community building and 2.6-acre open lot area with paved walkways.

Paula Kay – You're also looking at the size of the acres of the site and the seasonality of the developments of the population and seasonality of the onsite facilities and the location of existing public sites.

Kathleen Lara – Will this stay as a summer camp and will they provide activities for the kids? Mr. Zeiger – I believe the children will have semi-organized events. Michael Croissant – Will they bring in other kids from other camps? Mr. Zeiger – No.

Jim Barnicle – All of these units are seasonal units? Mr. Zeiger – What is being build has to be built as year-round. The camp will be shut down after the season. Jim Barnicle – Do we determine the possible change of the future or based on the seasonality now? Paula Kay – That's up to you.

Jim Carnell – If they convert to year-round they have to come back to the Planning Board.

Mr. Zeiger – The older kids might be leaving for the day and the younger ones will stay.

Richard McGoey – Were do the old kids go? Mr. Zeiger – Camp.

Paula Kay – Does the applicant have a proposal amount? Mr. Wasson – We were thinking \$1,250 X 17 units giving us \$21,250.

Michael Croissant - The road is not including as a play area? Mr. Wasson – The road way will be going away.

Chairman Kiefer – Does \$1,500 per unit sound good to everyone? Mr. Wasson – I believe this place is very heavy with recreational facilities. Jim Barnicle – I'm ok with the \$1,250 and since they have to come back if it's going to be converted to a year-round facility. Jim Carnell – They will have to come back but the recreational fees won't change. Michael Croissant – I think 350 people is a lot of people for these recreations. Mr. Zeiger – 350 is the total amount of people, not just kids. Michael Croissant – The adults will be using the recreational facilities as well.

A motion to charge \$1,500 per 17 units was made by Michael Croissant and seconded by Michael Hoyt Kathleen Lara – I don't think it's fair to try and figure out what the future will be. I think \$1,250 per 17 units is a fair price since they have a lot of recreational facilities and it's contained.

3 in favor – Chairman Kiefer, Michael Hoyt, Michael Croissant; 2 opposed – Jim Barnicle and Kathleen Lara

KEREN FIELDS, LLC

Sunset Drive Ext, Monticello, NY S/B/L: 48.-1-22.21 & 28.-1-33.1

Joel Kohn, represent the applicants

Mr. Kohn - We were here in February for a subdivision with 5 individual homes. Since the owner wants to have horses on their property we need to re-zone 10 acres. The Town Board is looking for a recommendation from the Planning Board on the re-zoning of these 10 acres. I heard during the work session why not go for a variance instead? I don't think we can get a use variance. Chairman Kiefer – How many horses? Mr. Kohn - Not really sure. The zone allows up to 10 animals per 5 acres and then 1 animal per acres after so technically he could have up to 15 animals. But doesn't plan on that many. They talked to Jay Ruben about him taking care of the horse in the winter. Its not finalized but that's the plan. Chairman Kiefer – My issue is if we agree to 15 horses then it's not considered personal use.

Paula Kay – Maybe you should send the recommendation back to the Town saying we don't have a problem with the zoning change and our recommendation is hinged on the fact that this is a residential development. You are changing the zoning no matter who owns or lives there.

Michael Croissant – If they do get an approval can we get a letter saying who will take care of the animals? Paula Kay – Yes, once they come back you can request that. Michael Hoyt- Is this land swampy? Mr. Kohn – It is swampy. Michael Hoyt – Are they going to put the horses in the wetlands? Chairman Kiefer – The amount of horses is based on the acres. They have to come back to us and then we will have a say. Michael Croissant – Can they use the wetlands? Richard McGoey – There is no calculation, there's no net acreage it's gross acreage. Michael Hoyt – Are we saying animals and if so does that include chickens? Jim Carnell – Chickens have their own regulations.

A motion to recommend the Town to change the zoning was made by Jim Barnicle and seconded by Kathleen Lara

5 in favor; 0 opposed

SACKETT LAKE SOLAR FARMS

Sackett Lake & Maplewood Road, Monticello, NY S/B/L: 28.-1-37.1

JJ Pavese

George Reed, Partner

Chairman Kiefer - We just need to vote on a special use permit.

Paula Kay -The special use permit is good for 1 year. Mr. Pavese – Do we have to come back every year even after we start construction? Paula Kay – Yes, but the board can determine later on if you have to come back every year. Because of the timing you have extra time for this special use permit. Mr. Pavese – The permit starts from today? Paula Kay – Yes.

Chairman Kiefer – When do you plan on starting construction? Mr. Reed – Hopefully within the next 2 months.

A motion for a special use permit for project # 1 was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion for a special use permit for project # 2 was made by Michael Hoyt and seconded by Kathleen Lara
5 in favor; 0 opposed

JACOB POLICK

1286 Old Route 17, Harris, NY S/B/L: 1.-1-29

Jacob Polick, Owner

Mr. Polick – Did everyone get to see the map of the trees and fence? Mr. Polick hands out pictures to the board. Michael Croissant – What kind of fence? Mr. Polick – Just a stockage type.

Chairman Kiefer - Are you going with board and batten siding? Mr. Polick – No.

Kathleen Lara – Is this picture a view from the road? Mr. Polick - Yes, it's from 17 showing you what you will see when passing the property. And as you see it's very little, just the top of the roof.

Paula Kay – Is this metal siding? Jacob – Yes, and I have pictures of 10 different parcels from exit 101 to exit 104 where metal building are used and visible from 17. Paula Kay – Those are commercial buildings. Mr. Polick - On 20 Strong Road there is a building with metal siding. Chairman Kiefer – The siding looks better than I thought. Mr. Polick – These are fast growing trees.

Kathleen Lara – Is the metal siding because it was for only agricultural and are these building agricultural? Mr. Polick – These properties are zoned the same as mine. Kathleen Lara – But is it zoned agricultural? Mr. Polick – No residential.

Mr. Polick – For zoning purposes from Liberty to my parcel it is zoned commercial.

Chairman Kiefer – I don't have an issue with the metal siding, it doesn't look bad. What do you think

Richard McGoey? Richard McGoey – The way the Town law reads its specifically excluded.

Paula Kay reads the town code: The Planning Board shall have discretion pursuant to Town Law when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks regarding private garages.

Chairman Kiefer – What about the siding? Paula – Nope, nothing. In that case you will have to go to the ZBA for the siding.

Mr. Polick – I can go to the ZBA since this is a hardship for me since I have already bought the siding and can't return it. Michael Croissant – We had the same issue with Dollar General. They wanted metal siding and after going back and forth they couldn't get it. Mr. Polick – I also have a building right next to me with metal siding on it. Mr. Polick shows the board the picture.

A motion for denial was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

APC CELL TOWERS LLC

67 Cantrell Road, Monticello, NY S/B/L: 49.-1-23

Matthew Kerwin, Barclay Damon LLP

Jim Woodward, Pyramid Network Services Inc

Mr. Kerwin– We are here to propose a cell tower on Cantrell Road. The reason for a new tower is because Verizon has a significant signal gap in this location. We had a meeting earlier today with Town officials, Verizon and a representative from Rock Hill. The conversation was about how Rock Hill has issues with their cell services. But we are here not for that, we are here about the Cell Tower on Cantrell Road. Michael Croissant – What is the estimated time frame to get Rock Hill fixed. Mr. Kerwin- It's hard to say, maybe 2019. Verizon has to work with land owners so it will take time. Verizon can't just go out and take over properties like NYSEG can do.

Michael Croissant – Are there other sites proposed to get a new tower besides this site and Rock Hill?

Mr. Kerwin – Yes.

Mr. Kerwin shows the Planning Board a map of existing coverage and coverage that is needed and where there are existing towers.

Mr. Kerwin – Getting coverage to everyone is hard with valleys and tree's. This coverage is line of site technology. You have to be able to see the coverage area in order to get coverage. The intent of the Cantrell Road is to improve that area around Cantrell Road as well as the off-load coverages from Monticello. It is at or about full compacity now. More and more people are buying smart phones.

Chairman Kiefer asked about a section of coverage shown on the map that did not have coverage and wanted to know why. Mr. Kerwin – Because its site coverage. Mr. Woodward – Think of the coverage as if it was a flash light. If you shine a flashlight at a board the beam will shine on the board but everything under it will be in the shadows. And that’s the same thing about cell coverage.

Mr. Kerwin – The tower will improve coverage along Route 42, Cantrell Road, Rose Valley Road and Cold Spring Road. Once a site reached its capacity limit it starts to work less, we then put up another tower close to that area and it helps with the capacity limit. The long-term plan is Cantrell Road, Forestburgh FD and the Lake Louise Marie section in Rock Hill.

Chairman Kiefer – Our concern is that Rock Hill is the entrance to the county and it needs cell service. Michael Croissant - It seems that they should have done Rock Hill first then Cantrell Road. Mr. Kerwin – We talked about that this morning. The fact is Cantrell Road project was ready to go before Rock Hill. In the wireless industries its about getting to market as quick as possible.

Arthur Knapp – How do you determine who gets the tower first? Is it based on consumption or topography? Mr. Kerwin- That’s hard to answer because I’m not Verizon. It has to do with budget concern and recognized efficiency. Arthur Knapp – That’s a question we get from the community. I’m just looking for an answer to have when I’m asked why Forestburgh is first and not Rock Hill. Mr. Kerwin – It is a fair question, the best answer I can give is that these both came on board around the same time and that Cantrell Road’s land lease came in quicker as well as the materials needed.

Michael Hoyt – Are they working in Rock Hill? Mr. Kerwin – They are. Michael Hoyt –I have offered land to Verizon several times and have not heard from anyone. The blue on the map shows coverage, but there is no coverage there. We keep calling an 800 number to say we have no coverage. Mr. Kerwin – This is a computer-generated map and this is the best tool Verizon has. The most accurate thing is being out in the field and testing it. Michael Hoyt - Arthur Knapp is correct, because people are going to complain. Kathleen Lara – Your saying that this pole will help other area’s around this area too? Mr. Kerwin – Yes. If we don’t put the tower in then the coverage in the other area’s will start to degrade.

Richard McGoey – When can we getting better coverage maps? Mr. Kerwin – I though we gave you better maps? Richard McGoey – We can’t see the road names. Mr. Kerwin – This is what Verizon produces for us to give to you. I can blow them up. Richard McGoey – I don’t think that will help. We want to be able to see the road names. Mr. Kerwin – I can speak to Verizon but for now I can get you larger maps. Jim Barnicle – I think they would like something like Google Maps, where you can click on the map and then zoom in to see the roads and what ever else is on the land. Mr. Kerwin – It’s the version of the software that is being used. I’ll ask Verizon if there is something else we can get. Jim Carnell – Can you get them digitally? Mr. Kerwin- Yes, I can get them to you as a PDF. Jim Carnell – Then we can zoom in on them.

Richard McGoey – We need a structural letter from the engineer with backup documentations which indicates that the tower will be constructed in accordance with code and the tower will be designed for 5 users including Verizon. Plus, the letter should discuss the wind load and ice load. Mr. Kerwin – We provided a letter that talks about the structural design. Richard McGoey – It doesn’t talk about the

design. Mr. Kerwin – I noted in the cover letter that we haven't got that information yet and it will be used by other users too.

Richard McGoey – The site plan should verify that there is room within the 50 feet x 50 feet fence compound area for 4 additional cell tower users without the need of expanding the fenced area. Mr. Kerwin – Ok

Richard McGoey – Details of the necessary improvements to the access drive and that includes a cross section showing the width, type and depth of material to be utilized. Mr. Kerwin – That's in the plans unless you want additional information. The cross road of the section is in the plans. It's on the second to last sheet. Richard McGoey – That good.

Paula Kay – In regards to the application itself, can have the owner sign the proxy? Mr. Kerwin – Yes.

Michael Croissant – I know the Motor club has an active FAA runway. Will that affect Verizon? Mr. Woodward – We did an air space analysis and nothing showed up. Michael Croissant – That is something that needs to be looked at. Mr. Woodward – Is that a grass strip? Michael Croissant- No it's the back stretch of the track, it's black top. Mr. Kerwin – We will look into it since we didn't see anything with the FAA.

Paula Kay – Under the code the Board has the right to require the applicant to undertake a visual impact assessment. Richard McGoey – That's usually a Balloon test.

Kathleen Lara – If we do it for other we should do it for this one too.

Chairman Kiefer – We will be requesting a balloon test. Mr. Kerwin - Is there a location in the area where you want us to take photos? Richard McGoey – You already did a visual analysis which is part of this, so maybe you could take a look at that and tell us where you want to take picture from.

Paula Kay – Pictorial representations of "before and after" views from key viewpoints both inside and outside of the Town, including but not limited to state highways and other major roads, state and local parks, other public lands, preserves and historic sites normally open to the public, and from any other location where the site is visible to a large number of visitors or travelers. The Board shall determine the appropriate key sites at a presubmission conference with the applicant.

Richard McGoey – Please explain to the Board were the tower is visible from.

Mr. Kerwin – Exhibit 13: It's a two-mile ring around the proposed site that shows predicted visibility based on existing GIS platform. The visibility is limited to the Motor Club and to Lake Josephs. The site makes sense because its rural and there are lots of trees. I can put together a list of locations that you can see the tower from. We will let the town know when we are going to do this and when we are going to set up a balloon test. We can't go on private land.

Michael Croissant – There is no identifier on any Aviation maps but still I would look into that.

Paula Kay – Do you want to do the balloon test and then set the public hearing? Mr. Kerwin – Yes that would work.

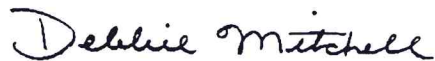
Mr. Kerwin – Does the Town give me a list of surrounding area's? Paula Kay – Just get a hold of Heather at the Town hall and she will give it to you.

Richard McGoey – Send me a copy of the location proposed and also send a copy to Jim Carnell.

Michael Hoyt – I have a question about the recreational fees. Can we get together or have a workshop on these recreational fees? I believe we are going to be having to do more of these in the future. Paula Kay – We can do small groups of two.

A motion to close the meeting at 8:21 pm was made by Jim Barnicle and seconded by Kathleen Lara
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary
Town of Thompson Planning Board