

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, June 27, 2018

IN ATTENDANCE: Chairman Lou Kiefer
Kathleen Lara, Alternate
Michael Hoyt,
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer
Matthew Sush
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney



PUBLIC HEARING

APC TOWER, LLC AND VERIZON WIRELESS

67 Cantrell Road, Monticello, NY S/B/L: 49.-1-23
Matthew Kerwin, Barclay Damon LLP
Jim Woodward, Pyramid Network Services Inc
Mike Crosby from Verizon wireless.

NOTICE IS HEREBY GIVEN that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello New York on June 27, 2018 at 7:00 p.m. to consider the application of APC TOWER, LLC AND VERIZON WIRELESS for site plan and special use permit for the purpose of constructing and operating a wireless telecommunications facility tower with associated antennas in accordance with §250-11 of the Town Code of the Town of Thompson.

The property is located in the HC2 zone at 67 Cantrell Road, Monticello, NY S/B/L: 49.-1-23

Satisfactory proof of mailing was provided to the Board.

Mr. Kerwin – We are proposing a 185-foot cell tower at 67 Cantrell Road. We will be utilizing part of the access road. The tower will be about 690 feet off the road and will be surrounded by a 55-foot fence. We will accommodate 4 additional user spaces on the tower plus Verizon Wireless. There will be a 4-foot lighting rod on top of the tower. The use of the tower is to help with the existing coverage issues. This tower will help with coverage with Monticello, Bridgeville and Forestburgh North Site. We choose this site because it will help with the laps of coverage in the area. Each tower can only accommodate so many users and the Monticello tower is already at capacity. This tower will not only fill in the gap coverage, but it will also help with the Monticello tower that is at full capacity. We are proposing another tower in Forestburgh called the Forestburgh South site. As part of the application we flew a balloon to show where the tower would be seen. The visibility was minimal. We have also been in discussion of improving the cell coverage in Rock Hill. It's not as easy as you think. Verizon needs to find a piece of property to put the tower on and then do a contract with the landlord of the property for a lease deal. And then bring that site into the Town for approval. This project is going first because it was ready to go with the Zoning.

PUBLIC COMMENT

Ed Price – Where is 67 Cantrell Road? Mr. Kerwin – It's directly across from the Motor Club. Mr. Price – Who is the owner of the land? Mr. Kerwin – James Madison Development, LLC . Mr. Price – Shouldn't you be putting this tower at a higher elevation? Chairman Kiefer – Mr. Price, we don't allow for back and fourth question and answer from the public. Any questions you have will be answered later on by Mr. Kerwin and he will then submit those answers to the Board for the Public to see. Mr. Price – Ok, my only other question was about the placing of the tower on a higher elevation.

Mike Watkins – I currently have a number of homes across the street and hoping to be building more homes this summer. And I want to say that I'm in favor of this project, we have a real lack of service by my houses.

Bobby Mapes – My property borders this property. You didn't have any sections blocks shown on your map so I can't see where the tower will be in relationship to my property. I believe this project will be beneficial for the town. I want to see where the set backs are and how it lays to my property. I'm not against it. Just want to see it. Mr. Kerwin show Mr. Mapes where on the map the tower will be. Mr. Mapes – I'll never see the boundaries from my property, Thank You.

PUBLIC COMMENT CLOSED

A motion to close the public hearing was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:18 p.m.

Chairman Kiefer appoints Kathleen Lara and Arthur Knapp to replace Michael Croissant and Jim Barnicle.

A motion to approve the June 13, 2018 minutes was made by Michael Hoyt and seconded by Matthew Sush
5 in favor, 0 opposed

LAWRENCE CARD

Southwoods Drive, Monticello, NY S/B/L: 31.-1-89.2/31.-1-89.3
Lawrence Card, Owner

Chairman Kiefer will recuse himself from this application and Matthew Sush will be temporary Chairman.

Richard McGoey –You need to show the location of the septic system and well on lot 89.3. Also, a 25-foot gratuitous offer of dedication from the center line of the road.

Mr. Card – We held off doing the final site plan because we knew there would be a few things left to add and we were trying to save money and paper.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded by Arthur Knapp
4 in favor; 0 opposed

A motion for a subdivision approval based on Richard McGoey last few conditions was made by Arthur Knapp and seconded by Michael Hoyt
4 in favor; 0 opposed

ROCK HILL CORNER PROJECT

Corner of Rock Hill, Drive and Glen Wild Road, Rock Hill, NY S/B/L: 32.-1-34/35.1
Glenn Smith, Engineer
Randy Resnick, Owner

Paula Kay and Jim Carnell have recused themselves from this application.

Chairman Kiefer - During the work session we were discussing the entrance (across from Katrina Falls Road), we would like to have it moved down towards Crystal Run more. Also, the entrance and exit across from the gas station will be too busy. Mr. Smith - We know we are going to need to get the DPW involved. Matthew Sush – Maybe a right only in and use the existing exit that is there now. Mr. Smith - We are just looking to get the boards comments tonight.

Richard McGoey – Can you please list the usage of the buildings before the public hearing. Mr. Smith – Yes, we will be listing them as part of the building table. Chairman Kiefer - We are just looking to get the usage before the Public Hearing so we don't have to go back and forth with this application.

Richard McGoey – Board also talked about a Traffic light. The county might be asking for a traffic study.

Matthew Sush – Can you try and keep some of the existing landscaping that is by Pizza the Rock now?

Michael Hoyt – The entrance on Rock Hill Drive will become a short cut to Glen Wild. They do it now with the Trading Post. Mr. Smith - Right now I'm just showing three concrete pads but I'm sure this will change. We might not need all of the parking. We are going to need a storm water management and lucky it's part of the Towns sewer district. Matthew Sush – Interior circulation to make it easier to get to the business but may be difficult for anyone trying to avoid the corner. Mr. Smith – That is why we need a traffic guy on our end and one for you too. The lot will be developed first then Pizza the Rock will be moved over later.

Richard McGoey – Please put a note on the site plans to show the water meters on each property.

YO1 Golf Course

Kutsher Road, Monticello, NY S/B/L: 5.-1-18.1

Ben Lipschitz, Representative YO1

Glenn Smith, Engineer

Randy Resnick

Mr. Smith - We are going to have a signal wide modular building to be used for as the Club House. There is a well on the property and the sewer line is on the other side of the road, we plan on running a six-inch lateral to the sewer line. We show picnic tables and golf cart ports on the site plan. We also show a tent pad for future use of events.

Mr. Smith – There was a recommendation that a removal bond be done and that was done today. Paula Kay – There was a discussion that a note should be put on the site plan stating that the mobile unit will be removed before the end of December. Jim Carnell – NYSEG has been very difficult with satisfying the needs of getting a new pole. Do you have service? Mr. Resnick – Yes, there is a 200-amp service already there. It's right on the roadway. There is an irrigation system that is ran by it.

Mr. Smith read through Richard McGoey comments 3 through 9 and all have been added to the site plan as requested.

Richard McGoey – The cart shed, will they be permanent? Mr. Resnick – First we need to find out if we need to have them and if so we anticipate them as being a plastic top like they have at Wal-Mart for the carts and this should be temporary. Richard McGoey – Just make a note on the plan that they are temporary. Mr. Resnick – If we have to keep them we will leave the frames up and take off the canopy part in the winter. Richard McGoey – The removal bond should also include the cart sheds.

Mr. Smith – We had discussed during a work session that we wouldn't need a Public Hearing since all the property surrounding the golf course is owned by the same owners. Richard McGoey – Also this is an existing business.

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

A Motion for a site plan approval with condition on Richard McGoey comments was made by Michael Hoyt and seconded by Kathleen Lara
5 in favor; 0 opposed

BIRCHWOOD ESTATES, LLC

Rod & Gun Club Road, Monticello, NY S/B/L: 56.-1-46.1

Glenn Smith, Engineer

Mr. Smith – At the public hearing there was a question about hours of operations and they will be: Monday through Thursday 10:00 a.m. to 4:00 p.m. and Friday, 10:00 a.m. to 12:30 p.m. They will not have camp on Saturday or Sunday's. Chairman Kiefer - And that will be noted on the site plan? Mr. Smith - Yes.

Mr. Smith - I put the following note that states, The Proposed Children's Day Camp will be operated for residence of Birchwood Estates only and not available to outside users and an enclosure for the compactor will be done by August 13, 2018 and the hours that the camp will be run.

Mr. Smith gave the Board a copy of the questions and answers that were asked at the Public Hearing on June 13, 2018.

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

A Motion for a site plan approval was made by Kathleen Lara and seconded by Arthur Knapp
5 in favor; 0 opposed

SACKETT LAKE SOLAR FARM

Sackett Lake Road, Monticello, NY S/B/L: 28.-1-37.1/28.-1-37.2

JJ Pavese, Owner

Paula Kay – During the work session we went over the proposed resolutions. This is a special use permit resolution to help you with your Financing Company.

A motion for the resolution was made by Matthew Sush and seconded by Arthur Knapp
5 in favor, 0 opposed

Chairman Kiefer - You plan on going with an 8-foot fence now? Mr. Pavese – Yes, it a national requirement to do an 8-foot fence. I'm hoping to ask for a conditional approval for the fence so I don't have to go to the Zoning Board of Appeals. Paula Kay – Our code states that we have to comply with state or federal regulations and since it is required to be an 8-foot fence you won't have to go to the Zoning Board of Appeals. You just need to show this on the site plan.

Mr. Pavese – The fence will be a farm stock fence with mesh and I can get you photos if you want.
Kathleen Lara - What is the mesh made with? Mr. Pavese – It's a heavy-duty wire mesh, not plastic.

A motion to amend the site plan to show the 8-foot fence was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

EMPIRE RESORTS GOLF COURSE

Concord Road, Monticello, NY S/B/L: 15.-1-15

George Duke, Brown, Duke and Fogel

Richard McGoey – How long will you have the portable restroom facilities? Mr. Duke – Indefinitely, what’s not going to be portable is the Club House and Maintenance Building. Paula Kay – Once the club house is up the portable facilities will still be there? Mr. Duke – Yes, that was my understanding. These portable facilities are very nice looking. Chairman Kiefer - They will not be Porta Johns I hope? Mr. Duke – No, they are upscale trailers that look like a normal bathroom facility inside. Mr. Duke shows the Board pictures of the portable facilities.

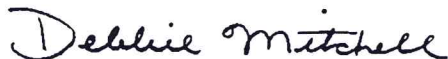
Mr. Duke – They want to get started on the first nine holes right away. We will have to come back with the final club house proposal. We are revising the site plans and need an extension. The restoration bond will be for the 13 acres. We can’t clear the whole site at once we will be doing it in phases.

A motion for extension to site plan approval for 1 year was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

A motion to amend the approved site plans, condition on Richard McGoey comments from June 27, 2018 was made by Michael Hoyt and seconded by Arthur Knapp
5 in favor; 0 opposed

A motion to close the meeting at 7:49 pm was made by Kathleen Lara and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board