



TOWN OF THOMPSON
PLANNING BOARD
Wednesday, August 23, 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 August 9, 2017 minutes was made by Melinda Meddaugh and seconded by Jim Barnicle
4 in favor, 0 opposed

DEB EL EGG PROCESSING FACILITY

63 Kutger Road, Thompsonville, NY S/B/L: 16.-1-12
David Higgins, Lance & Tully

Melinda Meddaugh recused herself from participating in this application.
Chairman Kiefer appointed Michael Hoyt for Melinda Meddaugh

Mr. Higgins – Deb El has a number of improvement that are being made with building permits and prior site plan approval from the planning board. Some of the info is slightly different from the original site plan and some were not on the original site plan and don't have building permits. We were told to come here and get approvals. Chairman Kiefer – We have an issue with these building not having building permits and that the board has decided not to go on any further with these application until all the issues are cleaned up. Mr. Higgins – We are looking to get approval on the waste water treatment facility. We have an approval State Pollutant Discharge Elimination System (SPDES) permit from the DEC. It was completed in 2015 but it has not been on line yet because of discharge issues, notably with solids. Chairman Kiefer - We talked about sewer treatment and agreed in the work session to allow you to go ahead. And we are going to recommend that fines be handed out. Paula Kay – Code enforcement will issue fines and your client will have to meet with me in court. Then the violations will have to be disposed of and then you can come back here for site plan approval. Mr. Higgins – We need to provide the DEC a report to show how we can get this facility on line. We are working to get this done with Mott MacDonald Engineer. They have identified the facility that you see on the site plan. They are helping to get this up and run. On the plan, we have a 25-foot addition to the water treatment facility that may be need for denitrification and UV disinfection. We want to get this on line and see how they perform and finalize things with the DEC. Chairman Kiefer - How many building are involved for the sewage treatment facility? Richard McGoey – Three. Mr. Higgins - It is identified on the plan and in the Environmental Assessment Form that there is a 100,000-gallon equalization tank. Paula Kay - We are

lucky to have Mike Messenger, Supervisor from the Town Sewer Department here to look at the plans. Mr. Messenger – I don't know how it works but I do know they are hauling it out now. I know there is issue with the organic loading that is 60 times normal residential waste. Normally it is 1,200 gallons and they are doing 2,000. Mr. Messenger is looking at the plans with Richard McGoey. Mr. Higgins – My understanding is they are doing land application now before they were issued the permit by the DEC. I do know they are meeting most of the parameters for the state. We are asking for a change to the parameter to get twice the allotted permit for Total Dissolved Solids (TDS) from the DEC. They want the report to show all the things that are going to be done to bring the treatment facility in line. Richard McGoey – Do the plans you have tonight show the new addition? Mr. Higgins – Yes it does, they were delivered to the town hall yesterday morning. The board is looking at the new site plan. The roto screen has been started, it's a screen to help take out solids. They want to put the equalization tank into place to handle the uneven levels. Chairman Kiefer - Can we approve this without a separate application? Richard McGoey - This is a modification to the existing site plan so yes, we can. There is a roof on the bio-reactor container and you need to show it on the site plan! Mr. Higgins –We are proposing a concert pad with a 5,000-gallon water storage tank. Richard McGoey – That needs to be on the site plan as well! Mr. Higgins - These are the facility that Mott McDonald identified as being needs to allow them to finish their report for the DEC. Paula Kay – The board is having issues with the fact that they are there and you should of came to the board first. Mr. Higgins -It was my understanding that they came to the board for most of the other structures.

Richard McGoey – The diesel tank, scale, and expanded access drive needs approval. Mr. Higgins – We will come back to the board for the widening of the road. We tried to get this done to satisfied the DEC. Matthew Sush – How long did it take? Could they have come to the board while they were being built to get the approval? Mr. Higgins – Probably. Matthew Sush – What where the different specifications the contractor use to build the road? Mr. Higgins – We will have to ask them. We didn't give that info to them. Richard McGoey - Do you have a building permit for the scale? Mr. Higgins – Not as far as I know. We were not dealing with the Building Department the architect was. Richard McGoey- We can approve it conditional until I look at the plans. I see we you don't have lights. Mr. Higgins – We do show lighting on the building.

Paula Kay – I would take care of this contingent on them get everything done in a timely manner and the handling of the trucks on Rock Hill Drive. Chairman Kiefer - We will do a conditional approval. And we have an issue with the trucks on Rock Hill Drive which we have discussed with them. Mr. Higgins – I asked and was told they would not be parking there anymore.

Chairman Kiefer – I need a time when the site plan will be up to date! Jim Barnicle – And before the next meeting all fines should be paid. Richard McGoey – Is 30 days enough? Mr. Higgins – I believe so. Richard McGoey – I did see the truck yesterday and it was idling with no one in it.

Michael Hoyt- Are you getting fined from the DEC? Mr. Higgins – Not that I know. We submitted a request to the DEC to modified the Total Dissolved Solids and they asked for more info and the DEC never responded and then 1 year later we got a notice of violation and of course we called the DEC. They had never addressed the Total Dissolved Solids modification. MacDonald Engineer needs to give the DEC a report that outlines what we are doing to modify the sewer treatment facility and what still needs to be done to it. Matthew Sush – Does the DEC typically review before things are built? Mr. Higgins – This is already covered under the SPDES permit and the DEC is aware of where we are on the

sewage treatment facility. Matthew Sush – Are they ok with it being built before they approve it? Mr. Higgins – I don't know. Matthew Sush – I would like to know that answer to that next time.

A motion for site plan modification for the sewage treatment plan on the following conditions: submittal of revised plans with our comments from the August 23, 2017 meeting, including shed roof for the treatment building that was not on the site plan, compliance of any and all violations and fines paid, submittal of additional plans on or before 30 days from today and keeping the truck from parking on Rock Hill Drive and running and no maps are signed was made by Matthew Sush and seconded by Michael Hoyt

4 in favor; 0 opposed

COLD SPRING COTTAGES

378-408 Cold Spring Road, Monticello, NY S/B/L: 49.-1-8.1, 49.-1-6.4

Troy Wojciekofsky, Stantec Consulting Service

Joel Kohn

Joel Halpren.

Mr. Kohn – We are proposing to add additional 20 units and a new drive way. The units will have two bedrooms and most will not have a basement. Chairman Kiefer- Are two bedrooms enough? Mr. Kohn – Yes., It's a Kollef, it's a place where young men study and bring their small families. Mr. Halpren – People come up in the beginning of the summer with a small family and then they leave at the end. Nothing is being sold. Paula Kay- Are all of these rentals? Mr. Halpren – Yes. Paula Kay – What is the square footage of the bedrooms. Mr. Kohn show the board a site plan of the building and the bedrooms are 10 X 12 square feet and 11 X 13 square feet. Mr. Kohn – We will come back with better plans showing more details as well as which two units will have basements and the Shul. We want an approval for a Mikvah that will be part of one of the units. Unit 44 is the owners house. Units 43, 45 and 46 are for the Rabi's family. We don't want to touch the garden so we decided to attached the Mikva to one of the buildings. They are single story building built on a slap.

Jim Barnicle – My concern is about the sewer treatment because you are almost to compacity. Mr. Wojciekofsky – The numbers are based on the DEC requirement of 10,000 gallons per day. Richard McGoey – What are the actual flows and how do you measure them? Mr. Wojciekofsky – It is based on the water that is provided not the actual sewage. Richard McGoey – Can you give us the meter reading? Mr. Wojciekofsky – Yes.

Melinda Meddaugh – Was this before the board a few years ago and didn't it have parking issues? Mr. Kohn – Yes, we were here but there were no parking issues. Mr. Wojciekofsky – We had to show overflow parking because of another colony's issue with parking and you thought it was ours.

Richard McGoey – Item 6 we asked for the floor plan and the elevation. You did show us the floor plan but what about the elevation? Mr. Kohn – We will only have one or two units with basements. Richard McGoey – How about you show us the typical building's elevation for a building with a basement and one without a basement? Matthew Sush – Can you show the basement on plan? Mr. Kohn - Yes.

Richard McGoey – A long Environmental Assessment form including a part 3 is recommended. The planning board needs to decide if SEQRA is sufficient. We need site distance for the new driveway. Mr. Wojciekofsky is showing the board on the map where the drive way will go. Mr. Wojciekofsky - Do you know if the county will come out and look at it? Richard McGoey – Yes, they will. Mr. Wojciekofsky – The site distance seems ok but we will work with the county to make sure its ok. Richard McGoey – The storm water management pond is downstream. Mr. Wojciekofsky – We relocated it. Richard McGoey- We need a wet land certification form whether it's DEC or Army Core. Mr. Kohn - Some of it is DEC and some is Army Core. Richard McGoey – You need to talk to the Fire Department to make sure the 20-foot road width is satisfactory for two way traffic. And future submissions are required like road ways, lighting, landscape and stuff like that.

Mr. Wojciekofsky –Looking for input or thoughts. Chairman Kiefer - Any question?

Matthew Sush – I notice that a 100-foot buffer line needs to be marked during the first phase of construction.

Mr. Kohn - Can we get the planning board to approve the Mikvah?

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

A motion for site plan approval was made by Melinda Meddaugh and seconded by Jim Barnicle
4 in favor; 0 opposed

Matthew Sush – Make a note on the site plan that the Mikva was approved with the date of approval.

TRANS DIRECT

15 Rock Hill Drive, Monticello, NY S/B/L: 32.-1-38.2
Glenn Smith, P.E.,

Melinda Meddaugh recused herself from participating in this application.
Chairman Kiefer appointed Michael Hoyt for Melinda Meddaugh

Chairman Kiefer - I went out there and nothing has been done. Mr. Smith – They can't do anything until the trailers have been moved. I can take care of the comments but not the moving of the trailers. I want to show you how the new parking space will look for the trucks. Mr. Smith shows the board the site plan map.

Richard McGoey –This parking lot is locked and is unsafe. The site plan needs to show you are taking things off the site and have them actually moved before the maps are signed. Chairman Kiefer – Looks like nothing has been done.

Paula Kay – The law enforcement is aware of the truck’s parking and idling on the side of the road.
Richard McGoey – How is he going to park these trailers without backing off the road? Mr. Smith - That is there intention, pull up and back off the road and then have the next truck pull up and back off the road next to it. Matthew Sush – Shouldn’t all of that be done on the property? Except for the pulling off the road, shouldn’t the trucks turn around on the property instead of backing off the road?
Mr. Smith – There is a 100 foot right away. Chairman Kiefer - They will have plenty of room to pull up and back in off the road.

Mr. Smith - I’m showing here the septic system and that it’s not going to be impacted at all.
Richard McGoey – Shows Mr. Smith the existing lighting that he took pictures of and its lights on the tree’s with extension cords on the ground for electricity.

Matt – If the trees are coming down are they planning to plant new ones? Mr. Smith shows the board the plans where the trees are coming down and new ones will be added. There are lots of trees on the west side of the driveway. In order to get the gravel driveway, he will have to take down lots of trees.

Matthew Sush – Are the trucks in the gravel driveway going in and out? Mr. Smith – Those will be the ones coming and going. They will come in the morning and then leave in the afternoon after being loaded up. Matthew Sush – Can truck number five leave while truck number two is still there? Mr. Smith – Yes there is plenty of room. There is over 20 feet giving then enough room.

Paula Kay – Can we set a time frame on when this will be done? Chairman Kiefer – What time frame do you need? Mr. Smith - I don’t know, I’ll have to find out. Richard McGoey- Is 30 days to remove trucks and get site plan approval work for you? Matthew Sush – Can we also propose some kind of deadline for when the site plan is approved and the work is actually done? Mr. Smith – Can you make a condition to come back on September 27?

Michael Hoyt- Will they be plugging these trucks in? Mr. Smith – I now they do but not sure if its year-round or not. Are you concerned about the noise? Michael Hoyt – No, just that you will have lots of extension cords running across the lawn.

Matthew Sush – Is the home still a rental property? Mr. Smith - Yes. Matthew Sush – Can we act while they are there? Paula Kay - They are in court for the use without site plan approval. Our code does allow it as long as both uses comply with all setbacks. Mr. Smith - If we can subdivide the parcel to residential and business then your board can allow it.

Richard McGoey – They need a dumpster because it’s a mess. Mr. Smith – I’ll look at it since they don’t make much waste. The truck’s take their garbage with them. I think its residential waste.

MESSENGER SUB DIVISION

64 Price Road, Monticello, NY S/B/L: 50.-1-47

Mike and Molly Messenger, applicant

Michael Hoyt recused himself from participating in this application.
Jim Barnicle recused himself from participating in this application.
Chairman Kiefer appointed Arthur Knapp for Jim Barnicle.

Paula Kay – I just want to state for the record that Mrs. Messenger is with Fallsburg Building Department, Mr. Messenger works for the Town of Thompson and Paula Kay represents the Town of Thompson.

Paula Kay – This is a three-lot subdivision. One provision in the major subdivision definition states that if a lot has been subdivided within three years you can't subdivide again. But actually, they had done a prior subdivision from another parcel so this does not apply here. Making this a minor subdivision.

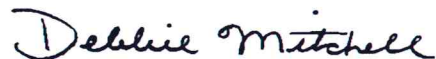
Mrs. Messenger show the Board on the map where the Monaco piece was on two sides of the road and then Gary Messengers (Mr. Messengers father) subdivided the 15 acers from the 30 acers and then added the 30 acers to his 39 acers. But now we want to build a house so Gary Messenger wants to put the line back where the original line was so he has three lots again.

Richard McGoey- We always ask for a 25 foot off road dedication from the center line of the road and if it was not shown on the original site plan can we please have it shown on the new site plan?

Motion to approve the three-lot subdivision was made by Matthew Sush and seconded by Melinda Meddaugh
4 in favor; 0 opposed

A motion to adjourn the meeting at 7:51 was made by Arthur Knapp and seconded by Jim Barnicle.
4 in favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board