

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, September 26, 2018



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

Michael Croissant
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

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

A motion to approve the September 12, 2018 minutes was made by Michael Hoyt and seconded by Mike Croissant
5 in favor, 0 opposed

MAKOVIC PRO TRUCK FITTERS

Cimarron Road, Monticello, NY S/B/L: 31.-1-67
Glen Smith, P.E.
John Makovic

Mr. Smith – Mr. Makovic’s property was approved for a year and a half now. I believe we have satisfied everything the Board was asking for. The stormwater SWPPP was done and approved by Richard McGoey office. Once Mr. Makovic has decided on a sign for the Cimarron Road entrance he will have to come back to the Board for final approval. The on-site septic system on the Route 17 side has had tests done and all were fine. On Hoover Ave off of Cimarron Road is a 25 foot right of way, and we did an Easement Agreement for the Town.

Paula Kay – The Easement Agreement needs to be put on the Town Agenda for Supervisor Bill Rieber to sign.

Mr. Smith - We got the area variance a year ago which will expire on October 10, 2018. With it expiring do we need a building permit? Jim Carnell – It goes off of what the Board is requiring. Richard McGoey – To be safe, why don’t you get an extension from the Zoning Board of Appeals? Mr. Smith – To get an extension we would have to file a whole new application and I’m trying to avoid that. Jim Carnell – File a site permit. Mr. Smith – We will start some site clearing.

ROCK HILL CORNER PROJECT

207 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-1-35.1
Glen Smith, P.E

Jim Carnell and Paula Kay recused themselves from this application.

Mr. Smith - Since last time we met with the County DPW they had no issues with the two entrance drives on Glen Wild Road. We moved the Rock Hill Drive entrance down the road a little bit so it's not across from Katrina Falls Road. The County also did not seem to enthused about putting a traffic light on Glen Wild Road or Rock Hill Drive.

Mr. Smith goes over the comments:

Comment 1: The Applicant has submitted a follow up site plan.

Comment 2: The access road has been relocated from immediately across from Katrina Falls Road to a location further easterly. The location is now a conflict with the Fire Departments water supply pond. – There is no conflict. Richard McGoe – No there isn't any, that was my mistake.

Comment 3: Meet with the County about the two access roads on Glen Wild Road – We met with the County and they did not think we would need a traffic light.

Comment 4: The applicant needs to meet with a traffic consultant - We met with Steve Mafia to do a traffic study. He is also the same person who did the traffic study for the Dollar General. I have a copy of his letter with his proposal on it.

Comment 5: The Board is looking to retain the Town's traffic consultant. – We have no problem with this.

Comment 6: Recommending a long environmental assessment form with part three to include at a minimum traffic; stormwater management and water and sewer. – We have No problem with this.

Matthew Sush – When you were talking to the County about the two access roads did they know where they were located? Mr. Smith – The DPW would like to see a traffic study too. Mr. Smith shows the Board where on the map the two entrance drives will be. Matthew Sush – I can see traffic going from the gas station thru the shopping center. Mr. Smith – That's a good point. Where would you like to see a round about? Matthew Sush – Between Glen Wild Road, Rock Hill Drive and Katrina Falls Road. Mr. Smith - Let's see what the traffic engineer comes up with. Michael Hoyt – That is a very busy intersection. I think your going to have issues with the first entrance on Rock Hill Drive. Mr. Smith – That could get eliminated. Let's see what the Traffic consultant has to say.

A motion to retain the Town's traffic consultant was made by Michael Hoyt and seconded by Matthew Sush

5 in favor; 0 opposed

KEREN FIELDS, LLC

Sackett Lake Road, Monticello, NY S/B/L: 48.-1-22.21/28.-1-33.1

Glen Smith, P.E.

Mr. Smith – This is for a subdivision on Sackett Lake Road and Sunset Drive. Ten years ago, the Parella brothers wanted to subdivide this property and it was approved.

Mr. Smith goes over the comments:

Comment 1: Was the zoning request approved? – We got approval for the Zoning change and we will make note of it on the site plan. This Zoning change was for the owner to allow some horses on the property. It went from a SR to a RR2.

Comment 2: Notes to be added to the number of horses allowed. – We will do this.

Comment 3: The applicant needs to identify who will be caring for the horses. – Jay Ruben will be taken care of the horses.

Comment 4: The previous plan did not show the Duplex Units. – At the last meeting, we talked about Duplex Units and I'm now showed them on the site plan on Lots 1 and 7. Paula Kay – Right now, but what about the future? Mr. Smith – The final approval will show all the Duplex Units and where they will be. We drop one of the lots because of wetlands. We only have 12 lots instead of 13.

Comment 5: Need to show walking trails or sidewalks. – We will be showing these on the future plans.

Comment 6: The site plan should note the most recent date of the wetland delineation. – That was note number 3 on the site plan.

Comment 7: Will the new road be private or public? – The new road will be private and built to Town specs.

Comment 8: Comments should be received from the Town Highway and Sullivan County DPW in regards to the new Town road. – The DPW likes the fact that there will be no driveways onto Sackett Lake Road. We will have just the one access road and we will need a permit for this. There is good site distance all through there too. Michael Croissant – Will there be an issue since there is a dotted line on Sackett Lake Road by this property? Mr. Smith – No.

Comment 9: The previous submitted plans show old bungalows to be demolished on lot 12. The new plan does not show these bungalows. The status needs to be discussed if they are still there. – I thought there might be remains of one of them. I'll clarify this.

Comment 10: We need more details on the site grading for the lots. – I agree that there needs to be more details on the grading plans.

Comment 11: Does the approval of the community septic system and water supply need to be approved by the Health Department? – Yes, it needs to be approved by the Health Department since there are more than 4 lots that are under 5 acres in size.

Comment 12: Does there need to be a Lighting District established for the street lights proposed? – If it's a private road then we don't need street lights. Richard McGoey – Are there any plans for lights on Sunset Drive? Mr. Smith – No, I think there might already be some there.

Comment 13: The Board should discuss the need for a vegetative buffer along the Town Road. - On the prior plan we showed a 35-foot minimum undisturbed buffer along Sunset Drive, so we plan on doing the same thing this time. Chairman Kiefer – It's pretty much grown up since then. Richard McGoey - We just want to make sure it can be maintained. There may be an issue with this on the Sackett Lake Road because of the septic. Mr. Smith - The houses will be about 200 feet set back from the road and there should be no problems. Chairman Kiefer – I'm concerned about the septic being too close to the Sackett Lake Road since the lots are higher than the road. Richard McGoey – The law says they have to be 10 feet from the property line. Hopefully the houses and septic will be far enough back so we can put in some trees.

Comment 14: Details of the SWPPP and soil erosion must be submitted. – We will do this.

Comment 15: The need for Stormwater Management District should be discussed. - Richard McGoey – If this is going to have a Homeowners Association then you won't need this.

Comment 16: Planimetric details along the existing Town Road are to be provided. Details of access drive onto both the proposed Town Road and existing Town Road are to be shown on the plans with details. – I don't see a problem with any of these requests. Richard McGoey – What about the architectural design of the buildings? Mr. Smith – That's' up to the Board. Jim Barnicle – We don't want them to all look the same.

Paula Kay- Jay Rubin is not taking care of the animals.

A motion to hire Mary Beth Biancon as the Town Planner was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to send out Notice of Intent to become Lead Agency was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Richard McGoey – We should look at the tree's and stone walls and try to preserve them.

NOB HILL COUNTRY CLUB

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

Randy Wasson, Wasson Engineering

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

Mr. Zeiger – We were here last month and found out there were things that still needed to be done and inspected by the Building Department. I was told that some of the things that they didn't need a permit for were done and the things they needed a permit for have been requested and they are just waiting on those permits. Chairman Kiefer – They didn't do anything that was requested of them. Mr. Zeiger – Our client wasn't aware of any open issues last time. We understand the work has to be completed. We are looking to file a subdivision map. The subdivision was approved a few months ago. Mr. Wasson – The map has been approved from the survor and we just got it back.

Paula Kay – The big issue is the Transportation Corporation. Mr. Zeiger – Mr. Wasson got a call today, and they are re-thinking on whether this is needed or not. Paula Kay –The Department of Health is backing down? Mr. Zeiger – No, they are re- thinking about it and don't know if they are going to need it.

Motion to reaffirm the subdivision was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Richard McGoey – Will the lot corners be monumented? Mr. Wasson - Do you need a note on the plan.? Dick – Yes, to show the pin's to be set.

DEB-EL FOODS

64 Kutger Road, Monticello S/B/L:16.-1-20

David Higgins, Lance & Tully

Richard McGoey – I filled the Board in on the owner starting construction without the Boards approval. Mr. Higgins – I have spoken to both the excavator and the architect and they said this was for exploratory purposes. Richard McGoey disagrees and shows the Board pictures. Mr. Higgins – I'm told this was to show the utilities and to evaluate the slab.

Richard McGoey – There are a lot of buildings and tanks that were not shown on the plan. And I asked for you to show them on the plan and they have not been shown. Mr. Higgins –This site has a lot of electrical equipment and I thought I was just to label them as electrical equipment. Richard McGoey – No, you need to show everything. All the buildings and tanks and make sure they are accurate in size. Can you also check to see if the building's built had building permits? Mr. Higgins – Yes.

Chairman Kiefer - Last time you were here you said that this would all be corrected and it has not been. Mr. Higgins – I did add a lot of information to the map and clarified a lot of things. I thought we were going to do a site walk to go through the property and see if there was anything else that needed to be added. We never had the walk. I thought what we had was adequate. If you need more info I can do

that. When we were here in April we got several approvals and one was to start the construction for the new water treatment facility. All the approvals were conditioned on approval from Richard McGoey's office. We got approval on the SWPPP in July. In that time period we realized there were other things that need to be done and that's when I came to you for the work session. We now got more equipment on the map and in the letter, I submitted. In addition to the prior 25 foot by 60 foot addition to the waste water treatment building, they are now doing a second 25 foot by 60-foot addition. There is a switch gear building, emergency generator, a compressor, a loading dock addition and a hallway addition. That was what we had highlighted in the letter. My understanding was that we didn't have final approval with signed plans. My understanding was we were just adding to the site plan and have them administratively approved. You said, "no it has to go back to the Board." Richard McGoey – These additions in the back were never seen by the Board? Mr. Higgins – Correct. It was my understanding we were adding to the plan and not starting with a new application. Because I thought nothing was filed yet. Richard McGoey – No, we need to see that these were previously approved if they were actually previously approved. Mr. Higgins – If you want us to note that they were approved back in April I can do that.

Paula Kay – The real issue is there was building built without approval. Mr. Higgins – I will talk to the owner and see if he got building permits. Jim Carnell – I don't believe he has any. Mr. Higgins – I don't believe these buildings went up since April.

Richard McGoey – Add the pump station to the map. You have it as a man hole.

Richard McGoey – We need another field review and work session.

Matthew Sush – Has the temporary trailer been removed? Richard McGoey – Yes.

Mr. Higgins – In regards to the stormwater, we did provide 2 separate SWPPP amendments. No changes to the stormwater facility. The bio-retention areas is oversized.

NYSEG – COOPER CORNER SUBSTATION

716 State Route 17B, Monticello, NY S/B/L: 11.-1-36

Mary Steblein-Labela, P.C.

John Thierfelder, Labela, P.C

Ms. Steblein – We have an existing control house on Cooper Corners Road and we want to put in a new control house next to it. We will need to expand the substation yard by just leveling the stone surface and relocate the fence and adjust the drainage.

Chairman Kiefer - What is behind the large building that is there now? Ms. Steblein – That is a control house as well.

Paula Kay – What is a control house? Mr. Thierfelder – It controls the voltage and direction of the electricity going in and out. Paula Kay – Is it a manned facility? Mr. Thierfelder – It is an unmanned facility.

Richard McGoey goes over the comments:

Comment 2: The spot elevations should be provided and compared to the existing control house. Ms. Steblein – There is a 1,345 contour at the existing control house. Richard McGoey – But there is some filing required beyond the fence line. Ms. Steblein – It will just be flat until the ,1345 contour. Richard McGoey – That ok, thanks.

Comment 4: Any wall-mounted or free-standing lights proposed should be shown. - Ms. Steblein – There is proposed lighting on the east side and west side and they are full cut off lights. Richard McGoey – Please make them part of the submittal.

Comment 5: Sidewalks and access drives to the overhead doors and man doors should be shown. – Ms. Steblein – The substation is all stone, so I don't think we need to do anything additional. Richard McGoey – So it's full circulation? Ms. Steblein – Yes.

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

A motion for a site plan approval was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

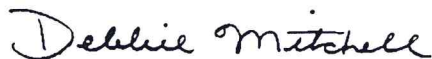
Richard McGoey – Submit the attached lighting to Heather please.

Ms. Steblein – Any comments from the county? Richard McGoey – The 239 went out and we just need to make sure there are no issues.

Paula Kay – We will hold the approval until we get the 239 and depending on what it says you might need to come back.

A motion to close the meeting at 7:56 pm was made by Michael Croissant and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary
Town of Thompson Planning Board