

**APPROVED**

TOWN OF THOMPSON  
PLANNING BOARD

Wednesday, November 28, 2018

IN ATTENDANCE:

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

Michael Croissant  
Kathleen Lara, Alternate  
Arthur Knapp, Alternate  
Paula Elaine Kay, Attorney

PUBLIC HEARING

**HOLIDAY MOUNTAIN/TCE:**



Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearings will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on November 28, 2018 at 7:00 p.m. to consider the applications of TCE/HOLIDAY MOUNTAIN CORP for site plan review and special use permit for a Memorial Day 2019 concert event in accordance with §250-11 of the Town Code of the Town of Thompson.

The property is located in the HC-2 Zone at 99 Holiday Mtn Road, Monticello, NY S/B/L: 32.2-59  
Michael Rielly, P.E., Rielly Engineering  
Mike Vitacco, TCE Events  
Craig Passante, Holiday Mountain Ski & Fun Park  
John Gonzalez – TCE Events

Mr. Vitacco – We are looking to do an even on Memorial Day weekend at Holiday Mountain for about 3,500 to 5,000 people. We have been doing this type of musical event for over 10 years. This will be a two-day event and people will be staying here locally. We plan on shuttling everyone to this event, from either hotels or the Apollo Plaza.

Paula Kay – Bonnie Smith was not able to make it but she had a question. Is there a time limit, sound limit and what are the hours of this event? Mr. Vitacco – This should start somewhere in the mid-afternoon and go to 4 am. In regards to sound limits; we have brought in a map showing the levels in DB and who it will affect. The purple area which is the residential area it will be 40 – 50 DB. From our study 40 – 50 DB is like the sound of light traffic. The snow making machines are louder. Our top engineers will be here for testing. We will set up two day in advance and do sound testing during the day and night to check the quality of the sound.

Mr. Gonzalez – I've been in this industry for about 20 years. We using a German speaker product from D&B that are technology driven. These speakers will allow us to do sound steering. Sound steering allows us to control where the sound goes. They have Cardioid technology behind there subwoofer.

Cardioid gives you reverse sound; the levels are louder in the front of it and lower behind it allow us to contain the noise.

Jim Barnicle – Will the noise be focused towards the river? Mr. Gonzalez – The noise will be pointed towards the ground. We will setup a few day's before and test. Mr. Vitacco- We tested this equipment in the city at one of our outside events. We put the sound towards the river and we went down ½ block and the cars were louder then the music. We are doing multiple stages, and this will not just help with the residential area but to keep the music contained to each of the stage area's so we don't have noise bleed from stage one to stage two.

Satisfactory proof of mailing was provided to the Board.

PUBLIC COMMENT

No Public Comment

PUBLIC COMMENT CLOSED

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

**YESHIVA VIZNITZ**

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearings will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on November 28, 2018 at 7:00 p.m. to consider the applications of YESHIVA VIZNITZ for site plan review of use in accordance with §250-7 Planned Unit Development of the Town Code of the Town of Thompson.

The property is located in the SR Zone at Gibber Road, Kiamesha Lake, NY S/B/L: 6.A-1-1.1.  
Joel Kohn, JK Expediting  
Mike Rielly, Rielly Engineering

Satisfactory proof of mailing was provided to the Board.

Mr. Kohn - The project is part of the Gibbers community. This will be a 27-lot subdivision with 93 units. There will be three different kinds of units. There will be 22 lots for signal or two-family homes, 19 units will be town houses and 30 units will be condo type housing. The access to the project will be a two-way road from Barnes Blvd coming down from Feldman Circle and the access to the town house portion will be from Gafen Lane. There will be sidewalks as requested from the Planning Board and Town Engineer as well as bus shelter for the children. The water is from the Kiamesha Artesian Spring Water Company and the sewer from the Town of Thompson Kiamesha Lake Sewer district.

Jim Barnicle – Please describe the details of the sidewalks. Mr. Kohn – There were two options discussed at the last meeting for the sidewalks. There were the curbed sidewalks that are blacktop with regular curbing or have a grass strip in between the blacktop sidewalk and the road. We went with the blacktop sidewalk with curbing.

PUBLIC COMMENT

No public comment

PUBLIC COMMENT CLOSED

A motion to close the public hearing was made by Jim Barnicle and seconded by Matthew Sush  
5 In favor; 0 opposed

### **CHARM ESTATES**

Notice is hereby given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearings will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, NY on November 28, 2018 at 7:00 p.m. to consider the applications of CHARM ESTATES for site plan review of use in accordance with §250-8 of the Town Code of the Town of Thompson.

The property is located in the RR1 Zone at 295 Ranch Road, Monticello, NY S/B/L: 16.-1-20  
Joel Kohn, JK Expediting

Mr. Kohn - This is a 28-unit bungalow colony on Ranch Road that is in the RR1 Zoning district. We plan on demolishing 27 of the 28 units. The Rabbi's house is in good shape. The plan is to replace the 27 units with 34 new two-family houses, given us 35 units total. There will be onsite water and sewer. The road will loop around the whole project, given us access to all the units. Right now, there is no access to all of the units. There are wetlands on the east side of the property and they will remain undisturbed.

Satisfactory proof of mailing was provided to the Board.

PUBLIC COMMENT

No Public Comment

PUBLIC COMMENT CLOSED

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

Chairman Kiefer called the meeting to order at 7:17 p.m.

A motion to approve the November 14, 2018 minutes was made by Jim Barnicle and seconded by Michael Croissant  
5 in favor, 0 opposed

**DEB-EL FOODS**

64 Kutger Road, Monticello S/B/L:16.-1-20  
David Higgins, Lance & Tully  
Stosh Zamonsky, R.A, Anderson Design Group  
Marissa G Weiss, Jacobowitz and Gubits LLP

Mr. Higgins – We were here at the last meeting and went through the proposed facilities and structures on the site map, that consisted of the compressor building and egg shell container building. When we were here last the issue was with the Egg Shells on site and the smell. We had a work session with Richard McGoey, Paula Kay and the Chairman. We made adjustment to the plans and add some additional information to the plans. One of the issues was to clear the Egg Shells and we submitted a picture showing that all the Egg Shells have been removed. Agreement letters were sent today from Jacobowitz and Gubits about the clearing of the Egg Shells off the property. Paula Kay – A note should be added to the plan for no outside storage of solid waste. Mr. Higgins read the note on the site plan about the storage of solid waste. Paula Kay – And until that structure is approved and built the eggs will be hauled away by the hauler who you have a hand-written contract with, correct? Ms. Weiss – Correct, and we will be sending over all three agreements to you tomorrow.

Mr. Higgins – Some other comments were about subsurface sewage disposal system, as a future improvement for the waste water from the bathroom. We can't take the domestic waste water and combine it with the industrial waste water. They currently use a holding tank for the domestic waste water. Per our conversation last week, we are now showing a future area for a septic system for the domestic waste products. Two things being added to the plans. The Egg Shells transfer room has roll off container that they fill off of a conveyor belt with the crushed Egg Shells and then they get taken off site. It would be more convenient if they could use tractor trailer trucks to just pull in and load them up. We're adding a 20-foot addition to the Egg Shell transfer station to allow two tractor trailers to take the Eggs off site. If we need any kind of storage for the Eggs, we have proposed an Egg Shell container building that will be constructed like a Salt Shed. It will be an enclosed building with an air circulation system with an underground carbon filtration to help with the smell. Jim Barnicle – Will there be a truck on site at all times for transporting the Egg Shells to the container building? Mr. Higgins – Yes, plus we will be removing the concrete pad where the Eggs Shell were stored this summer prior to any CO issues.

Jim Carnell – There were several open building permits, 3 or 4 of them were old projects that should have been closed out. And there are about 6 or so active ones. The open permits that should have been closed out have been issued certificates. Also, I believe there were some items that we did not have

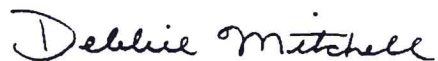
building permits for and Mr. Zamonsky brought them in this week. Mr. Zamonsky – Correct, they were for All the tanks, concrete pads and some buildings.

Richard McGoey- I just got plans yesterday and haven't looked them over yet. I would be Ok with a condition approval.

A motion for an amendment to the original site plan with a condition on the engineers' comments was made by Matthew Sush and seconded by Michael Croissant  
5 in favor; 0 opposed

A motion to close the meeting at 7:27 pm was made by Matthew Sush and seconded by Michael Hoyt  
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell  
Secretary  
Town of Thompson Planning Board