

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, February 12, 2020

IN ATTENDANCE:	Chairman Lou Kiefer	Michael Croissant
	Michael Hoyt	Kathleen Lara, Alternate
	Jim Barnicle	Arthur Knapp, Alternate
	Paula Elaine Kay, Attorney	MaryBeth Bianconi, Planner
	Debbie Mitchell, Secretary	Hellen Budrock, Sr. Planner
	Richard McGoe, Consulting Engineer	

PUBLIC HEARING

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, NY on February 12, 2020 at 7:30 p.m. to consider the application of Camp Arugath Habosem for site plan approval in accordance with §250-8 of the Town Code of the Town of Thompson.

The property is located in the RR-1 Zone at 203 Whittaker Road, Monticello, NY S/B/L: 3.-1-8
Joel Kohn

A Satisfactory proof of mailing was provided to the Board.

Mr. Kohn – This is an existing summer camp that is around 197 acres that is in the RR zoning district. There are additions and building changes to this property for a total of 7 items. They are: 1) 33' x 60' classroom addition, 2) 20' x 24' class room addition, 3) demo of two older building and replaced with 1 building, 4) 27' X 80' classroom room addition, 5) Relocating a 20' X 20' building that will be used as a storage shed, 6) 30' X 60' Kiddy pool to be added next to the existing pool 7) 34' X 48' duplex for staff housing. There is private water and sewer.

PUBLIC COMMENT

No public comment

PUBLIC COMMENT CLOSED

A motion to close the Public Hearing was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

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Hall, 4052 Route 42, Monticello, NY on February 12, 2020 at 7:30 p.m. to consider the application of Choice Property of NY, LLC for site plan review in accordance with 250-10 and 250-11 of the Town Code of the Town of Thompson.

The property is located in the HC1 and HC2 zone at 146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-56-2
Larry Marshall, Mercurio-Norton-Tarolli-Marshall
Jay Zeiger, Engineer

A Satisfactory proof of mailing was provided to the Board.

Mr. Marshall- This is a second round of public hearing for this property because of the subdivision alteration. We are purchasing .8 acres of land from the SPCA and added it to the apparent parcel. This parcel will house the storm water detention basin, that will receive the run off from the storm water treatment basin. All other aspects of the site plan will remain the same. We are putting double row of pine trees by the parking lot along Rock Hill Drive and by the storm water basin. The lighting will be shielded and downward facing so no neighbors will be affected. Chairman Kiefer - Did they buy the property? Mr. Marshall- We are in contract. Jim Barnicle – Will there be a buffer between the SPCA and the parcel you are purchasing? Mr. Marshall- We are keeping some of the existing landscaping between the areas by the pool area. Everything about 10 feet to the east of the old pool will remain. We only have landscaping around the edge to shield it from Rock Hill Drive. The basin is designed to be grass and flowers. It's a dry area, it's not a pond and not meant to hold water.

Chairman Kiefer – It has been discussed as to why so many parking places are needed. Mr. Zeiger – There are 50 employees now with a potential of 80. They own 60 plus stores up and down New York State and Pennsylvania. Once a month they have managers meeting from all the stores and district managers come too, so they need the parking space for when they have these meetings.

PUBLIC COMMENT

Norm Willett, President of the SPCA – How many acres are you buying? Mr. Marshall- Approximate .8 acres. Norm – No, 1.8 but we have to clarify that. To my knowledge we are not under contract yet.

Chet Smith – I live across the street and have watched this project grow. Jay Zeiger – Can you please show me where on the map you live? Mr. Smith show Mr. Zeiger his property. Mr. Smith - When I moved into the area there was very little industry at the time. Across the street was a large wooded area. My view is now a big vacant empty lot because of the lack of permits for the last two years. Is there a second entrance onto this property? Mr. Marshall- There is a proposed emergency exit. Mr. Smith – Is it just for emergency use? Mr. Marshall- There is no gate, so it could be used all the time. Mr. Smith – You said no direct lighting but currently the lights shine on my house. Mr. Marshall- These lights are proposed lighting. Paula Kay – What hour is the lighting on? Mr. Smith – As long as it's dark. How much of the existing trees are you going to remove? Mr. Marshall- There is no proposed clearing in the area of the parking lot. Mr. Smith – Can the building really support 80 employees or is there another building that is going to be proposed to house those employees? Mr. Marshall- No proposal for

any other buildings. Mr. Smith – I have only seen about 50 or 60 cars at a time. Is there an artist rendering of this property?

Mike Conway – I see this every day too. It is a disaster. I can't see having a 100-car parking lot, it's going to devalue my property. It's a small building it can't support 100 people. I talked to the owner and he said he was going to add another building to that new property. The lighting is bad as well. They are in and out of the parking lot all night long.

Gary Calisher – How big are the tree's you are going to purchase? Mr. Marshall– The tree's along Rock Hill Drive will be 10 to 12 feet high and the tree's behind them are around 6 feet. Mr. Calisher – What happens if the tree's die, is there an agreement that the tree's have to be replaced with the same size trees?

PUBLIC COMMENT CLOSED

A motion to close the Public Hearing was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

Richard McGoe – The right of way of Rock Hill Drive still shows the property line going through the center of Rock Hill Drive. Mr. Marshall– We asked Anthony Siciliano to look into this matter and he said he couldn't find any taken maps for that area. He concluded the property line ran to the center of the road as shown. Michael Hoyt – Isn't there some monuments there? Mr. Marshall– I can't answer that. Anthony Siciliano did provide a dedication parcel as required by the Board. The Town would have an opportunity to take the land. Paula Kay – Generally we would present that to the Highway Superintendent.

Mr. Marshall read's Anthony Siciliano note on the site plan.

Richard McGoe – I ask that we get the shielding on the light that are there now. Paula Kay – It seems to be that no agreement has been reached yet when it comes to the lot line. Richard McGoe – Did we get an owner's proxy? Mr. Marshall– Yes, from the SPCA. Mr. Willett – I just went through my notes and the property is .8 acres and we have agreed to sell the property we just have not finalized all the details yet and I do believe that I signed something called a proxy.

Chairman Kiefer called the meeting to order at 7:52 p.m.

Chairman Kiefer appointed Arthur Knapp as a voting member to replace Matthew Sush who is absent.

A motion to approve the January 22, 2020 minutes was made by Michael Croissant and seconded by Jim Barnicle
5 in favor, 0 opposed

A motion to take the meeting out of order and have Farkas & Otto go first was made by Arthur Knapp and seconded by Michael Hoyt
5 in favor; 0 opposed

TARPON TOWERS

Wurtsboro Mtn Rd, Rock Hill, NY S/B/L: 35.-1-34

Jared Lusk, Nixon Peabody, LLP

Mike Crosby, RF Engineer, Verizon Wireless

Mr. Lusk – As we discussed we were proposing to build by the billboard site. What I have submitted on January 30th is the revised plan for a 235-foot latus tower. This location will allow us to have the same coverage we proposed with the first site. A 180-foot monopole is as tall as you can go. The bottom of the tower will be so big that a mono towers bottom would be larger than a latus tower. We had a call today to go through the comments. We plan on providing written responses to the comments along with an EAF within the next week or so. Paula Kay – You will also get an EAF from the town planners? MaryBeth Bianconi – Is this a new application? Mr. Lusk – We have amended the first application to add this site. We have not withdrawn the previous application; this is just an alternate location. Until the Board approves this second site the first application and site are alive and well. Paula Kay – I think technically we need to make this a separate application. Mr. Lusk – That’s fine, we are just not withdrawing the old application yet. Everything has remained the same from the original plan except for the EAF and the balloon test. We are prepared to do another Balloon test any day this month. We suggest that we set 3 dates in case of weather. We hope to get the notice out about the Balloon test and the Public Hearing at the same time. Jim Barnicle – How about between now and the next meeting can we get 3 dates? Paula Kay – I don’t think we will have enough time for the notice. Jim Barnicle – Then how about between now and the first meeting in March? Paula Kay – I think we should set the dates for the first week of March. Mr. Lusk – Let me confirm with my person and I’ll let you know. Jim Barnicle – How about March 2, 4 6?

Chairman Kiefer - Richard McGoey do you want to go over the comments? Mr. Lusk – We went over the comments today over the phone.

Chairman Kiefer - We would like to see extensive landscaping since this is going to be right by the road.

MaryBeth Bianconi - Do you anticipate that the grounding system will go beyond the 75 feet. Mr. Lusk – I don’t.

MaryBeth Bianconi – Can you show the colocation of the tower by illustration?

Marybeth Bianconi – When do you plan on meeting with the FAA to see if this tower needs to be lite?

Mr. Lusk – It is required since it’s over 200 feet. MaryBeth Bianconi – Can you let the board and public know what kind of lighting it will be? It’s one thing to say, here is a balloon test and what you can see during the day and another is to say here is a light that will be here twenty-four seven and what it’s going to look like. Mr. Lusk – We are going to build the tower to get as much colocation as we can.

MaryBeth Bianconi – Make sure other colocators will have space in the building. We have seen multiple equipment shelters on sites before. Mr. Lusk – There are no proposed shelters for this project.

Chairman Kiefer - Are you ready for a Public Hearing? Mr. Lusk – I don't want to rush anyone. Paula Kay – So how about March 25, 2020 does that work? Mr. Lusk – Yes, and since we are doing the Balloon test will I be getting the Public Notices from you so I can send out both the Balloon test notice and the Public Hearing test at the same time? Paula Kay – Yes, contact Heather.

Kathleen Lara – I think it would be appropriate to have a brief comparison of the two sites. Mr. Lusk – The only difference is the height of the tower and location. Everything else is exactly the same.

A motion for a Public Hearing to be set on March 25, 2020 was made by Michael Hoyt and seconded Michael Croissant
5 in favor; 0 opposed

FARKAS & OTTO

North Shore Rd, Rock Hill, NY S/B/L: 37.-5-1 / 37.-5-10
Tim Gottlieb, Engineer

Chairman Kiefer - Was this a transfer of ownership on the property? Tim – No, not yet. Mr. Farkas septic is failing and he needs the land to fix it.

Richard McGoey – What is parcel one going to be used for? Do they plan on building other homes on it? Mr. Gottlieb – No.

Paula Kay – We have a letter from Wanaksink Lake Homeowners Association approving this project.

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

A motion to approve lot line change was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor; 0 opposed

GAN EDEN

Old Liberty Road, Monticello, NY S/B/L: 2.-1-6.3
Daniel Horgan, attorney

Mr. Horgan – This is 200 acres on Old Liberty Road. This is a new application that is filed with the Town zoning. We have filed a full environmental assessment form with the Town. We have other federal application that we have to file and some require soil testing. These should be done next week. Because it requires a full environmental assessment, we would like to pay the fee's in stages as we go forward.

Chairman Kiefer – We never did stages of payment and would like to have everything paid up front. This has always been the Boards practice. Mr. Horgan – Ok, we understand that. With SEQRA review process, we request that the board become the Lead Agency so notices can be sent out. Paula Kay – The applicant will send out the notices. The Board needs to accept Lead Agency and to authorize the notices being sent out and I do not think we have come up with a list yet. MaryBeth Bianconi – The EAF does have a list of people that needs to be noticed. This is a type one action under SEQRA. Because this is a type one action then you need to coordinate with all of the other agency that have authority or approvals over this project.

Motion to become Lead Agency was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

MaryBeth Bianconi – We will coordinate to make sure you get a copy of the resolution to go with the circulation. Mr. Horgan – We will do that tomorrow and we will pay the rest of the fees promptly. If there is anyone else that should get a copy that is not required to have a copy, we can send it to them too. Paula Kay – Send out an e-mail to Richard McGoe, MaryBeth Bianconi, Hellen Budrock and myself with your list of people and then we can take a final review and advise you. Then you can send the info out.

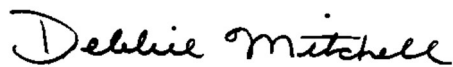
Richard McGoe – Please give me a call 48 hours in advance of the soil testing. Mr. Horgan – Yes

Paula Kay – Sketch plan review is next correct? Mr. Horgan – Yes, we will submit any additional materials that are needed.

MaryBeth Bianconi – After Sketch plan and the ok with Lead Agency then next sept is Scoping. It is important that the Scoping document has everything in it.

A motion to close the meeting at 8:24 pm was made by Jim Barnicle and seconded by Arthur Knapp
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive, flowing style.

Debbie Mitchell
Secretary
Town of Thompson Planning Board