

TOWN OF THOMPSON
PLANNING BOARD

May 22, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Christina Cellini, Alternate
Shoshana Mitchell, Alternate
Matthew Sickler, Consulting Engineer
Logan Morey, Building, Planning, & Zoning
Laura Eppers, Secretary
Paula Elaine Kay, Attorney

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

Chairman Lara appointed Shoshana Mitchell and Christina Cellini as voting member for the meeting.

DISCUSSION/POTENTIAL ACTION ITEMS
(as determined by the board):

662 ROUTE 17B

662 State Route 17B, Kiamesha Lake, NY
Naftuly Neiman, Applicant

Naftuly Neiman – I am here tonight in regards to the property at 666 Route 17B because it has a leach field that doesn't work anymore. Right now, the existing septic and leach field is located here and we can't bring it over here because the well is located right there, so the only place to put it would be over here, behind the tennis court. The problem with that is that it is on a separate parcel. Logan pointed out that there are actually a total of three separate parcels, that were previously subdivided, so we are here tonight to ask to combined all three lots together.

Chairman Lara – Just out of curiosity, what is the acreage of the two smaller parcels? Naftuly Neiman - One is 3.6 acres and the other is 2.1 acres, I think because it doesn't show it on this map. Chairman Lara – Okay and you just want to combined all three of them? Naftuly Neiman – Yes, to make one big parcel that we can put a new leach field on.

Chairman Lara – When you were previously developing this project as a school, you purchased the parcel along Coopers Corners Road for access to the property because we didn't want there to be any access from 17B, and I just want to make sure that will still be the case when this is one larger parcel. We still don't want any access from 17B. Naftuly Neiman – Yes. Logan Morey – And I don't think the other project is moving forward. Naftuly Neiman – Not as of right now. Chairman Lara – Okay. I just wanted to make sure there still wouldn't be any access off of 17B. Plus, I don't think the DOT was okay with that either. Naftuly Neiman – Right and that will all be part of the engineering. Chairman Lara – Okay. Good.

Chairman Lara – Matt, do you have any comments? Matt Sickler – No. This is a pretty straight forward and it is just a consolidation for the purpose of a septic, which is necessary.

No further questions or comments from the Board.

A motion to approve the request to combined three lots (11.-1-35.1, 11.-1-35.3, and 11.-1-35.4) as made by Christina Cellini and second by Shoshana Mitchell.

All in favor, 0 opposed.

DEB EL FOODS

64 Kutger Road, Thompsonville, NY

Chairman Lara advised that the applicant requested to be removed from agenda and advised the Board that she received a text from the owner of a neighboring property who said that they are now parking truck bodies on Rock Hill Drive and leaving them over night. She asked Paula to advise the applicant's engineer of the new issue. Paula Kay agreed and read the email received from the applicant's engineer aloud for the record – "Elliot is not in the area now and will not be available to attend tonight's meeting and we ask to be pulled from the agenda. We apologize for the timing of the cancelation and Elliot will be back in the area in July. We will look to attend a Planning Board meeting at that time". She also advised that the engineer was told by the applicant that he contacted the sheriff's department last week and asked them to make regular visits to Rock Hill Drive and issue tickets to anyone parking illegally along the road, but does not know if there has been any success. Then added that Rock Hill Drive is not just the only issue now because there have been trucks parking on Katrina Falls Road as well. Chairman Lara asked Paula Kay what they should do next to remedy this because they are ruining the road and causing detriment to the neighbors. Paula Kay advised that Jim Carnell had previously suggested pulling the bond to use the funds to handle the situation and that may be something the Board wants to consider. Chairman Lara stated that she would also like the engineer to know that the Board is going to need a viable solution before they will have any further discussion. Paula Kay pointed out that the Board was previous told that all trucks would be sent to the Kroger Road location to prevent any trucks from having to go to Rock Hill Drive, so the applicant should follow through with that and she will relay all of this back to their engineer.

THOMPSON'S OWN SOLAR PROJECT

Downs Road, Monticello, NY

Robert Romine, Representative for ClearPath Energy

Joe Tyros, Engineer with AKRF, Inc.

Robert Romine – We are here really for a sketch plan review as we are just in the early stages of designing this. We have supplied a drawing that is about 60% complete and wanted to come get the Boards feedback on that. We want to know what you think about the site and what we have put together so far. Just to give you a little back ground on ClearPath, we are based out of Boston, Massachusetts and we do a lot of work in New York state. Right now, that is our primary market and we have completed construction of six projects. We also have a number of other projects that haven't been completed yet, including this one. We are not a huge company and currently have only thirteen employees. We are primarily in the Northeast, but we are looking to grow. With that, I will turn it over to Joe to go through some of the technical details and then perhaps we can get any questions or concerns the Board may have.

Joe Tyros – This project is located off of Downs Road on a 60.64-acre site and with this project we are looking to develop as such that we only utilize 29 acres of that. It will be within the fence line and we will have an access road coming off of Downs Road, which will lead down to a “T” intersection to turn around. The equipment pads used to develop the electricity will be in rows that are spaced such so that we can optimize the production output of the solar panels, so there is a little bit of an arithmetic that we have to go through with that. There will be some adjustments as we go through design and things may shift slightly. Other things such as access and stormwater management may also cause a small change in the design. The site currently does not have any mapped DEC or Army Corp wetlands, however, we have done delineation ourself and did notice some wetlands there. We put those on the plans so as to take those into account and work around them. We are also designing as such that we are trying to stay within the mandated side and front yard setbacks, but we may need a waiver for the rear yard setback. The property behind it is just a wooded area, so it shouldn’t have an effect on anyone. Robert Romine – Right and this actually abuts property owned by Concord Associates, who I believe is the Casino, and is undeveloped. Paula Kay – No. The Casino property is owned by EPR and Concord Associates is a different developer. Robert Romine – Okay. Paula Kay – We can get you their information if needed. Robert Romine – Okay. The point I was trying to make was that there is currently nothing developed there at this time and with a 75-foot setback, I don’t think we will be encroaching too much. There may only be the edge of a panel or the fence that encroached in that setback. Also, our NYSEG interconnection to the utility will be in the corner here and we will actually be extending service up Downs Road to this location. It is not shown on the plan here, but we are going to have some poles, which are required for interconnection, next to the drive that may be within the setback of the road. So. Mostly we are staying within the setback, but we may have a spot here or there that is not and we will need a waiver for. We wanted to run that by the Board to see if that would be a problem or if that is something the Board would waive.

Chairman Lara – Before we get into that, I just want to hear from our engineer first on stormwater. Matt Sickler – The stormwater is going to need to be addressed for the site because that is a concern of the Board’s as we have had some other experiences in the Town. I guess we will be looking for you to develop your analysis following the DEC guidelines for how the panels are situated on the site and spacing of the rows. Then based on slop and the topography of the site, how will that alter the hydraulics. Joe Tyros – We did look at that preliminarily and the DEC memo regarding stormwater and the spacing of the panels. They want the width of the rows to be about panel width, which are about 15 feet, and our row width are a minimum of 25 feet. That is part of the reason we are looking for the waiver because part of the production is that the panels tilt, so the larger the row width the better the output. Stormwater is something that we have in mind and there may end up being some gentle grading done to the site because of the gradual slops the memo mentioned, so we do acknowledge that stormwater is an issue. We will be adding a little impervious area with the access drive and the connect pad, so we do identify an area on the plan with a stormwater swall leading up to it. Plus, we will be doing a stormwater analysis to make sure we capture all of that in our design. Matt Sickler – Okay. Robert Romine – And of course this will have to go through the SWPP process with the DEC. Do you typically coordinate with them on that or comment on their review? Matt Sickler – We review the SWPP usually prior to the Board taking any SEQR action. We usually don’t coordinate our review with the DEC unless you are requesting some type of waiver or we believe there is some kind of an issue that needs to be brought to their attention. Robert Romine – Got it and I guess I should also note that this is a single access tracker system. Were the other projects in Town were on a fixed tilt? Chairman Lara – To be honest we don’t know. Robert Romine – Understood. So, these panels will actually follow the sun throughout the day and if you take a look at what we call tables, you can see that they are kind of situated so that there is a gap between each one and there is a port tube underneath that rotates the panels. I think the maximum angle is 45 - 60 degrees. As Joe mentioned, we are looking to space them out as far as possible because when they are at full tint, they cause some

shading. Matt Sickler – Okay. So, when you get more settled, we can work through and address stormwater issues as you develop your SWPP. Chairman Lara – Last year we just had a solar project where it was clear cut and then we had a massive rain that caused a lot of destruction, so obviously we want to avoid that in the future. I was excited to see that the DEC is taking a better stand on these types of projects because we want to make sure we keep our neighbors and their land safe. Robert Romine – Sure and another thing to note about this site is that it slopes towards this vacant property here and there is a NWI mapped wetland on it. So, the water will go in that direction and not towards the road or any other adjoining properties. There aren't very many houses around, but I think there is one on the adjoining property to the south. Also, this property owner owns additional lots over this way. Joe Tyros – As for erosion control, that will be part of our plans to make sure we set up proposer erosion control during construction. The rows in-between the panels will have grass once the project is complete. So, it won't be dirt tracks that get mucky and muddy. Robert Romine – Most of the times, depending on the situation and the site, there will be grass remaining when we are done with construction. Usually all of the grass doesn't get torn up and some remains, but we will re-seed wherever it is needed. We will use a native mix to the area and maintain it as a meadow. Matt Sickler – Some of the areas will probably require some reclamation if they get compacted during construction, so we will look at that as part of the SWPP preparation.

Chairman Lara – This is a pretty residential area and I would think that neighbors may be concerned, so I was wondering if there is a way for you to do a 3-D rendering of what this will look like for them to see. We understand that we need power, but they are probably going to want to know that they won't have to drive by a big commercial site now. We know this is a solar panel project and you are going to see solar panels, you can't hide them or put trees in front of them, so maybe just something showing what the finished product will look like. Robert Romine – We are trying to maintain a vegetative buffer along here and the setback from the road is 125 feet, so the intent is to clear as little as possible along the road frontage. Obviously, depending on the type of tree, there may be leaves on the tree during the summer months and not the winter months. So, you may end up seeing more during certain parts of the year, but the idea is to not be able to see too much during the majority of the year. We will prepare rendering by taking some photographs from the road to build a geospatial model to show what it will look like. Joe Tyros – Plus, we will do some fencing that is not your typical chain-link fence that will start to look terrible over time. Robert Romine – Right, we use a mesh fence, which has posts and real thin wiring so that it doesn't look like barbed wiring. Chairman Lara – Okay because we do currently have a solar farm that is very visible when you first come into the Town, that we have all gotten used to, but it is in a good spot for it. I am just a little concerned because this is more of a residential area and we would like to see the renderings prior to scheduling the public hearing. Robert Romine – No problem and that way if you would like to see anything additional or any changes made, we can do that before.

Chairman Lara – Can you explain how you are going to connect this with NYSEG? I know you said you will be adding poles, but can you better explain that. Robert Romine – So, actually as part of the Casino project they installed some big, long lines that come all the way from Rock Hill. Those lines come down along Cimarron Road and we will be asking them to extend service from Cimarron Road over and up Downs Road for this project. Chairman Lara – Okay. Robert Romine – Typically they will do that, providing there is enough space in the road right of way, and just install poles where they are needed to bring service. Christine Cellini – Will the lines be above or underground? Robert Romine – We don't show it on the map yet, but we will probably have a series of 5 or 6 poles in a row, along here. The reason they do that because the electric code only allows for 1 piece of equipment per pole and we have a recloser, a disconnect switch, a power meter, NYSEG has their own meter and I believe one other thing. That's why we need the series of pole and you probably see this on other solar sites. However, after the 6th pole, the power starts to run underground.

Shoshana – Is there a limitation in our code on how tall these panels can be? Because I think they can get pretty tall when they are at full tilt. Robert Romine – There are different vendors for racking systems, but as I mentioned these are 2 x 52 row design and could be as tall as 18 or 19 feet. The posts alone are about 9 to 10 feet from grade to the center axis. Shoshana – So, they are pretty tall. Robert Romine – Right. As for your code, I don't know if you have a limit. Paula Kay – We have a solar chapter, so I will take a look. Looks like our code states the panels cannot exceed 16 feet at full tilt. Robert Romine - Okay. We might have to ask for a height waiver for them as well. Paula Kay – This Board cannot approve that, so you would have to go to the Zoning Board for a variance. Robert Romine - Okay. Paula Kay - Also, there is a lot coverage requirement and this is a special use permit, so it will need a public hearing. Robert Romine – Will it make a difference if only some of them exceed the height, due to grading and things like that? Paula Kay – I think we are going to have to look at it carefully and see. Robert Romine – Okay. Chairman Lara – You may need to take a look at your topography and see if it will only be one or two panels or section of them. Robert Romine – Okay and we can highlight the areas we think may be an issue. Paula Kay – And check in with the building department when you measure. Robert Romine – Okay.

Paula Kay – How many acres is this? Joe Tyros – The site is 68.64 acres and the fence line, or area we will be covering, is 29 acres.

Christian Cellini – How long do the solar panels last and what do you do with them when they die? Robert Romine – We actually get that question a lot. If you are looking at a depreciation schedule for an asset, they give it a 25-year life span typically, but it's not like the panels stop producing energy at year 25. There is a degradation and the rule of thumb is about a half of percent every year, so in 5 years you are looking at a little under 80 percent. We won't decommission them just because they are 25 years old if they still work and there may be a repowering if the technology improves. So, panels may get swapped out if it is worth it. I can tell you that our lease is for 45 years, so we are looking to be around at least that long. I think what you can learn from historic power plants is that they are around a long time. As far as what we would do with the panels, as of today there is not a recycling program and the reason for that is because they would need enough volume to make that work. Most solar projects have not been around very long, so there are not a lot of people looking to recycle them yet. Right now, if something happened to them, we would take them to the landfill. I think the federal government is working very hard to get a program going and I think everyone would like to see that, but the truth is, at this time, there is no where to recycle them. Chairman Lara – This Board appreciates honesty, so thank you for that. Matt Sickler – Also, typically when we are reviewing the decommissioning plan and the costs associated with that, we assume that there is no recycling market or any scrap value and take that into account. Paula Kay – And the decommissioning plan is pretty thorough and states things like whenever a panel stops generating, they can't just replace it; they have to take everything down and revegetate. Also, there is money held in case an issue arises. Chairman Lara – I also would like to add that at some point down the line, we would like for you to voluntarily provide us a copy of your lease to review. We have had an issue in the past where there were restrictions on the property. Robert Romine – That shouldn't be a problem, we would just have to redact the leasing price. Chairman Lara – Of course. That's fine. We are only concerned with restrictions.

No further questions or comments from the Board.

Chairman Lara – Okay, I think we gave you some things to work on, so once you have done that and are ready to come back, just let Laura in the building department know. Robert Romine – Okay and this has been very helpful, thank you. I will get these comments in and would guess that we will be back in about a month or so. Chairman Lara – Okay. Paula Kay – Helen is here tonight, but she did take a quick look at this. Does the Board want to engage the planner on this? Chairman Lara – I don't think that is a bad idea as this

is a big project. Paula Kay – And an EAF if we don't have one already. Robert Romine – We will submit a long form EAF as part of our full package. Paula Kay – Okay.

A motion to engage the Town Planner was made by Arthur Knapp and second by Christina Cellini. All in favor, 0 opposed.

ESTATES AT ROCK HILL – SECTION B

N Emerald Drive & Treasure Lake Road, Rock Hill, NY

Richard Steinberg, Applicant

Ronald Steinberg, Project attorney

Chairman Lara – Good evening. Did you guys get a chance to read Mike Messenger's comment? Richard Steinberg – We did not get to see it. Chairman Lara – Matt, would you please go over that? Matt Sickler – Basically there were three items Mike had comments on and the biggest one is the first one. Mike called me yesterday and said he will not permit service to lots 5, 6 and 7. Those are the lots that have the laterals going through the back of the property and it is his understanding that there will be septic systems on them. Richard Steinberg – What happened on that is that my engineer looked at it and said he didn't think septic systems would be as valuable as running sewer to the lots. I think there is a 6% slope the whole way, so it would be gravity fed and my engineer said that according to the state regulations, once you get to 90 feet, with a 4-inch line, it should be sufficient and there shouldn't be any problem. Furthermore, I met with Mike and he said he was worried about any future maintenance that may have to be done. So, my engineer came up with the idea of having the whole area there be a gravity road of 24 feet. It wouldn't affect the lot sizes and this way people will stay out of the 24 feet. There would be a cleanout put in with a cast iron lid. So, it will plastic up to that point and then the cast iron cover so that nobody would break it. It meets state code and my engineer's position is that there are more problems with a septic system than the sewer, so that's where we stand. Paula Kay – I think the issue is that the Board's experts are telling them one thing and your engineer, who is not here, is saying something else. Maybe there needs to be a meeting between engineers and Mike Messenger. Richard Steinberg – I met with Mike and he didn't disagree with it. Paula Kay – I think he does. Richard Steinberg – His feeling was that it is taking away from their lots and they wouldn't be able to use that particular area. But if it is put in from the beginning, you wouldn't have a problem. The people would realize it is on the lot and there would be a service area. Now, if you want septic systems in those three areas, I don't have a problem with that. Chairman Lara – Like Paula said, it's not us, we rely on our experts and what they have to say. This is just one issue; the next issue is water. Richard Steinberg – The water will be public water. Chairman Lara – Okay because I spoke to the water company today and they said that they haven't really talked to you and nothing is happening yet, so I just want to make sure that is going to happen. Richard Steinberg – No, what I said to the water company was whether it was one main going up the entire area or individual, we will have to deal with the public service commission. I explained that I would go either way; it is not a problem. Chairman Lara – Okay, so we will just need to see that those things are iron clad and in place. Ronald Steinberg – Okay, so right now we will go with septic systems on lots 5, 6, and 7 and see if we can convince Mike otherwise. Chairman Lara – Logan, do you have something to add? Logan Morey – Yes. What is the lot size on lots 5, 6, and 7? Richard Steinberg – 20,000 sq. ft. Logan Morey – They wouldn't meet the zoning then. Richard Steinberg – No, they do because I have public water. The code says I must have either central water or sewer. I want to have both, but if I can't have both, I will have at least one. Logan Morey – And we are sure that there will be central water? Chairman Lara – We don't have anything confirmed yet. I am not saying that you guys are not doing what you need to, but we have to see some kind of confirmation. There are a

lot of balls in the air right now. Richard Steinberg – I am showing that our intension is to have public water on all of these lots. Paula Kay – We need confirmation from the water company confirming that. Richard Steinberg – Not a problem. Matt Sickler – And whether they are going to be individual services or if the water company is going to take ownership of the extended mains. So, something in writing saying this is the plan we agreed to, that's all. Richard Steinberg – Not a problem. Paula Kay – I think Matt had another question. Matt Sickler – Right. The zoning district has a density of 2 units per acre, so 7 lots would need 3.5 acres. Richard Steinberg – Right. Matt Sickler – I roughly added up the square footage on the lots and it comes up a little short, so I would just request that you have your surveyor check the total area. I think all you would have to do is take some additional area from the common lot, lot 5, which you are already taking a portion of. Richard Steinberg – I can take the whole thing if needed. Matt Sickler – Okay because you may need to take more to comply and just have your surveyor look into that. Richard Steinberg – Not a problem. I have the land and we are trying to get rid it because right now I am paying taxes on it. Matt Sickler – There you go. Logan Morey – Is this water line existing? Richard Steinberg – We are going to put the water line. Right now, there is a water up to our property and I will extend that. Logan Morey – So, you are going to provide information on those? Richard Steinberg – Right now there is over a hundred pounds of pressure in that area. Logan Morey – At the end of this line? Richard Steinberg – Yes and I put that line in originally. Matt Sickler – We are going to need to see something from the water company on the line sizes. Richard Steinberg – Okay, not a problem.

Chairman Lara – Since we have you guys in front of us now, I had a conversation with NYSEG, which we are going to talk more about at the end of the meeting, but they are going to want you guys to reach out to them as soon as possible and tell them about your plans because they need to make sure they have sufficient service. I will have Laura email you the contact sheet that they provided. They literally just want to know what your intent is. They know that you won't have everything approved now, but this way you guys are sort of in the que. Richard Steinberg – Not a problem. Chairman Lara – And this is unfortunately the way it is going to have to be for every project going forward. We are going to need to see service in place for water, sewer and eclectic. Richard Steinberg – Not a problem.

No further questions or comments from the Board.

Chairman Lara – Okay, so you will get a work session setup and then come back to us with confirmed water and sewer, which ever way that may be.

TREASURE LAKE TOWNHOUSES

Treasure Lake Road, Rock Hill, NY

Richard Steinberg, Applicant

Ronald Steinberg, Project attorney

Richard Steinberg – This parcel is about 17.5 acres of land and according to the definition of townhouses, I am allowed to have 4 per acre. However, we did some preliminary on the wetlands and its buffer and that took away about 2 acres. I will have that information on our next submission and it will show that we have taken it out. With that, we had a little over 15 acres left and we multiplied 15 by 4 and got 60 units, which is what we are showing.

Chairman Lara – Obviously we are going to need to see water and sewer. Richard Steinberg – Water and

sewer are complete. Chairman Lara – Will it be public? Richard Steinberg – Yes. There is a main on North Emerald that we can connect to. I went over it with Mike and he has no problem with me putting an 8-inch main through the street, which we are showing, and that should provide enough sewer. As for water, there is also a main down at that particular location, which we will probably have to put in a 6 or 8 inch main for that.

Chairman Lara – I see that on Treasure Lake Road there is a piece that you are not developing, is there a reason for that? Richard Steinberg – The reason is that if I go with townhouses, I can't develop it. I am only allowed 4 units per acre and if I multiply the 15.5 acres, it's about 62. Chairman Lara – That makes sense. It's just when you see it and it is all lake front property, you wonder. But I get it now. Richard Steinberg – What will happen is that these townhouses will have beach facilities, which is there right now. There is a beach with a diving area, but we also intend to put a pool in the development. We also intend to out a 6,000 sq. ft. recreational facility. Paula Kay – Will you be showing all of that on the plan? Richard Steinberg – It is already on the plan. Chairman Lara – I appreciate that you have included all of that, it is just hard for us to see your vision when just looking at the plan.

Chairman Lara – I believe this is not in Emerald Green and is its own stand-alone lot, right? Richard Steinberg – Right. Paula Kay – So, the Board will probably want to engage your planner. Chairman Lara – I agree and obviously Matt is going to need to take a deeper look as there is a lot going on here. Matt Sickler – I think that as the plans develop a little further with the wetland information on it and the zoning bulk table, we can look at everything a little more in depth. Richard Steinberg – I have the bulk table on there right now. Matt Sickler – Okay. Richard Steinberg – Also, there will be a through road that enters from one spot on Treasure Lake Road and exits to another spot on Treasure Lake Road. So, both will be on different parts of Treasure Lake Road. Both will be gated and there will be a keypad for access. Paula Kay – So, it will be a private road? Richard Steinberg – Yes and that road will be dedicated to the Town.

Chairman Lara – There are a few lots here on Treasure Lake Road, do they have existing houses on them? Richard Steinberg – Yes and my property starts right after those houses. Chairman Lara – Okay because when looking at the map, it looks like you own all of this. Richard Steinberg – I do. Those houses do not own lake front. Chairman Lara – I am well aware of that; I am just saying that you want to be a good neighbor and keep them in mind. Richard Steinberg – Nothing is going to go through their houses. Chairman Lara – I'm just saying that if they are paying lake front taxes, they should have access. Richard Steinberg – They don't pay lake front taxes. We pay them and own the beach. We own all the way to Lake Shore Drive. Chairman Lara – Okay. Chairman Lara – I know you are not proposing any amenities in their back yards or anything like that and I know you are entitled to build on your land, I am just saying tread lightly. Richard Steinberg – Nothing is going to be done in that particular area and the lake will be used like it is being used right now. Chairman Lara – Okay. I am just trying to help you because this is going to need a public hearing in the future.

Christine Cellini – I was just asking Paula who owns Treasure Lake and if they would need to get permission from them. Richard Steinberg – This property was originally owned by Leisure Time who owned the Lake and Emerald Green. This property was supposed to be for his estate, which he never built, so he took the rights of the lake and put them with the property. In the interim the bank foreclosed on him. He had a mortgage on everything, but this piece of property, so this property has access and rights to the lake, but doesn't own it. Treasure Lake is now owned by Emerald Green. Chairman Lara – They will be notified when there is a public hearing and technically, they only own the bottom of the lake. Richard Steinberg – Right now, there are some people on Treasure Lake Road that use the beach even though they don't have lake access because he allowed that. Chairman Lara – That is probably one of the reasons for gating this. Richard Steinberg – No, the gate will not be up to the lake so those people will still have access to it. We

will only gate it at the end of the road. Chairman Lara – Okay.

No further questions or comments from the Board.

Chairman Lara – Okay, so we are going to engage our Town Planner and we will obviously need some more details from you guys and possibly a work session. Then you will come back. We are going to want to see what the townhouses will look like, so if you can also work on that. Richard Steinberg – No problem, but before we go that far, we just wanted to make sure the concept make sense to the Board. We need to make sure you like the situation before we go deeper into this. Chairman Lara – Understood and maybe before you go any further, you should meet with Jim and the Town engineer to get all on the same page before we proceed any further. Richard Steinberg – Okay, but you like it. Chairman Lara – We like it and don't want you to spend any unnecessary money, so I would have a work session with them and make sure you can get utilities straighten out first. Also, you will need to reach out to NYSEG on this project as well. I know it is just a sketch plan at this time, but they will need to know when you get a little further along. Richard Steinberg – Okay, not a problem.

A motion to engage the Town Planner was made by Christina Cellini and second by Arthur Knapp. All in favor, 0 opposed.

MINSKY GLAMPING SITES

Swinging Bridge Estates Road, Monticello, NY
Dick McGoey, Project representative

Paula Kay was recused and Michael Mednick was the consulting attorney in her place.

Dick McGoey – We had our public hearing on the 10th of April and forwarded to you a response to each and every comment that I was aware of. Chairman Lara – We did receive those and I thought you did a thorough job responding. Dick McGoey – I appreciate that. I did receive Matt Sickler's comments and we also responded to those comments. I can go over a couple of those quickly. One was the location of the accessible parking space and it has now been shown. As for the accessible route to the glamping sites, we are proposing UTVs or side-by-sides to get from the parking area to the sites and it will be a 15-foot-wide gravel drive with 8-foot paths off of it. They are doing the same thing in Liberty, but if the fire department has any comments, we will make a change. Chairman Lara – Okay, so just make sure you send them the plans. Dick McGoey – I already dropped a copy off and met with a member of the fire department to go over some of the issues. We are just waiting for the fire chief to take a look at them. If there is anything they want us to do, we will. Chairman Lara – That's great, thank you. Dick McGoey – In accordance with one of Matt's comments, we combined the two tax parcels. So, this property line will go away and the tax parcel number has been corrected on the plan. Emergency access is through McKay Drive, which presently provides emergency access to all of the other houses down there. If the fire department has something to say about that and they want to change the turning radius coming in there, we will be happy to do so. The water supply is a transient, non-community, so we don't need DOH approval. The revised site plans are now showing a 10-foot backing area as Matt had a concern that there was only a 15-foot drive and people may have an issue backing out. The revised plan also now shows the sewer connection and the cleanout. It also shows lighting, which we were really trying to minimize as this is camping and we don't want to disturb anything around the site. So, nobody should be able to see any lights. Maybe from across the street at Three Friends Farm, but they have a big fence so it should be an issue. That's pretty much it.

Chairman Lara – I want to say aloud, again, for the record, that this is a permitted use in the zone and your client does not have any restrictions on this property, so he should be able to whatever he wants. He could have done a lot of other things with this property, so 4 campsites and some activities is very minimal in my opinion. The one concern that I thought was legitimate was the fact that people are going to come from big cities and think that one acre is a thousand. I would like some assurance that Mr. Minsky is going to have explicit instructions on where exactly the boundaries of the property are so that people are not trespassing. Especially with there being a road that goes down to the lake. I would like it to be crystal clear that they are allowed on this property and everything else is private property. If they want to go to a public launch, there are some down the road. Do you know what I am saying? Dick McGoey – I do. Matt Sickler – I think posting some no access signs on the perimeter of the property would be helpful. Dick McGoey – Sure. We can add some no trespassing signs. Chairman Lara – And maybe a booklet or something along those lines that show people where they are permitted to be. I understand there are already a lot of Air B&Bs in the area, but we need to do what we can to respect the neighbors. I think some signs and thorough instructions will go a long way. Dick McGoey – Okay.

Shoshana Mitchell – I think that maybe some sort of noise cancelling fencing around the pickleball court would be helpful. Maybe just some bushes or a fence. Dick McGoey – Okay.

Logan Morey – Where is everybody going to put their garbage? Dick McGoey – We will have to show something. Logan Morey – Okay because a bear will go through there, tear everything up and who will be there to pick it all up. Dick McGoey – Okay. We will show a dumpster on the plans. We certainly need one that is a good point. Logan Morey – Maybe a bear proof one because we have been getting a lot of complaints about garbage because of the bears.

Logan Morey – Did you say the walkway from the turnaround to the sites will be gravel? Dick McGoey – No. The drive will be gravel and the walkways will be wood chips. Logan Morey – Can you push a stretcher through it? I worried that if there is an ambulance parked out here, unless they drive through the lawn, that they may not be able to get someone out on a stretcher. Dick McGoey – You are right and wood chips may be an issue. Matt Sickler – Maybe some stone dust or something instead. Logan Morey – Right. Dick McGoey – Okay.

Christina Cellini – How many people does each unit hold? Dick McGoey – They are one-bedroom units, so maybe 2 or 3 people. Christina Cellini – Okay so there won't be any raging parties. Dick McGoey – No, maybe 2 adults and 1 or 2 children. Chairman Lara – So more of a family experience. Dick McGoey – Right.

No further questions or comments from the Board.

Chairman Lara – So, we need to wait on the fire department and you have a few minor changes to make. Michael, do you think we can approve this with conditions or should we wait to see what the fire department has to say? Michael Mednick – I think that the wood chips will definitely be a problem and you may want to see what the fire department has to say in addition to that. Chairman Lara – Okay, so maybe you can come back in 2 weeks. Is that okay with you? Dick McGoey – That's fine, if we can get a response from them by then. Logan Morey – That is always something the building department can look at and ask them to change if needed. Chairman Lara – Are you okay with that? Dick McGoey – That's fine with me. Chairman Lara – And do we need a NEG DEC for this? Michael Mednick – You do.

The Board and their consulting attorney agreed that this project could be approved with some conditions and that the building department can review any comments the fire department may have.

A motion for a NEG DEC was made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed.

A motion to approve the site plan, subject to any potential fire department comments being addressed, the addition of a bear proof dumpster, and installation of trespassing signage, was made by Shoshana Mitchell and second by Christina Cellini.
All in favor, 0 opposed.

CATSKILL HATZALAH

Fraser Road & Anawana Lake Road, Kiamesha Lake, NY
Joel Kohn, Project representative
Glenn Smith, Project engineer
Yahuda Feig, Hatzalah coordinator

Glenn Smith – This project is on the corner of Fraser and Anawana Lake Road and is a 2-acre parcel in the SR zone, which is now zoned for this use. Basically, there will just be a driveway coming in from Fraser Road to a 71' x 38' building. The ambulance bays will be over here and this side will be a 2-story structure with storage down stairs and a small bedroom upstairs for volunteers. We are showing a well for the property and a septic system in the back. This is only around 120 gallons per day, so there will be very little water usage and will be less than a 1-bedroom house. This is a slope down the back, so there are some grading plans along with the septic plans. I am showing low facing, nigh sky compliant lights around the exterior of the building. There are 7 parking spaces shown. These guys have been doing this for a long time and agree that should be plenty of parking. There is less than an acre of disturbance so we won't need to do a SWPP. I think that's pretty much it for me.

Joel Kohn – Here is an elevation view of what the building will look like. Chairman Lara – Thank you and it looks like it will stay wooded all around it. Joel Kohn – Yes.

Chairman Lara – I have a couple of comments, but first I want to mention that I spoke to a Rock Hill fire fighter today who said they needed an ambulance and had to wait for one to come all the way from Livingston Manor. That was the first ambulance available and I know this is still new and we have a way to go and need to have a public hearing still, but that just goes to show how badly we are in need of more ambulances in the area. Also, I just drove by this the other day and it is pretty central to the area you are looking to cover.

Chairman Lara – So, my first comment is that when this first came in front of us, there were 2 bays and now there are 3 bays and I was just wondering why. Not that it is a problem, I just wanted to know the reasoning for the third bay. Yahuda Feig – This is going to be a small satellite garage for us. Joel Kohn – I think they have a total of 21 ambulances now in the county. Yahuda Feig – Right and obviously in the summer we use more than in the winter, but lately 911 has been calling us more to help out with other

ambulances in the area. We really only need 1 as this is a satellite garage, but we are going to have a second one there just in case it is needed. God forbid an emergency happens while the other ambulance is out on a call. Then the other one could be used for the paramedic's vehicle, which is full of life saving equipment. There is a volunteer paramedic that comes up from the city every day for a 24-hour shift. That is why we have also included the bedroom; it is essential for them to have a place to stay while they are here. Chairman Lara – Okay. I just wanted to ask and get some clarification for the record.

Chairman Lara – My other comment was that even though this is not going to come out onto Anawana Lake Road, which we really appreciate, we are still going to have to send this to the County for a 239 review and hold a public hearing. Matt Sickler – I think when this was forwarded to the County during the zone change, they required that the access be off Fraser Road. Joel Kohn – That is correct. Glenn Smith – Plus, that is a hazardous corner there on Anawana Lake Road.

Christina Cellini – Will you be working with the Town to put up proper signage so that people will be aware that ambulances will be coming in and out of there? Chairman Lara – We can ask them to. Christina Cellini – I would love to see that because both roads are awful. Chairman Lara – This side and road is the County, so they would also have to work with them on that. Joel, maybe you can look into that. Joel Kohn – I can have a conversation with the County DPW and see what they are willing to do. Glenn Smith – They are going to have comments on the 239 anyways. Chairman Lara – Right. Glenn Smith – Maybe we should wait to see what they have to say first. Chairman Lara – I was just referring to the signage. Joel Kohn – Right. We can have a conversation with them separate from the 239 review and see what they have to say. Christina Cellini – I would like to add that there shouldn't be any eclectic signs. Chairman Lara – Right as this is a residential area. Yahuda Feig – No problem. We don't have electric signs on any of our other buildings.

Christina Cellini – I grew on Long Island, so there were always ambulances and fire trucks out and I could hear them from a mile, if not more, away. Are you proposing any kind of noise mitigation? Like maybe waiting until you pull out and get down the road some before turning on the sirens. Yahuda Feig – So, we tell our guys to try and wait as long as possible to turn the sirens on when going to a scene, as to not disturb the neighbors every time we pull out. We don't want the neighbors to have a reason to complain. We generally try to wait until we get to an intersection. It does happen sometimes as there may be someone who needs to be reminded, but we do our best. Christina Cellini – Okay.

Joel Kohn – You mentioned the 239 review and public hearing earlier and that is exactly why we are here tonight. We were hoping the Board would refer this to the County for their review and feel that we are ready to schedule a public hearing. Glenn Smith – The only plan we did not include is a landscaping plan as the building will be surrounded by trees, but we can add some shrubs or something and show a plan for that. Chairman Lara – I would just add the sign to the site plan, if you are going to put one up, which I agree is a good idea, and not clear cutting that lot may go along way and keep people from getting upset. Yahuda Feig – We are going to keep it as concealed by trees as possible. Chairman Lara – Great and Joel, what do you think about traffic? Joel Kohn – We can do a traffic impact study if the Board wants one, but I don't see this having any additional impact. Chairman Lara – That's why I was asking. Glenn Smith – There is also a stop sign right here on Fraser Road where it intersects Anawana Lake Road. Chairman Lara – So to kind of check the boxes here, this is not a giant development and there will not be a lot of additional cars coming to and from the property, just really the ambulances. Matt Sickler – Hopefully your number of turning movements in and out will be minimal. Yahuda Feig – They will be. At least we want them to be. The less we have to be called out the better. Chairman Lara – I feel we probably don't need a traffic study, but

how does the rest of the Board feel? Matt Sickler – And again, this will get review by the County DPW, so they will let you know if they feel one is necessary. Maybe Glenn can just confirm that there is no clearing or grading necessary for site distance purposes. Glenn Smith – The site distance for Anawana is already on the map, but I will add the site distance for Fraser Road as well.

The Board agreed that a traffic study is not needed at this time.

No further questions or comments from the Board.

A motion to refer this project to the County for a 239 review was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed.

A motion to schedule a public hearing on June 26, 2024 was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 oppose.

NYSEG – Capacity Discussion

Chairman Lara advised that NYSEG is having supply issues right now and they asked that we include them as an interested agency when circulating any Lead Agency notices. They are asking for applicants to reach out as soon as the project moves past the sketch phase of review, so that they can be placed in the que as soon as possible for potential future service. They supplied a letter with contact numbers and explicit directions on how to go about requesting service to be supplied to all future large-scale projects and any that are currently pending approval. Chairman Lara supplied said NYSEG letter to Laura Eppers along with a list of the pending projects that need to receive it and asked that it be sent to them to start working on. Going forward, along with water and sewer, electric services will need to be in place prior to approval.

A motion to close the meeting was made by Christina Cellini and second by Shoshana Mitchell.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT