

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, October 24, 2018

APPROVED

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 7:02 p.m.

A motion to approve the October 10, 2018 minutes was made by Matthew Sush and seconded by Jim Barnicle
5 in favor, 0 opposed

YESHIVA VIZNITZ

Gold Terrace, Monticello, NY S/B/L: 6.A-1-1.1
Joel Kohn, JK Expediting

Mr. Kohn – We need to move the Public Hearing from November 14, 2018 to November 28, 2018.
Paula Kay – When will you have part three done? Mr. Kohn - We will have it before the work session.

A motion to set the Public Hearing for November 28, 2018 was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

ARTHUR GLICK

Old Route 17, Monticello, NY S/B/L: 13.-1-56
Arthur Glick, Owner
Michael Davidoff, Lawyer

Mr. Davidoff – We are here to have parcel 13.-1-56 zoning changed from SR to HC2.
Paula Kay – Just want the Board to know that they came from the Town Board and this was approved.

A motion for recommendation for a zoning change on S/B/L: 13.-1-56 was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

Jim Barnicle made a motion to take the Agenda out of order since BHT Monticello Car Salvage & Auto Auction as well as Holiday Mountain are not here yet. Matthew Sush seconded it.
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

Mr. Higgins – Richard McGoey had some comments at the last meeting and also asked for addition labeling on the site plan. Some of the areas were packed in very tight and we had to use a drone to locate structures. We sent in the plans yesterday with the revision highlighted. I know you asked for an outline of the structures that have been constructed, when they were approved, or not approved. I created a bubble key that shows each improvement with square footage and when it was approved or if it's pending approval. This has been added to the site map. We located the outfall that was part of the original approval. The water treatment building was approved but the generator and propane tanks were not approved. The pads have been marked on the site plan. Richard McGoey – Can you add the concrete pads to the list? Mr. Higgins – Yes. Richard McGoey – The Coolant area and tanks don't have a building permit. Your asking for approval for this whole area correct? Mr. Higgins – Yes.

Matthew Sush – Are the concrete pads installed? Mr. Higgins – Yes. They were working on them when you did the walk through. Paula Kay – Then that would be subject to a building without a permit fee.

Chairman Kiefer - The neighbors have been complaining about an odor from egg shells. Mr. Higgins – I got a call last week and they said the DEC called. We had arranged a meeting with engineers, plant operators and the DEC, but the DEC never showed. We called the DEC and they said they couldn't make it and to just sent them images of the leach field. We will be having a meeting with the DEC in the near future. Chairman Kiefer – Are these egg shells in an open container? Mr. Higgins – No, it's a pile on a concrete pad. Paula Kay – Lots of neighbors complained. Mr. Higgins – We are trying hard to get the facilities up and running and to meet DEC's standards. Paula Kay – How does this impact the egg's? Mr. Higgins - They are currently shipping them out. Mr. Zamonsky – It's my understanding that they are allowed to stock pile a certain portion of these egg shells. But, because of the wet summer farmers were not able to take these shells so they are shipping them to a dump in upstate NY now. Matthew Sush – There needs to be some kind of plan built in so that there is no odor smell. Paula Kay – I think there needs to be a note on the site plan for a plan of when to ship them out if this happens again.

Mr. Higgins –The plan is to transfer the egg shells to a nutraceutical building for processing. Matthew Sush –What percent of the egg shells will be processed in this building? Mr. Higgins – Not sure. Matthew Sush – Can you find this out for next time? Mr. Higgins – Yes. Matthew Sush – Has a lot of these shells been removed already? Mr. Zamonsky – Yes.

Paula Kay – Could getting rid of these shells cause the smell to get worst? Mr. Zamonsky – Yes.

Mr. Zamonsky – This is a very active business and we can't build fast enough to support it.

Matthew Sush – What is happening with the exploratory pits? Mr. Higgins – They are still open and we shifted the compressor building forward to avoid the conduit. There is an existing 5,800-gallon tank that

needs to be removed and replaced and it is shown on the plan. Chairman Kiefer – What is in the tank used for? Mr. Higgins – It holds the waste water before getting treated. Michael Croissant – Should there be a soil test done? Richard McGoey – I don't believe so.

Paula Kay – I believe Richard McGoey needs to go through the new map and Jim Carnell office needs to go through the list that we got today and they need to give us a plan for the egg shells.

Mr. Higgins – We need the approval for the compressor building, this is critical for the waste water treatment operation. I have prepared the plans for approval of everything that's on the map so we can start construction. Also, so we can proceed with getting building permits.

Michael Hoyt – Does this include the pads for the generator? Mr. Higgins – All the pads are on the site plan.

Mr. Higgins – The tank with manholes on top is a septic holding tank. They pump it out when it's full. They are not allowed to mix domestic waste water with the industrial water. I'm going to suggest putting in a leach field later on. Richard McGoey – I'll make that a recommendation in my comments as well.

Paula Kay – We also need to see how you're going to dispose of the egg shells. Jim Barnicle – Maybe get a plan together in the event the egg shells can't be delivered to the farmers in a timely fashion.

Michael Hoyt – I would like to request that we get a bigger site plans next time. Mr. Higgins – I talked to Eric and he said 2 full size and 7 11x17. Do you want all full size? Chairman Kiefer – Half size should be big enough.

BHT MONTICELLO CAR SALVAGE AND AUTO AUCTION

308 State Route 17B, Monticello, NY S/B/L: 12.-1-55

Ross Winglovitz, PE, Engineering & Surveying Properties

Mr. Winglovitz – We are proposing a Car Salvage/Auto Auction on a 110-acre parcel just past the Racetrack on 17B going West bound. Chairman Kiefer – You said Auction, is this on line only? Mr. Winglovitz – Yes, this company buys vehicles that insurance companies buy back after an incident. They will be bought in by tractor trailer and there will be no work done to them. They will then apply for a salvage title and then after 90 days they can put them up for Auction. Chairman Kiefer - Will they be washing these vehicles? Mr. Winglovitz – No.

Chairman Kiefer – What kind of fence do you plan on using. Mr. Winglovitz – An 8-foot-high chain link fence. Chairman Kiefer- That you can see through? Mr. Winglovitz - The site is pretty much wooded. Chairman Kiefer - We don't' want it to be viewed from 17B.

Paula Kay – Do you have any pictures that show this area? Mr. Winglovitz – I can get those for you. The yard itself is 400 feet from the road. Matthew Sush – Where is the limit of disturbance? Mr. Winglovitz

– It's a pretty flat site so it should be right outside the fence. Matthew Sush – Will this be landscaped?
Mr. Winglovitz – Yes, we will put in some kind of solid fence in the front if there is any chance of visibility.

Matthew Sush – What kind of surface will be used on the inside. Mr. Winglovitz – The main area will be black topped and rest will be gravel.

Richard McGoey – The board is talking about some kind of access road to Kaufman Road. Mr. Winglovitz – We don't have any ownership of property to do this. Chairman Kiefer – How close to the gas company are you? Michael Croissant – They are not that close.

Matthew Sush – What kind of vehicles will be driving in and out? Mr. Winglovitz – There will be no public viewing and we only have about 20 employees. Michael Croissant – How many trucks will be coming in and out each day? Mr. Winglovitz – I don't know.

Paula Kay - What kind of security and lighting will you have? Mr. Winglovitz – No lighting in the yard. There will be lighting at the entrance and the building.

Richard McGoey – What about overnight security? Mr. Winglovitz – Not sure, I'll find out.

Chairman Kiefer – If you could get an access to Kaufman Road to relieve any issues with traffic that would be turning left onto 17B would be great. Matthew Sush – Coming into the property is not an issue. But leaving can have an issue, specially during the Summer Months. Mr. Winglovitz – You're looking to use Kaufman Road as an exit? Chairman Kiefer – Yes. Mr. Winglovitz – I'm sure this will be referred to the DOT.

Richard McGoey - I had some environmental concerns and would like to meet with the Fire Department. We need a revised EAF and send a copy of the mailing list to Paula Kay and myself.

A motion to send out a Notice of intent to become Lead Agency was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

HOLIDAY MOUNTAIN CONCERT (TCE GATHER EVENT)

Holiday Mtn Road, Monticello, NY S/B/L: 32-2-33 & 32-2-59

Eric Ortense, Streimline USA

Michael Rielly, P.E., Rielly Engineering

Mike Vitacco, TCE Events

Mr. Vitacco – I'm with TCE Events and I've been in this business for 15 years. The last few years we have increased our event size and work with several companies. I work with all the local people and I have recommendations letters. The current events we are dealing with range from 5,000 to 8,000 people. Most of our events are for 21 and over. A lot of our events are geared towards the European crowds,

we don't just attract locals. We have brought one of the largest festivals in Germany to NY and it's called Time Warp. We did a 10,000 venue in Brooklynn and most of those events are 40% from European travelers. Matthew Sush – Do you handle all the traveling? Mr. Vitacco – Yes, we do everything. We own or own production company. We have a liaison from Fire, police and medical. Jim Barnicle – Will there be any local hires? Mr. Vitacco – Yes. Michael Croissant – Food vendors and things like that? Mr. Vitacco – Yes, we will control them and use the local venues. In Brooklyn we do local food trucks.

Mr. Ortense – Craig and I will be working together to coordinate with Mr. Vitacco. We are looking for about 3,000 people. Mr. Vitacco – We want to do this yearly and keep increasing it. For the sounds, we got a new sound system and I have a study that shows where the sound will go. Mr. Vitacco showed the Board a map showing how the sounds will affect the surrounding areas. Mr. Ortense – The contour of the areas is great for this area.

Mr. Ortense – I have plans for other things too, at Holiday Mountain like a Spartan race or a county festival.

Mr. Vitacco shows the board the new site plans.

Richard McGoey – How do you plan on getting up the slopes? Mr. Vitacco – On the day of the event we will plan on bring in 4x4 so they can drive around to all the areas. Security, medial and all of our staff with have these 4x4s. We bring in our own crew and we either rent from the local emergency staff vehicles for medical or have them down in the medical station. We will have 2 doctors and 4 nurse practitioners on site as a roaming team.

Paula Kay - I'm sure the board will ask you to meet with the local FD and Medical teams and have a report sent back to us.

Mr. Vitacco – We had our Fire liaison reach out to your fire contact already. We will be applying for a mass gathering permit too just so we have it.

Paula Kay – The board will want you to work with Rock Hill FD in terms of access.

Richard McGoey – These roads on the site plan will not work. Get Mike Reilly involved please.

Paula Kay – What about Disability Access? Richard McGoey – That was one of my comments and Jim Carnell will have to get involved.

Richard McGoey goes through the comments.

Richard McGoey - Comment #4: Improvement to the Apollo Mall parking lot will be required. Mr. Vitacco – We will improve the lot, cut the grass and get it ready to go. We will not re-pave the parking lot but just fill in the pot holes. We plan on running 10 shuttles from the hotels and the Apollo. Four of the shuttles will be for the hotels and Six will run to and from the Apollo every 15 minutes. Matthew

Sush – Will there be any people at the Apollo and will they need a building at that location? Mr. Vitacco – They will work outside and we will put in porta johns at the Apollo.

Richard McGoey – Comment #5: A medical services building will be attached to the Chalet. Is this true? Mr. Vitacco – This will be just be a part of the existing building on the back side.

Richard McGoey – Comment #5: We need details of contrition and how you plan on getting into the tent location, stage area's and porta-potties. Mr. Vitacco – for the staging area we can come through the back entrance. Any porta-potties we will bring them in with heavy equipment. Richard McGoey – How are you going to build stage two? You're going to have to excavate the area. We will need to see those grading plans. Mr. Vitacco – No problem. Richard McGoey – We are recommending a work session with everyone.

Paula Kay – If they are applying for mass gathering permit the county might need to take over.

Richard McGoey Comment 9: Heath Department approval will be required for camping. Mr. Vitacco – That's usually part of the mass gathering permit.

Richard McGoey –Comment 10: Will you have one entrance and several exits? Mr. Vitacco – Just one entrance and one exit the other two exits will be for emergency exit only.

Richard McGoey Comment 11: Future submissions should include substantially more site plan details. Mr. Vitacco – No problem.

Richard McGoey Comment 12: If a person is found intoxicated how will this be handled, will they be supervised after they leave the site? Mr. Vitacco – Medical looks them over then will give them to Police if its drug related. If drunk, the medical team will monitor them and make sure they are good to go before releasing them. Anyone that goes to medical has to fill out a report and a Doctor will be the one to release them. Everyone will have a wrist banded with a tracking devise so we can track all the attendees.

Chairman Kiefer – Who can drive in? Mr. Vitacco – No one except workers and people who need handicapped parking. We are shuttling everyone else in. Matthew Sush – How long will they be in the lot between arriving and getting on the bus? Will they have enough time to tailgate? Mr. Vitacco – No, the busses will run every 10 to 15 minutes we do not allow tailgating.

Michael Croissant – What about RV sites? Mr. Vitacco – We will rent them out. We will not allow anyone to bring in their own RV's.

Paula Kay – How long will this take to set up? Mr. Rielly – Two weeks before and three days to break down.

Michael Croissant- How many events are planned for this summer? Mr. Vitacco – Just one as of now.

Jim Barnicle – What will the price of the ticket's be? Mr. Vitacco – Starting at \$60.00 or \$ 70.00 and going up to \$150.00.

Matthew Sush – Any camping gear allowed? Mr. Vitacco – No, we will provide it all. No alcohol will be allowed to come into the venue.

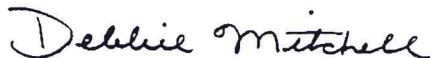
Paula Kay – How big is your staff? Mr. Vitacco – Currently around 30 people but the day of the event closer to 100 staff members.

Matthew Sush – How will you keep people out if they don't have a ticket? Mr. Vitacco – We will have security all over, plus the wrist bands will need to be shown all the time for food, drinks etc.

Paula Kay – The pick-up area at Apollo is in the Village so you need to get a hold of them as well.

A motion to close the meeting at 8:10 pm was made by Michael Croissant and seconded by Jim Barnicle
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board