

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, July 24, 2019

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Michael Hoyt
Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer
Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate

Chairman Kiefer appoints Kathleen Lara to replace Jim Barnicle who is absent.

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

A motion to approve the July 10, 2019 minutes was made by Matthew Sush and seconded by Michael Croissant

5 in favor, 0 opposed

TARPON TOWERS II, LLC

Wurtsboro Mountain Road, Rock Hill, NY S/B/L: 35.-1-34

Jared Lusk, Nixon Peabody, LLP

Mike Crosby, RF Engineer, Verizon Wireless

Mr. Lusk – At the last meeting the Board decided that the middle location of the parcel was the best location. Since then we have talked to the Landlord and they told us we could not use the middle location of that parcel. We are here to find out which of the other two locations would you like us to pursue? We are in the process of getting the Landlords signature giving us the rights to put the cell tower on this parcel. There are two outstanding issue. Would you need a new balloon test? Section 250-71 of the town code say's it's a up to the Planning Board as to whether we need a new test or not. The location is 521 feet away from the original site. The tower is going to be just as visible from Wanaksink lake, the tower height will be higher but the location in the sky will be almost the same.

Paula Kay – Let's first make a determination on the two sites. Kathleen Lara - I think closer to the highway is better. Chairman Kiefer- I agree and we don't need a new balloon test. The Board all agrees.

Mr. Lusk – I think we need to move the shot clock now with this new location to allow us to get all the engineering done and re-submit the plans. This is not the same tax parcel. Michael Hoyt – I think it is separate. Mr. Lusk – Because it's a separate tax parcel we might need another Public Hearing. Richard McGoey checked and it is a separate tax parcel. Paula Kay – We will need a new Public Hearing. Mr. Lusk – Can I suggests that the Public Hearing be based on the new site location not about the need for it? Kathleen Lara – Can we state on the Public Hearing that it's for the location not the need? Paula Kay – Yes. Matthew Sush – Are you ready to set a Public Hearing? Mr. Lusk – No. Michael Hoyt – This should be an easier access for you too.

Michael Hoyt – Since we need a Public Hearing again, do we need another balloon test? Chairman Kiefer – Your going to have opposition no matter what. Kathleen Lara – I don't think 500 feet is a lot. Michael Hoyt – The height of the balloon will still be the same correct? Mr. Crosby – From Wanaksink Lake the height is going to be the same. It's just going to be 500 feet more south. We have heard a lot about the Summer Sunset view many times and with this location the tower will not be in the direct line of the Summer time Sunset.

Mr. Lusk – Since the tower is moving will who gets the notices change? Jim Carnell – I'm not sure I'll check tomorrow. Mr. Lusk – If the balloon test is required what will we be gaining? Michael Hoyt – If it's going to slow this process down then No to the balloon test. Chairman Kiefer - I don't think we need another balloon test.

Jim Carnell and Mr. Lusk talk about setting another Public Hearing and Mr. Lusk does not want to set a Public Hearing yet.

A motion to extend the shot clock to October 23, 2019 was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

Mr. Lusk – Tarpon and Verizon are in agreement to extending the shot clock.

GLEN WILD RE HOLDING CORP

47 Katrina Falls Rd, Rock Hill, NY S/B/L: 51.-2-41.1
Tim Gottlieb, Gottlieb Engineering

Arthur Knapp recused himself from participating in this application.

Mr. Gottlieb – I'm here to try and square things up. Richard McGoey – What uses are you seeking approval for? Mr. Gottlieb – Thompson Sanitation. The repair shop is for there vehicles only. Richard McGoey – They repair personal vehicles there too. Mr. Gottlieb – Not according to Mr. Walsh. Michael Hoyt – They do that over at I86. Mr. Gottlieb – Also, storage for the trucks and dumpsters. Richard McGoey – Are they full or empty? Mr. Gottlieb – Both probably. Chairman Kiefer – As of now it's just one use? Mr. Gottlieb – Yes.

Richard McGoey – What about a transfer station, will they have one? Mr. Gottlieb – I have to ask.

Paula Kay – What is going on in the back? Mr. Gottlieb – Right now the storage of dumpsters and equipment. I talked to Mr. Wash and I said to clean it up. Chairman Kiefer – I think they need to put up a higher fence so you can't see in. Kathleen Lara – You mean make it like a yard so no one can drive by and see in? Chairman Kiefer – Yes and also add some landscaping. Kathleen Lara – Can you, will there be enough dirt?

Richard McGoey – We need to know if the easement allows for storage under the wires. Mr. Gottlieb – I’m told no storage under the wires, that stuff needs to be moved. Paula Kay – Are they going to move it to the other site? Mr. Gottlieb – No.

Mr. Gottlieb – I did talk to Mr. Walsh about the traffic on NYSEG property and he said he would put a fence in there to keep them from using it. Paula Kay – You will show the fence on the plans? Mr. Gottlieb – Yes.

Paula Kay - They are parking across the street at the Chinese restaurant and that needs to stop.

SMOKERS CHOICE

146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2.56.2

Lawrence Marshall, PE, Mercurio Norton Tarolli Marshall

Mr. Marshall – We don’t have the full Storm water plan done yet. We want to show you the Landscaping plan. We are going to alternate the pine trees in the front. Richard McGoey- And the height of the tree’s is what? Mr. Marshall –They will be 10 to 12 feet. They also wanted to include all of their landscaping to the plans. Mr. Marshall shows the Board where the landscaping will be on the site plan. The other change they requested was a secondary exit onto Rock Hill Drive, one way exit only. The site distance is fine. Richard McGoey – Will it be paved? Mr. Marshall – They are paving everything. Richard McGoey – You’re not leaving much for Storm Water Management. Mr. Marshall – They are talking to the SPCA to use some of their property for Storm Water Management.

Mr. Marshall – Do you want me back in two weeks? Paula Kay – Yes.

Richard McGoey – Is the Board ok with the landscaping? All said Yes.

Matthew Sush – Is there enough room around the blueberry bushes that people won’t be too close to Route 17? Mr. Marshall – Yes, from the highway it sits 8 to 10 feet above. Michael Hoyt – I don’t think people will even notice the bushes from Route 17.

SACKETT LAKE SOLAR

553/585 South Maplewood Rd, Monticello, NY S/B/L: 28.-1.37.1 & 28.-1.37.3

George Reed, Delaware River Solar.

Tony Poli, property owner

Mr. Reed –We are looking for an amendment to the site plan and request a renewal for our special use permit. Construction is complete and we are very happy with this site; it came out great. Chairman Kiefer - You want less landscaping? Mr. Reed – Yes, we want people to see what we have. We want to show case this site. Chairman Kiefer - The county wanted the landscaping. Mr. Reed – So the county recommended landscaping. They can make recommendation but ultimately this Board has the authority to make the decision to either go with the County’s recommendation or not. They were talking about the area along Sackett Lake Road. You don’t really see it until you come up the hill onto South

Maplewood Road. Michael Croissant – That is not correct. I drive past it every day and I see it clear as day. Mr. Poli – Is that a problem? Michael Croissant – Me personally, I rather not see the Solar Panels. Mr. Poli – A row of low-grade tree's along Sackett Lake Road will not hide the panels. As the land owner I wanted to see tree's there but now, I don't think they will help. I normally keep the grass nice there but have not had a chance this year, because of all the construction equipment. I think if you let me cut the grass and wait one year you too will see that there will be no need for trees.

Kathleen Lara – I drive by it every day and I don't think Sackett Lake Road looks that bad but we need coverage along South Maplewood Road.

Paula Kay – I don't know if the Board has an option to leave it for one year. I don't know what the County's 239 says that needs to be done. The only way to over ride it is with a majority ruling. Jim Carnell is checking for the 239 now.

Mr. Poli – I think, leave it alone for now. Chairman Kiefer – When you say leave it your talking about Sackett Lake Road? Mr. Poli – Yes.

Mr. Reed – South Maplewood Road is not a County Road. Paula Kay – The whole project is the County's authority. Chairman Kiefer – Didn't you agree with this in the beginning? Mr. Poli – I think now that it's done it looks great and we don't need any more trees. More tree's means more work with mowing and trimming around them.

Mr. Reed – We will do what the Planning Board wants.

Michael Croissant – We can't say what is going to happen across the street and if they want to see the panels. Kathleen Lara – I think that South Maplewood Road is more important for landscaping. I think Sackett Lake is ok. Chairman Kiefer – I would like to see more landscaping.

Mr. Reed – Normally these farms are located in people's back yards and screening is very important. We would like to eliminate the screening on Sackett Lake Road. We would like to submit the request to eliminate or reduce the number of trees. Now that we see the done project, we don't see a need for all these trees. Richard McGoey – I agree with Michael Croissant; you don't know what is going to happen with the surrounding properties. Mr. Reed – We would be happy to agree with a condition that if in the future there are complaints or new neighbor's who don't want to see the Panels that we will put up more screening. Chairman Kiefer – My opinion is that we all agreed on this in the past.

Kathleen Lara – I'm ok with Sackett Lake Road but South Maplewood looks like a construction zone and needs landscaping.

Paula Kay – I'm looking for the original 239 and see what they said. There was a reason why the Board did what they did. I think to not do any landscaping doesn't make any sense. Mr. Reed – Can I say we wait until we get the original 239 and then re-due the landscaping plans? Chairman Kiefer – Yes. Mr. Reed – We will review it and then submit a new landscaping plan.

Chairman Kiefer - Special Use Permit is up for renewal. Paula Kay - Public Hearing for the Special Use Permit and then also present the landscaping plans. After the first year goes by as long as no one complains at the Public Hearing you should not have to come back for another Special Use Permit.

A motion for a Special Use Permit Public Hearing on August 28, 2019 was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

RANCH ROAD REALTY, LLC

304 Ranch Road, Monticello, NY S/B/L: 16.-1-3 / 16.-1-4

Joel Kohn, representing the applicant

Mr. Kohn - This is a 10-acre property with a single-family home and it is going to be turned into a Bungalow colony with 7 units. This will be all family. Chairman Kiefer – What’s going to be done with the basements? Mr. Kohn - The 5 bedrooms in each unit is including bedroom basements. As of now 3 bedrooms are upstairs and an unfinished basement. The two bedrooms in the basement are not needed now but could be in the future. As far as the dumpster, it is in the back as recommended by Richard McGoey. I’m not sure if we need a compactor. Chairman Kiefer – I believe you do; you have six families. Matthew Sush – There are 35 bedrooms in total. Mr. Kohn - If the Board wants a compactor, we can do one.

Richard McGoey – The note on the plan say’s a 4-foot high chain linked fence for around the dumpster but the details show 8 feet. It needs to be updated to say 8-foot fence around the dumpster. Jim Carnell – Your going to need a Variance for anything over 6 feet. Chairman Kiefer – Also there should be screening. Jim Carnell – The only fence that can be 8 feet height is a tennis court. Chairman Kiefer – Can’t we approve it here at the Planning Board? Jim Carnell – Only at the Zoning Board. Is the location set higher or lower from the road? Our code say’s it only needs to be screened if seen by the public, Richard McGoey – It is.

Richard McGoey – Is the SWPPP being prepared? Mr. Kohn - Yes. Richard McGoey – I’ll look at the note on the site plan for the septic tank, but we are going to need a little bit more info. Mr. Kohn show Richard McGoey the note on the site plan.

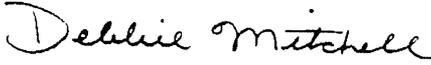
A motion to set a Public Hearing on August 28, 2019 was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to recommend to the Town Board from the Planning Board to change the dumpster enclosures to 8 feet instead of 6 feet was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

A motion to close the meeting at 7:50 pm was made by Michael Hoyt and seconded by Matthew Sush

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell". The lettering is fluid and connected, with a prominent capital 'D' at the start.

Debbie Mitchell
Secretary
Town of Thompson Planning Board