

**APPROVED**

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, June 10, 2020

IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush  
Jim Barnicle  
Paula Elaine Kay, Attorney  
Debbie Mitchell, Secretary  
Richard McGoey, Consulting Engineer  
Hellen Budrock, Sr. Planner Delaware Engineering  
Mary Beth Bianconi, Planner  
Kathleen Lara, Alternate  
Arthur Knapp, Alternate

Chairman Kiefer called the meeting to order at 7:30 p.m.

Chairman Kiefer appoints Kathleen Lara to replace Michael Hoyt as a voting member.  
Chairman Kiefer appoints Arthur Knapp to replace Michael Croissant as a voting member.

A motion to approve the May 27, 2020 minutes was made by Matthew Sush and seconded by Kathleen Lara  
4 in favor, 0 opposed

**WALTER SIEGORDNER POLE BARN**

217 Hamilton Road, Monticello, NY S/B/L: 20-7  
Walter Siegordner

Richard McGoey – I explained your project at the work session and talked about the variances you need, and the fact that you did revise your site plan and resubmitted. I don't know what the height of the garage is! I recommend the board acts on this tonight. Mr. Siegordner – The height is 25 feet. It's just a pretty basic garage.

Paula Kay – Our district regulation allows the Board to waive the provision rather than sending the applicant to the Zoning Board of Appeals (ZBA). You can waive, size, height, setbacks for private garages.

A motion to waive all the provision was made by Jim Barnicle and seconded by Kathleen Lara  
5 in favor; 0 opposed

A motion to approve the application with the above noted waivers was made by Kathleen Lara and seconded by Jim Barnicle  
5 in favor; 0 opposed

Richard McGoey – Did you consolidate the lots? Mr. Siegordner – Yes, I talked to the assessor and he said he would send a letter to the Building Department. Jim Carnell – I got the Letter.

## **COMBINED ENERGY SERVICES**

110 Cimarron Road, Monticello, NY S/B/L: 31.-1-75

Glenn Smith, Engineer

Mr. Smith - CES has purchase the Sager Cycle shop and will relocate the business from East Broadway to this building, including the tanks and storage. He will be putting a 40-foot addition on the East side. This is a three-wall building with a loading dock facing Cimarron Road. The plan has been updated since the last meeting in regards to Richard McGoey and the Boards comments.

Mr. Smith goes over Richard McGoey comments:

- 1 – The existing dwelling unit shown on the site plan is to be used for accessory. – I added a note to the site plan stating that it's for storage only.
- 2 – Dumpster and dumpster enclosure be added to the site plan. – I added the dumpster to the site plan and on sheet 2 it shows the details of the enclosure. It will have an 8-foot high enclosure all around it.
- 3 – Existing culvert under the driveway entrance onto Cimarron Road should be shown on the Site plan. - This is a new culvert and has been added to the site plan.
- 4 – Recommend as a minimum that the driveway apron be paved. – I'm showing the driveway is paved about 35 feet from the road and the details are on the sheet
- 5 – Need a letter stating the septic system is satisfactory. – I submitted a letter saying it's satisfactory and that it's behind the building. This is a 200 gallon a day design flow. Down grade from this building to the right has plenty of room if we ever need to expand.
- 6 – Board should review Landscape plans. – I show tree's and shrubs on the plan. They want to put in a sign and there will be plants there too.
- 7 – Variance needed for the front yard setback. – I went to the ZBA and got the variance and its now a note on the plan
- 8 – Monticello Fire Department (MFD) should review the application. – We got a letter from the MFD from June 4, 2020. They reviewed the site plans, the plans shows a 12-foot-high electronic gate and they talked to Mike Taylor and he will give the MFD the code to the gate. They would like a knock box for keys and that too was discussed with Mike Taylor and with those two items done they have no issues.

I also have a note on the plan about the signage has to be installed with NFPA regulations

A motion to set a Public Hearing for June 24, 2020 was made by Matthew Sush and seconded by

Kathleen Lara

5 in favor; 0 opposed

Mr. Smith - If no one speaks at the Public Hearing can we have this approved the night of the Public Hearing? Paula Kay – Similar to how we have done it in the past if no one speaks in opposition I don't see an issue, but if someone has comments or concerns and the Board needs to discuss, then no decision will be done that night.

Richard McGoey – Just check the setback for the signage to make sure it's ok.

**GAN EDEN**

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

Dan Horgan

Eric McCullough

Tom Dill

Larry Frankel

Ben Hoffer

Lisa Digerolamo

Mary Beth Bianconi – The Board evaluated one of the environmental assessment forms and determined that the Project is a Type 1 action under SEQRA. The Board is conducting a coordinated review. The Board has become Lead agency. They filled out parts 2 and 3 on the Environmental Assessment form and insured a positive Declaration which requires an Environmental Impact statement. We are now in the Scoping process. We have all received a Scoping Document that was prepared by the applicant. This document was reviewed by the Traffic consultant, Richard McGoey, Paula Kay, Helen Budrock and myself. We then provided comment to the applicant, the applicant then responded to those comments. The document that is in front of the board has been through staff review.

Mary Beth Bianconi lists the section of the Scoping Document and those sections are: (A) Soil's and Topography, (B) Surface Water and Stormwater, (C) Ground Water, (D) Waste Water Management, (E) Vegetation and Wildlife, (F) Traffic, (G) Land Use, Zoning and Community Character, (H) Community Services, (I) Cultural Resources, (IV) Unavoidable Adverse Environmental Impacts, (V) Alternatives, (VI) Irreversible and Irretrievable Commitment of Resources, (VII) Project Impact on Energy Use and Solid Waste Management, (VIII) Growth Inducting Impacts, (IX) Impacts on Climate Change.

Mary Beth Bianconi – The Board might decide tonight that this document is approved for distribution. The Board needs to determine how the Public Scoping will occur and allow the public to comment. We recommend that there is a written period and that it should go 10 day's past the Public session.

Helen Budrock – Does it make sense to get feedback on the Radius issues before it goes out? Mary Beth Bianconi – We should discuss at what radius of the project site would you like the EIS to identified use and zoning? Should it be ½ mile from the site, 1 mile from the site or more. Remember this is for the Community Character so we have a contact in which we can evaluate this proposal.

Jim Barnicle – Once we agree on the document, we should not use acreman's in the first few pages, everything should be spelled out. Mary Beth Bianconi – I will double check but I believe we have the full name and the acremen next to it in parenthesis to be used later on in the document.

Paula Kay – In regards to how far we should review, right now it's talking about adjacent. I don't think that is adequate. When you say ½ mile how are you measuring it? Mary Beth Bianconi – The Radius will be from the boundary of the site in all direction around it. That covers a lot of geography. We could

have the applicant mark the center of the parcel and then do the measure from that point out. I like the boundary version. Paula Kay – I like the boundary version too. The Board needs to decide the mileage? Richard McGoey – There are a lot of things around it. I would figure out where do you want to go to, measure that and use that mileage. Chairman Kiefer – I would say 1 mile. Kathleen Lara – Me too. Matthew Sush – If you want to go to Kutcher that's more than a mile. Mary Beth Bianconi – The purpose of this is for Land use and Zoning. You need to look at this as a community and try to figure out what its neighborhood is. I think Hurleyville is a neighbor but not Kutchers. Chairman Kiefer – I think Hurleyville is important. Kathleen Lara – Me too. Helen Budrock – It's up to the Board but if you do 1 mile it should encompass the down town section of Hurleyville. That is a starting point and if the public doesn't like it, they can comment on it at the Public Scoping. Mary Beth Bianconi – Once you decided the mileage you could include a narrative description of what is in a mile, like the names of the roads. Paula Kay – That would be very helpful.

Mary Beth Bianconi – Another thing we should talk about is the Recreational Facilities. Putting this in a neighborhood content. What distance away from the boundary of the project would you like to see a description of what Recreational Facilities there are. Kathleen Lara – I feel you need to go farther than 1 mile since everything is spread out. Matthew Sush – The closest is the Town Park and that's over a mile. Helen Budrock – Google maps say's it closer to 2 miles. Matthew Sush – I've been going to the Town Park a lot lately and there are a lot more people using it and I think there will be an increase of use in the future. Kathleen Lara – What about the Fallsburg Park? Paula Kay - Morning side, that should also be included. Kathleen Lara – I think we should go about 5 miles. Paula Kay – I believe people will travel for Recreation.

Jim Barnicle – Are we tied to the decision tonight or can they be adjusted in the future? Mary Beth Bianconi – It can be adjusted going forward. Paula Kay – I would like to see all of the Town of Thompson Parks and then some around. Matthew Sush – To cover the Rails to Trails. Richard McGoey – Why not just say Sullivan County? Mary Beth Bianconi – There use to be a SEQRA form for visual assessments and that started at 5 miles and worked its way in. You're not going to see it 5 miles away but people might travel that far for Recreation.

Mary Beth Bianconi – How far does 5 miles get us? Helen Budrock – Five miles gets you (as the crow flies) as far as Woodridge, past Lock Sheldrake almost to Liberty and to downtown Monticello. Mary Beth Bianconi – I would say 5 miles is a good start.

Matthew Sush – I would like to see the two opposite corners of Fraser and Kutchers Road on the Old Liberty Road side to be included in the traffic's intersection study. Include Fraser & Old Liberty Road, Kutchers & Old Liberty and Old Liberty & Freedman. Mary Beth Bianconi – We have Fraser & Anawana Lake and Kutchers & Anawana Lake. Matthew Sush – I would like to see the parallel roads to those two you listed. Richard McGoey – I think that is a good idea, that Old Liberty Road will be busy.

Paula Kay – With these edits if your comfortable to get this document out to the agencies you can ask for a date for the Scoping Session. Kathleen Lara – With all going on I think we should look at a July meeting.

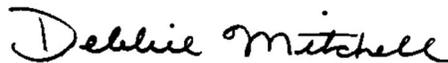
Mary Beth Bianconi – We also need to decide on how long after the Scoping Session would we want to keep the written comment's open. I suggest at least 10 days or until the next meeting after the Scoping session. Paula Kay – This is a large project and I want to give the public time to comment. I agree that we give them to the second meeting in July. Mary Beth Bianconi – On July 8, 2020 will be the Public Scoping session and then have the written comment open until July 22, 2020. Matthew Sush – Is it possible to have instruction that when going to the zoom session the public needs to have a proper name in order to get accepted into the meeting. Paula Kay – I agree.

Mr. Frankel – I would like to understand the traffic and the expansion of the traffic. My understand that the traffic study were already done by our traffic consultant and the Towns traffic consultant. Based on prior studies. They studied all the intersections and there was stuff you asked for like traffic in the winter versus the summer. Shouldn't we get there impute before we start to expand the traffic study. Richard McGoey – First we only added 2 extra intersections and I don't see by adding them it would cause an issue. This is the Boards call not the consultants. Mr. Frankel – I don't understand the expansion of the recreation to be outside of the Town of Thompson? Am I missing something? I don't understand why you would want to include places outside the Town of Thompson. Maybe I missed understood, that since we are building this in the Town of Thompson that we might need to help enhance the Recreational Facilities and that includes the facilities on the site itself. Mary Beth Bianconi – What this is to identify the locations. So that people who live here know where the recreational facilities are. It is just to identify them. This is not an unusual request. People will not limit their opportunity to go to other recreationally facility.

A motion to except this drafting Scoping Document for publication and set a Public Scoping session on July 8, 2020 with the written comment being left open until July 22, 2020 end of business was made by Kathleen Lara and seconded by Jim Barnicle  
5 in favor; 0 opposed

A motion to close the meeting at 8:26 pm was made by Arthur Knapp and seconded by Jim Barnicle  
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell  
Secretary  
Town of Thompson Planning Board