

Mr. McManus then showed the Board the area of what was proposed to be disturbed on the site and what is proposed to be disturbed now, which is reduced from 125 acres to 63-64 acres. Mr. McManus advised that the hotel is slightly reduced, but the parking area is matching to what was previously proposed. We have met with the County Planning Department, but the time frame was too quick to get a response back from the County. They have assured us that we will get their review next week. We would like a special meeting next week to address that and cover any discussions and further changes. Also, if the Board would take Lead Agency we would like that to happen at that time.

Attorney Paula Kay asked Mr. McManus to explain to the Board why they were making the changes to their site plan. Mr. McManus advised that they are working with Mohegan Sun, who advised that this is what they thought was most viable. He asked the Board to keep in mind that we do have room to expand for parking. We know that a parking structure would be ideal. However, we know we can grow with the site as is.

Attorney Paula Kay asked Mr. McManus if you reduce the size of the building and it gets approved for Casino, would it be okay with the State if you want to increase the size of the building after getting approval? Henry Zabatta advised that the program which we are submitting under is based on the number of slot machines, etc. If you improve the size of the building, we can grow with that improvement. Mr. McManus advised the Board that Mohegan Sun has extensive experience with expanding. Their original site in Connecticut was much smaller and they grew as demand grew.

Jim Barnicle asked with the part that is being taken out, is that where the original property site is? Mr. McManus advised that it was not where the original property site is, where they building there is presently a barn there and the old International golf course building. Mr. Zabatta advised that the only thing to do is demolish an old garage. Mr. McManus commented that there may be some good reason to enhance the street scape along Concord Road. Town Engineer McGoey noted that if the applicants do not use the drainage pond which was previously constructed, it should be filled in and then landscaped. Bobby Mapes noted that he thinks it is a good idea to start small, which will make it look more busy and then people will come back. Mr. McManus advised that even Foxwoods started small. That's the general idea.

A motion to issue a Negative Declaration of Environmental Significance in the form attached hereto was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor, 0 opposed.

A motion to schedule a special meeting of the Planning Board for June 4, 2014 at 6:00 p.m. (with no work session) was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor, 0 opposed.

EPR/ADELAAR - Joyland Road - S/B/L: 23-2-3, et al

George C.D. Duke, Esq. and Michael A. Fogel, Esq.

Chris Robbins AKRF

Attorney Paula Kay advised that the Town Board is going to be Lead Agency. The Town is doing the negative declaration under SEQRA. Mr. Duke advised that the Town Engineer, Town Attorney, Planning and Traffic Consultants have all reviewed the proposed changes to the site plan.

A motion to make the Town Board Lead Agency with permission for the Board to have the opportunity to revise the proposed Resolution was made by Lou Kiefer and seconded by Michael Croissant. 5 in favor; 0 opposed.

Attorney Paula Kay asked that all Board members get their comments to her before Friday morning so the Town Board has a chance to review the same.

Jim Barnicle noted that at recent meeting, Verizon was before us as they are looking to increase one of their towers. They mentioned a cell booster that can be installed on site to help with cellular reception at facilities like yours. You may want to discuss this with Verizon.

Melinda Meddaugh asked about visual assessment: How does it work when you increase the building from 9 to 17 stories? Mr. Duke advised from a legal standpoint, the way the code is drafted, it allows for a maximum building height of 350 feet. We are way below that at 205 feet. There is a comprehensive development plan which sets design standards more stringent than that. They were previously and extensively reviewed by the Town with AKRF. Even though the building is going from 9 stories to 17 stores, it is way below the designs set forth under the previous SEQRA. Mr. Robbins further added that what we did in the original environmental review is meet with consultants and set guidelines. The document included visual assessments, including proposed two buildings (2 towers). They were laid on top of the existing conditions. With this analysis, we looked at the new proposed towers at the same location. The visuals are in the technical memo which you all should have received. The difference with the height is that there is a few stories different between the second tower, but a similar massing when you look at the two proposed buildings. Essentially, it is the same coverage, but a little higher and you can see it much better from the locations they were previously looking at, hopefully, to draw people to their site. Ms. Meddaugh asked that she be reminded where the visual sites were again. Town Engineer McGoey and Mr. Robbins advised the sites were Joyland road, looking northwesterly; the corner of Thompsonville Road at the corner of Joyland and Chalet road looking southwest (from Breezy Corners into the site). Also, across from the Monster Golf Course. Mr. Robbins added that where you pick up your golf cars and look across the course, you can see the facility. Mr. Robbins further noted that there was another view down Kiamasha Lake Road and across what would have been the development by the area heading toward Chalet Road. We also looked from across Kiamasha Lake itself and you could not see the facility. Ms. Meddaugh asked if the structure was a glass structure and Mr. Robbins advised that it is glass, metal and concrete.

DEB EL FOODS - 63 Kuger Road - S/B/L: 16-1-12

David Higgins of Lanc and Tully Engineers

Ted Polny from Deb El Foods

Mr. Higgins advised the Board that the premises is an egg processing facility. We were here 18 months ago for site plan approval for a wastewater treatment plan and we just finished construction of that facility. They are getting their treatment levels up to permit requirements and expect the NYSDEC to sign off soon.

Mr. Higgins advised that they want to make some improvements, including a 100'x 100' cooler which is on the east side. There is also a proposed 60'x100' freezer on south side, together with a boiler room addition and new lunchroom, bathroom and locker room for employees. The lunchroom they have now is extremely small. All told, the addition is thirty thousand square feet. The additions are basically being made for an increase of productivity inside the building. They are processing a lot more than they used to. They used to process 25,000 to 30,000 eggs per day; they are now up to 50,000 eggs per day. Mr. Poly added that they are updating so they keep with the strict requirements issued by the FDA, which get more strict every day.

Town Engineer McGoey asked the applicants to please verify that there are no water/sewer/utility lines under the new construction. He did note that there are some lines that will have to be removed. There are buildings that are not noted on the site plan. Mr. Polny advised the Board that the engineers said the equipment did not need to be relocated on the site, because it is existing and in use.

Town Engineer McGoey asked the applicant to show all entry and exit doors on the site plan. Mr. Higgins advised that the applicant hired an architect to handle all Building Department issues. Mr. McGoey asked the applicant to show all lighting on the plans. Mr. McGoey further noted that all Building Permits must be closed. Also, Mr. McGoey advised that the applicant will need an SWPPP. Mr. Higgins advised that since there is over an acre of disturbance, we know we have to do that. Mr. McGoey asked that it be shown where that is going to be located on the site and asked Mr. Higgins if he knew where it would be located. Mr. Higgins advised that they will probably do a few small treatment areas rather than one large.

Chairperson Chester asked if the expansion would bring in any new employees. Mr. Polny advised that there will be some new employees. However, the overall hours people work will be reduced and they will be working more days. Right now, a lot of employees are working longer shifts. Production will be increased by installing newer, more efficient equipment. Productivity will be up. We are meeting USDA requirements now but it is tough. We have Federal inspectors at our facility every hour of the day 20 hours a day.

Attorney Paula Kay asked if you are more efficient, will you have less trucks coming in and out? Mr. Polny advised that yes, they will. We usually have a long line of trucks waiting to be inspected because we have to inspect each one, which takes some time.

Bobby Mapes asked, with the addition of the boiler room, what are you proposing to improve your efficiency in that area? Mr. Polny advised that the boiler is for generating steam for our process. The insurance company will give us an incentive to relocate the boiler and make it fire proof, by constructing a block room, etc. We are trying to accommodate them. It will be a steam boiler. You can improve efficiency to a certain point, but it does "max" out.

Chairperson Chester noted that there does not appear to be any complaints from neighbors. Logan Ottino confirmed the same. Chairperson Chester stated that in that event, there really is no need for a public hearing. Attorney Paula Kay advised the applicants to continue to work with Town Engineer. Mr. Higgins confirmed that they have the Town Engineer's comments, which are straight forward.

4437 ROUTE 42 LLC - 4437 Route 42 - S/B/L: 13-2-4

Tim Gottlieb, P.E.

Chairperson Chester advised Mr. Gottlieb that the Board received landscaping and elevation details. What is the material to be used for the siding? Mr. Gottlieb advised that it is stone veneer. The columns are real brick. Presently, there is T-111 on the siding. Chairperson Chester asked that Mr. Gottlieb please note what is going to be used on the site plan to be submitted for approval.

Melinda Meddaugh asked where the location of the signage will be? Logan Ottino advised that there are two locations. Mr. Gottlieb further advised that they are existing and noted on the plan. Town Engineer McGoey commented that the signs are low. Chairperson Chester asked if there would be signs on the building and Mr. Gottlieb advised there would not be. The original plan did have them, but the applicants are removing them.

Town Engineer McGoey asked about landscaping. Mr. Gottlieb advised that he did speak to the NYSDOT in Binghamton and they let us know if they are allowed to plant in the right of way. If it is permitted, we will get a work permit from the DOT. The DOT did not like the idea of landscaping there, because they said they it will only last one year. Attorney Paula Kay asked if in the meantime, can the applicant clean it up? Mow and manicure the same? Mr. Gottlieb said he would see. The applicant is not planning for construction this year. They only have three weeks to get started, so they are going to work out of where they were last year. They will do some work this year. Logan Ottino advised that the applicants have applied for demolition permit. Town Engineer McGoey asked if they added flowering trees. Mr. Gottlieb advised that they added serviceberry trees. Town Engineer McGoey asked why they could not put some flowering dogwoods on the corners? The Board has asked for this more than once. Discussion was held concerning the trees. Attorney Paula Kay advised Mr. Gottlieb that the recommendation of the Board is flowering dogwood trees.

Attorney Paula Kay noted that she felt the Board needed to thank the applicant. The Board was specific in what they wanted and she felt the applicant has come a long way to accommodate and respect the

Board's wishes.

Mr. Gottlieb advised that he will get something from the DOT as soon as he can. We don't need to rush, as the applicants own the premises now. Chairperson Chester asked that Mr. Gottlieb make sure to advised the applicants to keep the premises nice.

MACHNE KEREN HATORAH - 514 Hamilton Road - S/B/L: 18-1-17

Tim Gottlieb, P.E.

Town Engineer McGoey noted that nothing has been submitted to him. Mr. Gottlieb advised that the applicants said they would get back to him and they have not. Michael Croissant noted that the applicant is working inside one of the big buildings on the site.

CHARM ESTATES - 295 Ranch Road - S/B/L: 16-1-20

Tim Gottlieb, PE

Mr. Gottlieb advised that the applicant is revising the parking lot. It went in front of Unit 23 quite a bit, but the owner of Unit 23 did not like it there. Everything is staying where it is, they are just shortening the driveway up and putting more parking where there are no units. Town Engineer McGoey asked why the applicant did not go forward with the other proposed improvements and Mr. Gottlieb advised that if the applicant improved the shul, they would be over the sewer requirements, so they nixed it. Mr. Gottlieb advised the Board that the applicant did send a letter to the Town advising them of the same.

Logan Ottino advised that the Building Department has had issues with garbage every year and the applicant needs a compactor. Mr. Gottlieb advised that the compactor is shown on the plan, but is not yet installed. Ms. Ottino advised that it is debris, not household garbage that is the problem. Town Engineer McGoey asked Mr. Gottlieb why should the Board let this go another year? The applicant clearly needs the compactor. Attorney Paula Kay advised Mr. Gottlieb that the Board can say that they have a compliance issue and they will not be able to open. We are going to enforce what was not enforced before. They must get going on compactor and parking if they want to open this year.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor, 0 opposed.

A motion for approval of the modification of the previously approved site plan, subject to cleaning up the site, installing the trash compactor and constructing the parking prior to opening for the season, was made by Bobby Mapes and seconded by Melinda Meddaugh.

5 in favor, 0 opposed.

A motion to adjourn the meeting at 7:49 p.m. was made by Michael Croissant and seconded by Bobby Mapes.
5 in favor, 0 opposed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathleen Brawley".

Kathleen Brawley, Secretary
Town of Thompson Planning Board