

TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JULY 23, 2014

DRAFT
APPROVED

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
Michael Croissant Matthew Sush
Bobby Mapes (alternate) Kathleen Brawley, Secretary
Paula Elaine Kay, Attorney
Richard McGoey, Consulting Engineer

ABSENT: Melinda Meddaugh and James Barnicle (alternate)

Chairperson Chester called the meeting to order at 7:00 p.m.

Chairperson Chester appointed Bobby Mapes as a full member this evening in Melinda Meddaugh's absence.

A motion to accept the July 9, 2014 meeting minutes was made by Lou Kiefer and seconded by Michael Croissant
5 in favor, 0 opposed

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

David Higgins of Lanc and Tully Engineers

Mr. Higgins advised that the applicants have made several changes to their plan since their appearance before the Board in May 2014. Basically, some things are exactly what were proposed. The coolers on either side of the building (two 100'x100' coolers) and a 60'x100' freezer are the same. The facility owner has coordinated with the architect and they have come up with a plan to make improvements for better operation. Part of the premises consists of an old barn structure and they have been using it for many years. It is in a state of disrepair and inefficient. The applicants proposed to remove the barn structure and build warehouse and dock addition, transfer room, break room and bathrooms for the employees. The present break room is very small. The applicants want to change the way they are running the operation to make better flow between delivery, processing and shipping. They will not be shutting down during the construction.

Chairperson Chester asked Mr. Higgins why the applicants have chosen to do this project in phases? Mr. Higgins advised that he believes the applicants may put both coolers in during the first phase and the warehouse expansion would be the second phase.

Attorney Paula Kay asked if the second phase is just the warehouse expansion, is it that the applicants are looking to see how efficient the facility will be before they expand the warehouse? Mr. Higgins advised that it is financing mostly. However, these improvements are intended and not up in the air, just the timing of the same.

Attorney Paula Kay asked Mr. Higgins if this is an IDA project and Mr. Higgins confirmed it was

and that this is the major change. Mr. Higgins advised that Mr. Gibber, the owner of the property, and the applicant have met with the IDA. Attorney Paula Kay asked if the IDA application is for both phases and Mr. Higgins confirmed it was.

Attorney Paula Kay asked if there would there be a change in staffing? She is assuming so because it is an IDA application. Mr. Higgins advised that he spoke with Mr. Polny, the plant manager concerning staffing. There will be some new employees, but mostly, present employees, who are now working twelve hour shifts, will work reduced shifts. This facility runs twenty four hours a day.

Chairperson Chester asked Mr. Higgins if he prepared a parking calculation based on employees, etc. Mr. Higgins advised that he asked the applicants as to how many employees they propose and we showed more parking spots on plan than the number of employees the applicants gave me.

Town Engineer McGoey advised that the present parking lot is not clear on the plan. Mr. Higgins showed the Board where they are parking presently. Town Engineer McGoey asked that the Board be provided with a parking analysis of where the parking will be and for how many employees. Attorney Paula Kay further added that the Board wants to know about the trucks coming in and out and where they are loading/unloading.

Chairperson Chester noted that the Board had a question regarding water and the increase of water usage. The EAF provided notes 50,000 gallons will be used per day. Mr. Higgins advised that 50,000 gallons is the maximum limit the applicants have on their SPEDES Permit. Their permit was increased from 25,000 gallons to 50,000 gallons. Town Engineer McGoey asked what is the existing flows are and what the applicants are anticipating? Mr. Higgins did not have the information, but advised he will provide the same.

Chairperson Chester advised Mr. Higgins that there are two open building permits. Mr. Higgins advised that he spoke with the site manager who said he would contact the Building Department. Mr. Higgins thought that they just needed an electrical certificate and some final paperwork. Logan Ottino advised that the permit for the sewage treatment plant is still open as well as the permit for the addition built several years ago. Town Engineer McGoey showed Mr. Higgins the subject premises with open building permits on the site plan. Ms. Ottino advised that they need an electrical inspection as well as an engineer's sign-off on insulation and fire blocking. Further, it appears that the steps into the water treatment platform are not to code. Mr. Polny is going to get new steps and we will re-inspect.

Town Engineer McGoey asked Mr. Higgins if they have any issues with his technical comments and Mr. Higgins advised he did not. Mr. Higgins further advised that he has already addressed some of the comments with the Architect. For instance, the architect was not sure if they had to provide egress from the cooler but he found out that they do and he will provide for the same on the plan. With respect to the Town Engineer's comments concerning the EAF, he spoke with the site manager who is confirming the answers you are seeking for air permits, etc. He is not sure if they have or need one. The applicants will provide the final EAF to the Board tomorrow or Monday.

Mr. Higgins advised that as a result of the IDA application, the IDA is are involved and they have

advised that the applicants have to do a long form EAF and that it is a Type I action. The applicants want to get the final answers to the Board and circulate the Lead Agency Intent to the DEC and IDA, which he believes are the two interested parties. Attorney Paula Kay advised Mr. Higgins that he must provide a list which is thereafter approved by her and Town Engineer McGoey. Attorney Paula Kay asked Town Engineer McGoey if he was comfortable with the Board taking action tonight subject to his approval of the EAF? Town Engineer McGoey advised he was amenable to that.

Attorney Paula Kay advised Mr. Higgins that he must do the mailings once we review and ensure all agencies noted are correct. Town Engineer McGoey further advised that the mailings do not have to be mailed by certified mail, return receipt requested, but you do need proof of mailing. Mr. Higgins asked where he should send the list of agencies to and Attorney Paula Kay advised it should be sent to her and the Town Engineer.

A motion for the Board to take SEQRA Action subject to the Town Engineer's review and approval of the applicant's answers on the long form EAF was made by Matthew Sush and seconded by Lou Kiefer.

5 in favor, 0 opposed

CHERRY VALLEY BUILDERS, INC. - Old Sackett Road - S/B/L:

Bradley Cleverley, P.E.

Mr. Cleverley advised that the applicant is before the Board tonight for a 90 day extension of their final site plan approval, which was the same request made at the April 30, 2014.

Attorney Paula Kay asked if there were any changes the Board needs to know about? Mr. Cleverley advised there were no changes. Mr. Cleverley further provided the approved NYS DEC and NYS DOH plans to the Board. Chairperson Chester asked Mr. Cleverley what the applicant is waiting for? Mr. Cleverley advised that the delay was due to economic uncertainty.

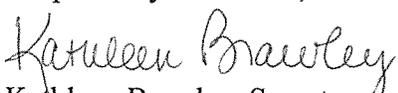
A motion to extend the final approval of this application for ninety days starting on July 22, 2014 was made by Matthew Sush and seconded by Lou Kiefer

5 in favor, 0 opposed

A motion to adjourn the meeting at 7:16 p.m. was made by Bobby Mapes and seconded by Matthew Sush.

5 in favor, 0 opposed.

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Planning Board