

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Melinda Meddaugh.

5 in favor, 0 opposed

A motion for approval of the modification of the previously approved site plan, was made by Lou Kiefer and seconded by Melinda Meddaugh

5 in favor, 0 opposed

COMBINED ENERGY SERVICES - 216 E. Broadway - S/B/L: 23-1-16

Glenn Smith, P.E. and Michael Taylor, CES

Melinda Meddaugh recused herself from this matter, as her family owns property adjacent to the premises in question. Chairperson Chester appointed Bobby Mapes in Ms. Meddaugh's place for this matter.

Mr. Smith advised that the applicant, CES, wants to construct a fleet building. With respect to the Town Engineer's comments, the septic system was shown on plan. Proposed outdoor lighting was also shown on the plan and the second sheet of the plan shows the details. Soil erosion was also shown on plan. The site is not dead level, but it is very close. The Tannery Brook is close to the premises, but does not affect it, as there is several hundred feet of woodland between the Brook and the premises. With respect to the storage trailers, there is one which has a deck attached and another which is behind the main building. Both trailers are being used for storage and have been on the site for long time. In addition, Dumpsters are shown on plan. CES is not permitted to fill propane tanks on that site and they must do so at their Thompsonville plant. There are a lot of propane tanks on the site, but they are empty. Lou Kiefer noted that empty propane tanks are still dangerous and Michael Taylor advised that they could potentially be dangerous. CES reconditions the tanks and they must be stored 50 feet away from the main building which they are. Mr. Smith confirmed with the Board that they want the tanks to be stored in one location instead of all over the site. Tractor trailer storage/parking is also shown on plans.

Mr. Taylor advised that the reason for this addition is CES needs to expand our office space. CES presently has 115 full time employees and they are looking for 10 more. Mr. Smith advised that the proposed building will only house 2-3 more employees, so the existing septic system can handle the additional employees. Lou Kiefer asked if a new septic tank was being installed and Mr. Smith confirmed it was. However, the present system works fine with the number of current employees.

Chairperson Chester asked the Board if they felt a public hearing was necessary? Michael Croissant noted that the building is far from the road and there is nothing behind the building. Mr. Taylor advised that two of his neighbors are in foreclosure. Another neighbor is asking CES to buy their land. The other two neighbors are Ketcham and the cemetery. Chairperson Chester and the Board all agreed that a public hearing was not needed at this time. Mr. Smith noted that CES is not looking for a special use permit. Jim Barnicle asked Mr. Taylor if the neighbors know about the expansion and Mr. Taylor advised they did not.

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 site plan approval, subject to confirmation that all of the Town Engineer's comments are addressed, was made by Lou Kiefer and seconded by Bobby Mapes.

5 in favor, 0 opposed

CENTER FOR DISCOVERY - APPLEBEE FARMSTEAD RESIDENCE

OLD LIBERTY ROAD - S/B/L: 2-1-12.2

Glenn Smith, P.E. and David Fanslau

Matthew Sush and Melinda Meddaugh recused themselves from this application. Chairperson Chester appointed Bobby Mapes and Jim Barnicle are appointed as full members in their place.

Chairperson Chester asked what is a summer kitchen? Mr. Fanslau advised that it is just part of the house. This is a New England connected farm. We just built the barn to replace one which was taken down less than a year ago and reconstructed on the same footprint. This will be a working farm and we have applied for agricultural status with the County of Sullivan. There will be a municipal garden, egg and bee gardens, vegetable gardens, chef herb garden. We will also have cattle. This will all take place in different sections of the home. Logan Ottino asked Mr. Fanslau if they are using the upper portion of the barn for storage and Mr. Fanslau confirmed that they will be using it for storage. Ms. Ottino advised that they may need fire walls and a sprinkler system. Ms. Ottino advised that the space in the barn is maxed out and she needs to see plans to be sure as to what will be required. Town Engineer McGoey advised that the applicant may want to account for sprinkler tower based on the area structures. Mr. Smith showed the Board a photo of the existing barn. Mr. Smith advised that it is a four bedroom residence and staff will be in the home. The septic system has been designed and the well was recently drilled. Mr. Smith advised that with respect to the Town Engineer comments, Mr. Smith provided the Board with a letter addressing the same in detail. Drainage details were provided tonight. The fencing issue was clarified on the site plan. There is no electric fencing although the signs on the fence say it is electrified. Mr. Fanslau advised that the signs came with the fencing material and employees installed them when they installed the fence. The signs will be removed. Mr. Smith advised that there are some cattle in farther fields. There is a solar powered generator on the site with electric wiring to keep cows in, but that is far away from this site. In his letter addressing the Town Engineer's comments, he notes that other farms owned by the applicant have electric fencing but not here. Handicap parking details were also provided tonight.

Chairperson Chester asked Mr. Smith if a public hearing was held previously? Mr. Smith did not think it was for this application, it was probably for Hadley Stables. Chairperson Chester advised that the Board feels it would be a good idea. Mr. Smith asked if we could conduct the public hearing it in two weeks and

Chairperson Chester wanted to know what the urgency was. Mr. Fanslau advised that it is because of weather. Logan Ottino advised that the applicant has no construction plans submitted and that it would be more than two weeks for them to get a permit. Chairperson Chester advised that if there are no negative comments at the public hearing, we can approve the application that night. We can conduct the public hearing on September 24, 2014. Mr. Smith advised that he will get plans to the Building Department well before September 24, 2014.

A motion to schedule a public hearing for September 24, 2014 was made by Bobby Mapes and seconded by Michael Croissant.

5 in favor, 0 opposed

GAB HOLDING LLC - 730 Cold Spring Road - S/B/L: 60-1-23

Walter Garigliano, Esq.

Mr. Garigliano apologize for the oversight on the height of the garage. The architect and I both missed it. After the garage was built, we found that buried in the district regulations, it notes a limitation of 16 feet for garages.

A negative declaration under SEQRA was not necessary as this is a residence.

A motion for site plan approval for the oversized garage was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor, 0 opposed

PUZIO - 31 Dillon Farm Road - S/B/L: 18-1-63.14

John Galligan, L.S. and Tadeusz Puzio

Attorney Paula Kay advised that the applicant's variance expired on July 14, 2014. This Board cannot waive that. The applicant needs to go back to the Zoning Board to re-issue the variance. The Building Department could have issued an extension, but that was due in July. The Board can review the application tonight, but we cannot act on anything until you get the variance re-issued.

Chairperson Chester asked about the septic issue and Town Engineer McGoey confirmed that the size of the tank must be increased. Mr. Galligan advised that a 1000 gallon tank will be installed. Town Engineer McGoey says that would be acceptable, but it must be shown on the site plan.

Mr. Galligan asked if the applicant has to come back before this Board and Attorney Paula Kay confirmed that he does, but he needs to get the variance first. Logan Ottino advised that the Building Department needs as-built plans as well. Ms. Ottino spoke with the applicant's architect and asked for new as-built

plans, but they have not been submitted. The applicant need them to continue work on the house, however, he can come in for a building permit for the septic tank. Attorney Paula Kay advised the applicant to have his architect call Logan Ottino if he has any questions.

DOUGLAS MULLER - 97 Rapp Road - S/B/L: 7-1-32.1

Mr. Douglas Muller

Chairperson Chester advised the applicant that the Board needs a survey map or site plan. We only have a sketch plan. Town Engineer McGoey asked the applicant if he has a survey. Mr. Muller advised that he does not have a survey. Chairperson Chester advised that there is some confusion concerning the buildings on the premises. Mr. Muller advised that the 35'x50' building is approved and has a Certificate of Occupancy. The carport is 14'x50' and Mr. Muller provided photos showing the same. Chairperson Chester asked what is stored in the enclosed addition. Mr. Muller advised that he is going to open it back up, it was previously an office. Logan Ottino noted that there is a difference in the size of the buildings on the sketch plan. Attorney Paula Kay asked the applicant to please provide the Building Department with updated information. Ms. Ottino advised that the building has a conditional Certificate of Occupancy, but it does not have the right measurements. Attorney Paula Kay advised the applicant that the Board needs an as-built survey or plan. Ms. Ottino advised that the approved building was to be 1,210 square feet. Attorney Paula Kay asked what violations are on the property and Ms. Ottino advised that the applicant built a garage with ZBA approval, but he increased the size of the building. Chairperson Chester asked what the building is being used for. Is it being used for office space? Mr. Muller advised it was just being used for storage and carports. Chairperson Chester asked Attorney Paula Kay if the applicant needs to submit an application which states what his plans are and Attorney Paula Kay confirmed he does, as we need to know what is on the site. Chairperson Chester then asked if the applicant needs a survey if we get an updated application and Attorney Paula Kay confirmed he did need a survey or site plan. Mr. Muller advised that he can get an as-built, his setbacks are okay. Chairperson Chester advised that the Board needs some sort of documentation of what is built. Mr. Muller advised that the buildings on site will stay the same size, he is just opening up the enclosed portions of the carports. Town Engineer McGoey advised that the Board needs more details. The Chairperson needs to eventually sign a site plan. The site plan must note that the premises is used for residential purposes only. Attorney Paula Kay advised the applicant to get your site plan in for the Town Engineer's review so you can get on the next agenda.

VINCENT STANTON - 14 Big Woods Road - S/B/L: 4-1-42

Sean Towt, All American Contractors

Town Engineer McGoey advised that the Board needs a site plan. Mr. Towt asked if the plan which was submitted is sufficient? Attorney Paula Kay advised that it appears that there are a lot of other sheds and storage buildings on the site which need to be shown on the plan. Mr. Towt advised that the proposed garage will be used to store the items in the sheds and the sheds will then be removed. Town Engineer

McGoey asked if the applicant owns more land than what is shown on the site plan? There is a lot going on the site than what is shown. Also, there is a truck parked in the back of the property. Mr. Towt advised that the truck being removed and the site is being cleaned up. Lou Kiefer asked what the garage is for and Mr. Towt advised the applicant wants to store his collector cars in it and use it to work on personal vehicles. It is for residential purposes only. Attorney Paula Kay asked Mr. Town to confirm that this is not being used for a business and Mr. Towt confirmed it is not for business use. It was the applicant's mother's property which he took over after she passed away.

Town Engineer McGoey noted that it looks like the applicant is storing tires on the site. Mr. Towt advised that there are no tires there now. The cars are removed. The two sheds are still there. The well house is there. The tractor trailer is going to be removed by Prestige and taken for scrap. The applicant wanted a bigger garage, but after meeting with Building Department, he revised the plan to keep the height down. The applicant wants it to help keep the site clean. The applicant does not understand why metal siding and roofing is prohibited. Attorney Paula Kay advised it is prohibited by Town Code. Mr. Towt advised that they can do vinyl siding. Lou Kiefer advised that he personally does not mind metal roofs, but is about keeping the site looking residential. Mr. Towt advised that the applicant is cleaning up the property and this garage will not affect the neighbors. Chairperson Chester asked Attorney Paula Kay if vinyl siding and a metal roof would be acceptable. Attorney Paula Kay looked up the regulations for the RR-1 zone in the Town Code. The Code does state that metal siding and roofing are prohibited, unless the building is used for agricultural purposes. Mr. Towt advised that they can change the metal roofing, however, it is what many other residents are installing. The applicant wants to accommodate the Board's wishes. Logan Ottino advised that the applicant would be better off increasing the pitch of the roof, then this Board can approve the garage here, instead of having to go to the Zoning Board. Mr. Town advised that if we can increase the pitch, we can put asphalt shingles on the roof. Attorney Paula Kay advised Mr. Towt to amend the height of the garage on his application. Town Engineer McGoey asked Mr. Towt to show all structures on the site plan and note what is being demolished and that the tractor trailer is being removed. Attorney Paula Kay advised that there are no more fees or escrow to be paid, just amend the application.

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

David Higgins, P.E. of Lanc and Tully Engineers

Mr. Higgins advised the Board that the applicant has a previous application for the 58,000 square foot addition to the existing egg processing facility. We are seeking a tax abatement on the work, which made the application a Type 1 action and notices were sent out to all interested parties. The applicant decided to make a separate application for the egg breaking machinery, which they need immediately. The applicant may have started construction, but he is not sure. Logan Ottino was not aware of any construction. Mr. Higgins advised that he thought the applicant did apply for a Building Permit for this project. Logan Ottino advised that the Building Department has an application for the entire project. Is this project contained on that application? Mr. Higgins advised that the applicant's architect advised that the plans submitted were for just this, but that he needed to submit entire plans to show fire separation plans. Subsequent to that

submission, the architect realized he needed site plan approval for this portion of the project while the other application is being processed. Attorney Paula Kay advised that the site plan process can happen separately, but we cannot segment the two environmental reviews. The Board has to look at the environmental impact for the entire project. The Board may be able to move forward with site plan approval and have the Building Department review the plans for this small application and start the process. Once SEQRA is completed, this approval can be finalized and the applicant can get a building permit. Mr. Higgins advised that winter is coming and the applicant has time issues. Attorney Paula Kay added that the applicant ordered this machinery without realizing that he needed site plan approval. Mr. Higgins advised that they would appreciate any help they can get to get this application moving forward.

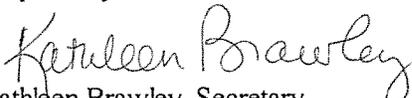
Jim Barnicle advised Mr. Higgins that he should please let applicant know that they should not start construction without Building Department approvals and Mr. Higgins said he will check with his client. Attorney Paula Kay advised that building without a building permit will cause a problem, as stop work orders will be issued which will ultimately delay this matter further. Mr. Higgins advised that he will make sure his client does not do work until they receive approvals and permits.

Mr. Higgins confirmed that this portion of the project cannot be approved until the SEQRA process is complete. Is there any benefit to combine the applications or just keep them separate? Attorney Paula Kay advised that the Board will allow the Building Department to look at the application for the building permit for this project, which will be faster. The applicant should keep both applications current before the Board. The Board will conditionally approve this portion of the project. Chairperson Chester asked how this portion of the project will affect the SEQRA process? Was it included in the original application/plan? Mr. Higgins advised that he believes it was part of the original plan and Town Engineer McGoey confirmed it was, with a minor size change. Mr. Higgins advised that this application is obviously more specific and detailed.

A motion for conditional site plan approval subject to addressing the Town Engineer's comments and completion of the SEQRA process, was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor, 0 opposed

A motion to adjourn the meeting at 8:00 p.m. was made by Michael Croissant and seconded by Matthew Sush.
5 in favor, 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board