

Town of Highland
Planning Board Minutes
July 11, 2018

Chairman Berry Hafkin calls the meeting to order.

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance: Berry Hafkin-Chairman
 Norm Sutherland
 Jeffrey Spitz (absent)
 Philip Johnson
 Julie Sherwood
 Doreen Sweeney-alternate (absent)
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff

Motion to approve the June 6, 2018 minutes:

Motion: Philip Johnson Second: Norm Sutherland
All in favor.

No Correspondence
No New Business

Motion to open the recessed public hearing for Application #1-2018 Millennium Pipeline

Motion: Philip Johnson Second: Norm Sutherland
All in favor.

Mr. Palumbo: Representative for Millennium

We have two remaining issues from the previous meetings:

1. Get the County the information and documentation they require
2. Documentation from Steve LeFevre of Barton & Loguidice regarding questions and answers from the previous meeting.

Let me start with the county. I spoke with Freda Eisenberg the commissioner for the county regarding the 239M that was submitted. Concerning the viewshed analysis the highest building is going to be the exhaust stack standing seventy feet tall. You will still not see that from the road.

Barry Hafkin: Is it like the one we saw in Minisink?

Mr. Palumbo: This building is a bit larger than the one in Minisink.

Steve LeFevre: The county asks if it will be visible from the surrounding residential development and recreational areas?

Mr. Palumbo: No. You have been to the sight and you saw that the curve of the road and the remaining trees really narrows down any view. When we looked into it there are no known recreational or residential areas.

Barry Hafkin: Did Freda mean public recreational areas? The station does border a hunting camp.

Mr. Palumbo: From a visual analysis, if you had known hiking trails with an overlook that would be considered recreational areas. There are none in this case.

Dave Preston: When you are driving up Route 55 you can see the crane. I don't think the crane is seventy feet, is the stack going to be higher?

Mr. Palumbo: I will look into that.

Steve LeFevre: You can request that the stack be painted an earthly color.

Berry Hafkin: Is it a brick stack?

Dave Preston: No, it is steel.

Mr. Palumbo: I will investigate it further and maybe there is a strategic planting that can block it.

Dave Preston: I am not sure of the height of the crane.

Mr. Palumbo: The board and the county both asked that the landscaping plan at the entrance be attractive. It was suggested to plant species that would attract butterflies. Our plan includes what is being asked.

Philip Johnson: Is there going to be a gate at the entrance?

Mr. Palumbo: The gate is farther up the driveway, which is to solely stop any unauthorized vehicles from entering.

Philip Johnson: This gate can be opened by the fire department?

Mr. Palumbo: Yes.

Barry Hafkin: We know that Millennium has an emergency response plan, but who would be responsible for a brush fire, or any other emergency that would happen between the gate and the road?

Norm Sutherland: I believe that the local fire departments would. Millennium would also supply to the companies a special key or KNOX box.

Berry Hafkin: I am asking about the large space before you get to the gate. If there is a brush fire or a child falls into one of the retention ponds, who would respond?

Steve LeFevre: Millennium would coordinate with the local companies and response teams.

Berry Hafkin: That is still for inside the facility, I am asking about what happens before the gate?

Mr. Palumbo: Millennium will work with the local companies directly. Moving on to the storm water prevention plan, I have a copy of what we submitted to the DEC. From our vantage point we feel this issue is covered. The last item was in regards to the highway entrance plan. I have with me the signed copy of the permit from the DPW.

Mr. Palumbo presents a copy to Berry Hafkin Chairman, Monica McGill Secretary and Steve LeFevre representing the Town of Highland.

Mr. Palumbo: At this point we would need a pre-construction meeting even though construction has already begun to discuss the specifics of the highway entrance.

Philip Johnson: In regards to the road signs?

Mr. Palumbo: Yes, all of what has been a concern from the start will be addressed.

Dave Preston: I spoke with the DPW office today, and they said they have been contacted regarding the signs.

Mr. Palumbo: They should have received the plans we submitted at the start of the project. We will include another copy with the other documents we discussed this evening.

Berry Hafkin: Does the county have a copy?

Mr. Palumbo: No.

BerryHafkin: We will have to include also a visual of what it is going to look like.

Michael Davidoff: You say that Freda at the county will not accept the information from you directly and requests that the board submits to the county directly?

Mr. Palumbo: Yes.

Berry Hafkin: Do you have all the documents ready tonight?

Mr. Palumbo: No, the lawyers for Millennium have to review my letter to county first.

Monica McGill: When will I receive the information discussed to submit to the county?

Mr. Palumbo: Within the next day or two.

Steve LeFevre: One other thing, in addition to the planting plan did they need details about the sign?

Berry Hafkin: There is no sign.

Norm Sutherland: It will have a street for 911 purposes.

Mr. Palumbo: I will add to my letter that there will be no sign at the entrance of the driveway so to cause less confusion.

Freda did not specify how many copies of the documentation she needs. I will have my letter finalized tomorrow. I will then send one set to Berry, one set to Monica, and one set to Steve LeFevre.

BerryHafkin: We will make sure it gets to the county.

When the secretary receives the information from Mr. Palumbo, she will contact the chairman on the means to submit to the county.

Motion to close the recessed public hearing for Application 1-2018 Millennium Pipeline.

Motion: Philip Johnson Second: Norm Sutherland

All in favor

Berry Hafkin: Public hearing is officially closed.

Mr. Palumbo: That leaves us with the documentation from Steve's firm. We can go over them this evening or have Steve review them first and go over next month?

Philip Johnson: Can I make a motion to have the site plan review approved?

Michael Davidoff: I think we should wait until we receive the final 239M from the county. If the county decides not to approve you would then need a super majority. I think you might want to consider not meeting with Millennium until September 2018, being that some of your members will be absent.

Berry Hafkin: Only one member will be absent, and we have an alternate that will attend.

Mr. Palumbo: August is fine. Millennium only needs four votes.

Philip Johnson: Can I make the motion to approve pending the counties approval?

Berry Hafkin: We will wait until the August 1,2018 meeting to vote.

Mr. Palumbo: I could email the information directly to the county and (cc) Berry and Monica.

Berry Hafkin: Can the submission be electronic?

Mr. Palumbo: Yes, I think so.

Berry Hafkin: Send the information to me and I will send it to the county and+ (cc) Monica and Steve.

Michael Davidoff: State in your email to the county that the next meeting is August 1, 2018.

Berry Hafkin: Steve is there anything more you need, or anything you want them to add to the resolution?

Steve LeFevre: Is the resolution going to be your rendition of a site plan approval with conditions?

Berry Hafkin: There are no conditions.

Steve LeFevre: Lets talk again about the height of the exhaust stack.

Berry Hafkin: I am not sure how much of the crane can be seen, or the diameter of the stack.

Steve LeFevre: I suggest that Millennium extend the crane to seventy feet to provide a visual.

Motion to close the meeting:

Motion: Philip Johnson Second: Norm Sutherland

All in favor