

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, August 14, 2019

IN ATTENDANCE: Chairman Lou Kiefer Michael Croissant
 Jim Barnicle Arthur Knapp, Alternate
 Michael Hoyt, Paula Elaine Kay, Attorney
 Debbie Mitchell, Secretary Mary Beth Bianconi, Planner
 Richard McGoey, Consulting Engineer

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)

NOTICE OF PUBLIC SCOPING SESSION

GIBBER NEIGHBORHOOD DEVELOPMENT – BARNES ROAD OFF GIBBER ROAD

The Town of Thompson Planning Board, as Lead Agency, is reviewing an application from Gibber Neighborhood Development for a proposed housing development consisting of 264 townhouse units with community water and onsite wastewater treatment with primary access via 3,700 feet of road through the Town of Fallsburg to LaVista Drive.

The Planning Board has required the applicant to prepare a Draft Environmental Impact Statement (DEIS) to address potential environmental impacts of the project. Involved and Interested Agencies, residents, and other members of the public are invited to participate in defining the scope (or contents) of the DEIS reflecting their concerns and information needs.

On August 14, 2019 at 7:00 p.m. the Planning Board will hold a public scoping session at the Town of Thompson Town Hall, 4052 Route 42, Monticello, New York. The applicant has prepared a Draft Scoping Document that outlines the areas they have proposed for study in the DEIS. This document is available in the Planning Department at Town Hall for review or reproduction at 25 cents per page. The document is also available at Town Hall for viewing and on the internet for viewing, downloading, or printing, at <http://www.townofthompson.com>. Written comments on the Draft Scoping Document are welcomed. Persons attending the public scoping session will have an opportunity to speak to make their scoping suggestions known. The period for submitting writing comments on the scope of the DEIS will close on August 28, 2019 at 4:30 p.m. Comments should be submitted by that date by email to planning@townofthompson.com or by hand to Heather Zangla in the Building Department, Town of Thompson Town Hall, 4052 Route 42, Monticello, New York 12701. Afterwards, the Planning Board will issue a Final Scoping Document.

THIS NOTICE AND THE DRAFT SCOPING DOCUMENT SENT TO:

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION – DIVISION OF
ENVIRONMENTAL PERMITS – REGION 3

NYS DEPARTMENT OF TRANSPORTATION

NYS DEPARTMENT OF HEALTH

TOWN OF THOMPSON TOWN BOARD

TOWN OF FALLSBURG PLANNING BOARD

TOWN OF FALLSBURG TOWN BOARD

US ARMY CORPS. OF ENGINEERS

DELAWARE RIVER BASIN COMMISSION

NYS OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

SULLIVAN COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL MANAGEMENT

ENVIRONMENTAL NOTICE BULLETIN – VIA EMAIL

Mary Beth Bianconi, Planner
Glen Smith, Engineer
Kristen O'Donnell – Lanc & Tully

Mr. Smith – This project is 103 acres off of Gibber Road with 264 Townhouse units. There were wells drilled years ago for onsite water supply and sewer will be pumped to Kiamesha sewer plant. This project is in both the Town of Thompson and Fallsburg. The intent is to build a road from La Vista Drive from Fallsburg into this property and keep the Barn/Gibber Road as an emergency access.

Marybeth – This project has been looked at under the State Environmental Review Act and a Positive Declaration has been issued. This project could have an impact to the environment. We need to evaluate the existing conditions, the project itself, those impacts and determined litigation measures that can reduce or eliminate the scale and the scope of those impacts. As part of this process the applicant has prepared a public scoping document. The scoping document is available on the town website and was mailed to all interested agencies as well. Tonight our purpose is to hear comments on scoping from the public and I will also note that folks can send their comments by August 28th at 4:30 p.m. to planning@TownofThompson.com and written comments are encouraged. It's a lot easier for us to understand what your concerns are. Think of scoping as a fancy table of contents. It's asking the

question that need to be answered for this project. Tonight, we are here to find out what your concerns are. This document discusses items like, Traffic, waste water, water supply, storm water, habitat, endangered species and more. There will be no answers tonight they will be available at a later time.

PUBLIC COMMENT

Steve Vegliante, Town of Fallsburg Supervisor – We have engaged attorney Dominic Cordisco. Dominic will be preparing comments on behave of the Town of Fallsburg and they will be submitted in writing. Mr. Vegliante read's a statement to the public about the Town of Fallsburg's concerns and will submit it to the Town in writing along with other comments.

PUBLIC COMMENT CLOSED

A motion to close the Public Scoping session was made by Jim Barnicle and seconded by Michael Hoyt 5 in favor; 0 opposed

PUBLIC HEARING

Notice is Hearby Given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on August 14, 2019 at 7:00 p.m. to consider the application of the Sustain Release LLC for site plan review and special use permit for an arts and music festival in accordance with §250-9 of the Town Code of the Town of Thompson.

The property is located in the RR2 zone at 73 Camp Road, Monticello, NY S/B/L: 27.-1-10

Arora & Daniel McCormick, Sustain Release

Tim Ryan, Cirillo Architects

Howard Landman, Owner of Camp

Satisfactory proof of mailing was provided to the Board

Mr. McCormick – This is a music fest that is held every year since 2014 at Camp Kennybrook. We have a 1,000-person compacity and we do not plan on exceeding that. This will take place on September 12 to the 15th. This is for members only. We are making a few changes this year. One of the main concerns was parking and traffic. We have reduced the number of cars we will allow to park on site, from 250 to 220. We are using a parking pass system. You will need a pass to park. We also have busses from Brooklyn that will be bringing people up here from the city. The busses come here, drop off and leave. We will be pouring gravel on the lot and moving the check-in area from Camp Road to checking in at the lot. Buses from Rolling V will be doing shuttle service from parking to the event. We are adding an exit to the gymnastic building where we have an indoor stage and it will be ADA approved. We will also have guards at all stages so we don't exceed compacity. We are also updating our music technology to keep the music from bleeding into the neighborhoods. The hours are 3:00 p.m. Thursday to 3:00 p.m. Sunday. Music starts at 9:00 pm to 6:00 am. On Thursday it only goes to 3:00 a.m. There will be some music at some of our outdoor stages during the day Friday and Saturday.

Chairman Kiefer - This is has been going on for 5 years? Mr. McCormick - Yes.

Jim Barnicle – The buses drop off on Thursday and don't return until Sunday? Mr. McCormick – Yes.

Michael Croissant – What is happening with the gravel in the parking lot? Mr. Ryan – We will be adding crusher run for a loop around. Michael Croissant - I'm concern that they will make the pretty field look bad unless you remove the dirt and lay down the stone correctly, especially if it rains. Mr. Landman – There is a lot of drainage there. Michael Croissant – I'm just saying that it's going to look bad, that I would rather see no stone be used. Mr. McCormick – We are only doing it at the entrance. Mr. Landman – it's really for the buses. Jim Carnell – It's just to keep the buses from getting stuck. There is already curve cut there.

PUBLIC COMMENT

Dylan Doty, Popa Luke's – I totally support this project. It helps my business tremendously. They bring in lots of business for me at that time of year when I'm a little slower.

Ryan Mendels, Manager, Beer World - I too appreciate the business that this bring to us. They have been doing a lot of business with us for years and it's great to see them use local business.

PUBLIC COMMENT CLOSED

A motion to close the Public Hearing was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:20 p.m.

Chairman Kiefer appoints Arthur Knapp to replace Matthew Sush who is absent.

A motion to approve the July 24, 2019 minutes was made by Michael Croissant and seconded by Michael Hoyt
5 in favor, 0 opposed

We need a resolution to allow Paula Kay to be paid when she is needed as a consultant.

A motion to allow Paula Kay to be paid when used as a consultant was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

Richard McGoeey – For the Applicant or Town to pay Paula Kay? Jim Carnell – The applicant.

THOMPSON SQUARE 2017 LLC

4058 State Route 42, Monticello, NY S/B/L: 13.-3-40 & 13.3-40-3

Richard Baum, Attorney

Steve Powers, Engineer

Ken Simon – Heidenberg Properties

Paul J Camella, Camella Realty Inc

Richard McGoeys- The applicant is here for changes on Phase 1 and Phase 2.

Mr. Baum – On the original plan we had 3 Phase. Now the numbers are firmed up we have to adjust a few things. We are not changing anything just the phasing as to when things will happen.

Mr. Powers – We are here to decrease the size of Phase 1 and increase the size of Phase 2. Previously we had included Phase 1 to include lighting, and striping by the entrance way. Currently it's a one-way section and we want to make it two-ways. This is just temporary. We are just scaling back the Phase 1.

Mr. Baum - Everything is going to be shifted towards the town hall. Mr. Powers – We will be shifting everything about 4 feet North. Richard McGoeys – This is not ideal; I believe that when Marshalls comes in there is going to be a lot more traffic. Chairman Kiefer - How long do you plan on this being this way?

Mr. Simon – We are hoping this will only be for about 1 year. Mr. Camella - We are doing this to cut back on expanses. We were counting on the Staples renewal and not having the bank move out. We currently have some prospective tenants. I'm hoping to be back here by next April so we can do Phase 2. Chairman Kiefer – Can we stipulate this need to be done by a year? Richard McGoeys – I don't think we can do that but we can ask that they come back in a year.

Mr. Powers – We have been going back and forth with the hotel on Golden Ridge road. The connection on Golden Ridge Road has been a plan all along. Mr. Baum – This road is essential for us. We are just waiting on them. Mr. Simon – We have an agreement with them. Mr. Powers – This is a big part of Phase 1.

Chairman Kiefer - When do you expect to do demo? Mr. Simon – Next week, we hope.

Mr. Powers – We added the stone feature by the entrance to Phase 1. The access control to the residential area. We will be giving as the owner of the property the permission for the easement to be constructed. There will be two bollards with a chain and an emergency sign on it. Mr. Baum – This will be coalified in such a way that whoever is going to builds it will have the right to build it. Richard McGoeys – I didn't realize that the bollards and chains were going to be detailed. Mr. Powers – It's going to be built we are just showing it as an example.

Jim Barnicle – How does the Marshall and Gas station come together? Mr. Simon – We have an agreement with the gas station to provide them water.

Mr. Powers – Fully shielded wall fixtures.

A motion to approve the modification to the Phasing was made by Michael Hoyt and seconded by Michael Croissant
5 in favor; 0 opposed

FREEDS BUNGALOW

506 Old Liberty Rd, Monticello, NY S/B/L: 8.-1-47.1
Joel Kohn

Mr. Kohn - We are looking to get a condition approval tonight. This project is an existing 41-unit bungalow colony. We will be removing some of the current structures and replacing them with three new duplexes giving us 36 units.

Mr. Kohn Comments:

1. The location of the existing waterlines in the areas of construction are to be shown to verify that there will be no conflicts: - There is extremely limited information on the location of the waterlines. A note has been added indicating this and also instructing the contractor to coordinate with the design engineer. Richard McGoey – And they must go to the field, should be added to the note. Mr. Kohn - I'll note that.
2. Existing sewer lines to be abandoned in front of the day camp be shown as being capped and removed from the distribution box. – A note has been added. Richard McGoey- Can we add a note to have the Sewer Department come out and inspect as well? Mr. Kohn - Yes
3. Will 22 additional parking spaces be enough? - There is parking along the property line and on Fraser Road. Some are in the back as well. Now we are adding less units we will have more parking space available.
4. Previously recommended that parking be parallel but be moved away from the edge of the road. Also, the Applicant must get a letter from the Highway Department indicating that the parallel parking as proposed including signage is satisfactory. - I talked to Rich Benjamin, Superintendent and he felt there is no issue. Chairman Kiefer – We feel differently. They need to get the parking off of Fraser Road. Mr. Kohn – More on the grass or gravel? Chairman Kiefer – They need to get off the road. Mr. Kohn - We took it off the map so we will put the parking back on.
5. A letter from the Fire Department should indicate that 4-foot gravel shoulders can be utilized to satisfy the total width of 20 feet for emergency access. – The Fire Department said to upgrade to 12 foot paved and 4-foot gravel. Richard McGoey – Is this shown now? Mr. Kohn - Yes. Richard McGoey – Did they have any comments on this road? Mr. Kohn - No, they said it's existing and it is what it is.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion to approve the site plan with condition to Richard McGoey review was made by Arthur Knapp and seconded by Michael Croissant
5 in favor; 0 opposed

CENTER FOR DISCOVERY

29/31 Holmes Road, Monticello, NY S/B/L: 17.-1-13.4
Glenn Smith, Engineer
Dave Fanslau, Center for Discovery

Mr. Smith - This is an existing building and we want to make it into classrooms for educational purposes. This will then change the use.

Mr. Smith - Comments:

1. The Applicant is proposing to convert existing offices to classrooms. - True
2. The previously approved site plan included the construction of an orientation building which has not been constructed. – That was an addition but that has been scrapped.
3. Site improvements on the end of the building including a shed, decks, and garbage enclosure are to be shown as a building improvement. Any changes to these facilities should be incorporated on the site plan. – There is an existing deck on the end of the building and the utility shed is now gone.
4. The site plan should clarify the existing versus proposed site improvements including the handicap parking which we understand has not been constructed. – There are 17 parking spaces now that are paved and we will be adding the handicapped space with signage to it.
5. ADA signage details are to be provided as well as pavement details and striping. – There is no paving detail since we are using the existing parking. Richard McGoey – Use action figures.
6. The existing office building includes a roofed porch over the area proposed for the elevator which should be superimposed on the site plan. – It's shown on the plans.

Mr. Smith - Hoping we don't need a Public Hearing since the center owns all the properties around it.
Chairman Kiefer - No Public Hearing.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded by Arthur Knapp
5 in favor; 0 opposed

A motion to approve the site plan was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor; 0 opposed

CENTER FOR DISCOVERY

1005 Old Liberty Rd, Monticello, NY S/B/L: 2.-1-12.2

Glenn Smith, Engineer

Mr. Smith - This 6-bed residence is under construction. We got approval in the past for a prior project for a 4-bed residence that was attached to a summer kitchen, attached to a storage garage and attached to a barn. That project was scrapped. This project didn't need approval since it was a single family home. Now the residence needs to use this barn to process herb and vegetable that they grown on the property. Chairman Kiefer – Your increasing it to 6 bedrooms? Mr. Smith - Yes.

Mr. Smith – Comments:

1. The Applicant received approval for this facility originally as a 4-bed residence on 8 October 2014. Since that time the building has been converted to a 6-bed residence, and therefore requires a modification to a previously approved septic site plan. – True
2. The Applicant is also seeking to convert the barn to a DayHab where residents and staff can store, handle and process vegetables and herbs grown on the property. This appears to be an acceptable use in the zone; however, the Planning Board Attorney should advise. -
3. As the septic system was originally approved for a 4-bed residence, the Applicant's engineer should verify on the site plan that the septic system has been constructed for a 6-bed residence or otherwise provide details to modify the septic system. – We did a septic plan back in 2016. This has been built and can handle everything. Jim Carnell – They don't need approval for the building it's for the Barn conversion.
4. The site plan should clearly show the existing improvements versus the proposed improvements, including access drives, parking areas, buildings, etc.- I highlighted everything that was done. Richard McGoey – The left side of the barn show a bath house; however, this is not as build. Mr. Smith - It's proposed. Chairman Kiefer – Will the propane tank be buried? Mr. Smith – Yes. Richard McGoey – This sidewalk is actually 8 foot not 6. Mr. Smith - I'll change that.
5. Details of construction of the ADA parking, signage, striping and the landscape and light details, drainage details, etc. all should be provided with the site plan. – We added landscaping to the site plan along with parking and parking signs.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Arthur Knapp

5 in favor; 0 opposed

A motion to approve the site plan modification for change of site plan and change of use was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

CENTER FOR DISCOVERY

195 Lake Louise Marie Rd, Rock Hill, NY S/B/L: 52.-1-1.3
Glenn Smith, Engineer
David Fanslau, Center for Discovery

Mr. Smith - This was the former Frontier building in Rock Hill. The Board gave use condition approval for the building and some parking. The deal was if they don't purchase the rest of the property, they would need more parking. Steve Mosenson, General Counsel for The Center for Discovery sent me an e-mail the other day saying that the Center is currently under contract with Frontier Insurance to purchase the property adjacent to the former Frontier Insurance Building, 195 Lake Louise Marie Rd. That is the parcel that Nana's house is on. We are looking for a six-month extension.

Chairman Kiefer - That purchase will also include Nana's House? Mr. Smith - Yes. Michael Hoyt – Are you going to keep it as a daycare? Mr. Fanslau – We will continue the current arrangement.

A motion for a six-month extension to subdivision approval was made by Arthur Knapp and seconded by Michael Hoyt
5 in favor; 0 opposed

ROCK HILL CORNER PROJECT

207 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-1-35.1
Glen Smith, P.E
Steven Vegliante

Mr. Smith - This is an updated plan for the project. What I'm showing here is the banking on the property. The county's 239 said to bank some spaces as well. Along the Glen Wild Road, we are planning on doing some vegetative landscaping with some tables. We plan on banking the parking there to allow for some screening and buffering from the county road. Chairman Kiefer - How many parking spaces will there be? Mr. Smith – 270 and 70 will be banked.

Mr. Smith: Comments

- 1 The Town's traffic consultant's question should be resolved prior to the Board considering a negative declaration. - Our traffic consultant did a traffic report last fall. The town's traffic consultant had some comments on it. And after going back and forth with my consultant he updated his traffic count for Friday's nights in the Summer. He increased it by 18% for summer traffic. He then went to 38%. It shows that on peak hour on Glen Wild Road going South would go from a C to a D. And on Katrina Falls goes from E to D. My consultant didn't

see this as being a deal breaker since this is just happening in the summer. Richard McGoeey – We need to get this settled.

- 2 The SWPPP was recently submitted for review and acceptance and should be included as a condition of any SEQRA Neg. Dec. – This has been done.
- 3 The Applicant should verify that County DPW is satisfied with the access drive onto Glen Wild Road. Notes should be provided on the plan which indicates that permits from Sullivan County DPW will be received prior to the start of construction. -The 239 letter from March said they were happy with the change to the entrances. A note was added, no work is to be done until we have DPW permits.
- 4 As a condition of any SEQRA Neg. Dec., an NYSDEC wetland buffer permit will be required for construction within the 100-foot buffer. In addition, notes are to be provided on the plan which indicates that the permits will be received prior to the start of construction on the site work. – There is a 100-foot buffer and a note was added that a DEC wetlands permit is required.
- 5 The Planning Board Attorney should review the draft developer’s agreement for acceptance prior to any final approvals. - The agreement is with Michael Mednick since Paula Kay requested herself.
- 6 The Technical Review Comments of 7 June 2019 must be addressed by the Applicant’s engineer. – (1) The two wells located on site one for the Pizza Rock and one for the former bungalow colony must be abandoned with AWWA standard; a note was added to the site plan that it needs to meet both AWWA & NY Standards. (2) Sewer Superintendent has requested that water meters be specified for each building individually for sewer billing purposes; note has been added that each building has to have a meter. (3) The Sewer Superintendent requested that individual sewer laterals be provided for each tenant space; a note was added to make sure there is a lateral for each tenant’s space. (4) Any details required by Sullivan County DPW for the entrance onto the County Road are to be provided on the plans; that’s understood, that’s part of the application permit. (5): Comments in regards to the traffic study by the Town’s traffic consultant are still outstanding; we just talked about this. (6) SWPPP is to be submitted for review and approval; the SWPPP has been done. (7) We continue to recommend that the developer’s agreement be entered into establishing the need for a performance bond and engineering escrow for engineering inspections during construction by the Town Engineer; we just talked about that. (8) The Applicant will be discussing with the Planning Board a request to banked parking; we just talked about that too. (9) Lighting and landscaping plans have not been submitted to date; they are underway.
- 7 Substantially more detail will be required for site development improvements, landscaping, lighting, drainage etc. prior to final approval – No problem, this will be done.

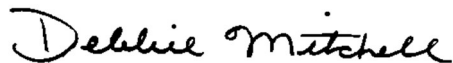
Richard McGoeey – Until the traffic study is all done, we can’t do a negative declaration.

Mr. Vegliante hands out picture of what the building will look like. Jim Barnicle – Are you looking to start to break ground in the Spring? Mr. Vegliante – Yes. We are in talks with two contractors. This is a typical steal type building. Chairman Kiefer – When we did Dollar General, we required stone around the building and this looks like a steal building. Mr. Vegliante – We plan on doing things like we have done with the existing Trading Post.

Michael Hoyt – Will you do everything at one? Mr. Vegliante – The main building first. Mr. Smith - Will Pizza the Rock go to main building? Mr. Vegliante – Yes.

A motion to close the meeting at 8:06 pm was made by Michael Hoyt and seconded by Jim Barnicle
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The script is cursive and fluid, with the first letter of each name being capitalized and prominent.

Debbie Mitchell
Secretary
Town of Thompson Planning Board