



**TOWN OF THOMPSON PLANNING BOARD
RESOLUTION GRANTING
FINAL CONDITIONAL SUBDIVISION AND SITE PLAN APPROVAL
FOR THE KEREN FIELDS LLC SUBDIVISION PROJECT**

WHEREAS, the Planning Board of the Town of Thompson, New York (the "Planning Board") received an application from Keren Fields LLC (the "Applicant") for a 12 lot residential subdivision of a 44 acre vacant and wooded parcel which is owned by the Applicant, which property is located at Sunset Drive and Sackett Lake Road, Town of Thompson, New York (the "Property") and

WHEREAS, the Property is in the Town's Suburban/Residential (SR) Zoning District which permits single-family homes on a minimum 40,000 square foot lot size, and also permits "cluster" housing on a minimum 10 acre lot size; and

WHEREAS, the project will include (i) developing lots #1-10 for single-family homes, each of which will be approximately 1.25 to 1.8 acres in size and served by an individual on-site drilled water well and septic system; (ii) Lot #11 which will be a 5.87 acre lot containing an activities building, pool and recreation courts; and (iii) Lot #12, which will be approximately 22.8 acres in size and include the owner's main house containing 14 bedrooms, along with four 5-bedroom "cottages" in a cluster layout to be constructed and used by family members; a small barn for housing several horses and a second floor caretaker's apartment; a large on-site septic system will be constructed to serve the main house and the four adjacent cottages and a separate smaller septic system will be constructed to serve the barn/caretaker's residence (collectively the "Project"); and

WHEREAS, the 10 subdivision lots are permitted by town zoning laws with a minimum required size of 40,000 square feet (.92 acre); Lot #11 is permitted by town zoning as "clubhouse recreation" with a minimum 3 acre lot size; and the Lot #12 compound is permitted by town zoning with the "cluster development" use which requires a minimum 10 acre parcel size; Lot #12 was reviewed by the Town of Thompson planning board as a "cluster" development since there are more than one single-family homes on the parcel; Lot #12 exceeds the minimum 10 acre lot size required for that type of zoning use; and

WHEREAS, the Town of Thompson Planning Board approved a "Resolution Adopting Negative Declaration For The Keren Fields Subdivision Project" on July 8, 2020, subsequently filed with the Town Clerk on July 20, 2020, and annexed hereto as Exhibit "A", and

WHEREAS, The Town of Thompson Planning Board approved a "Resolution Granting Preliminary Subdivision Approval for the Keren Fields LLC Subdivision Project" on July 8, 2020, subsequently filed with the Town Clerk on July 20, 2020, and annexed hereto as Exhibit "B", and

WHEREAS, A Stormwater Pollution Prevention Plan (SWPPP) for the Project was reviewed and found acceptable by Town Planning Board Engineer McGoey, Hauser and Edsall on November 17, 2020; and

WHEREAS, the U.S. Department of the Army, N.Y. District Corps of Engineers reviewed the project plans in response to an application made to that Agency in September 2020 and issued a Jurisdictional Determination (JD) letter on December 21, 2020, which identified a regulated 300ft. long watercourse in the area of the proposed project roadway, and

WHEREAS, the project site plan was revised to reduce the length of the project road to avoid any disturbance to the ACOE regulated watercourse and therefore address that requirement of the JD letter; and

WHEREAS, on January 13, 2021 the Town of Thompson Planning Board approved a Modification of the Site Plan indicating the revised road plan, and

WHEREAS, on January 27, 2021 the Town of Thompson Planning Board approved a modification to the prior "Resolution Adopting Negative Declaration" dated July 8, 2020 to include reference to Keren Fields LLC Subdivision and Site Plan in the heading text.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Final Conditional Subdivision and Site Plan Approval of the Subdivision and Cluster Plan as submitted by the Applicant with respect to the Project, is hereby granted, subject to the conditions which are hereinafter set forth.
 - a. Satisfaction of all conditions of all Town consultants, including the Town Engineer and Town Planner, shall be addressed to the satisfaction of the Town Engineer and the Town Planner.
 - b. All approvals required for the construction of the Project shall be obtained, including approval of the water supply systems and sewage disposal systems from the New York State Department of Health; and
 - c. Payment of all required fees and escrows to the Town, including engineering, planning and legal; as well as town recreation fees as determined by the Town Planning Board in the amount of \$1,250 per housing unit x 15 units = \$18,750; which fees shall be paid prior to the Chairman signing the final subdivision map and prior to the filing of any maps with the County; and
 - d. Final revisions to the final subdivision plat shall reflect any additional comments made by the Town of Thompson Planning Board or NYSDOH not currently reflected in the latest map submitted to the Planning Board; and
 - e. No further subdivision of Lot #12 will be permitted without new application and plans review and approval by the Town of Thompson Planning Board and NYSDOH, and

- f. Issue of stormwater construction activities permit N.O.I. by NYSDEC shall occur prior to starting sitework, and
- g. Applicant will request that future contractors, vendors and materials delivery vehicles utilize access from Sackett Lake Road to Sunset Drive Extension as much as practical; vs. using Sunset Drive off NYS Route 42, and
- h. In the event future water well problems regarding quantity or quality occurs in any neighboring properties as a result of the Project, as confirmed and verified by the Thompson Town Engineer or Building Department, within two (2) years of the Project being fully built-out, the Applicant will be responsible for necessary mitigation actions as approved by the Town. Further, the Town Planning Board will require a bond from the Applicant in the amount of \$10,000 as determined by the Town Engineer to fund potential repairs to or replacement of wells on adjoining properties. Said bond shall be submitted in satisfactory form (Cashier's Check, Letter of Credit) to the Town prior to issuance of the first home building permit and continuously rolled over to cover subsequent home building permits until such time that no new home permit is applied for within two (2) years of the most recent permit issuance, at which time the bond shall be returned to Applicant. If additional building permits are subsequently applied for following the 2 year hiatus, the bond requirement as noted above shall be reactivated prior to issuance of any additional building permits.

Motion made by:

Kathleen Lara

Motion seconded by:

Michael Hoyt

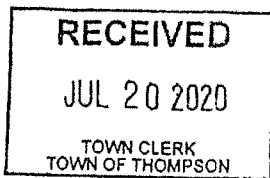
Adopted by vote 5 in favor, 0 opposed, and 0 abstentions.

By order of the Town of Thompson Planning Board,

Lou Kiefer, Chairman

Town of Thompson Planning Board

Date: January 27, 2021



**TOWN OF THOMPSON, PLANNING BOARD
RESOLUTION ADOPTING NEGATIVE DECLARATION
FOR THE KEREN FIELDS LLC SUBDIVISION PROJECT**

WHEREAS, the Planning Board of the Town of Thompson, New York (the "Planning Board") received an application from Keren Fields LLC (the "Applicant") for a 12 lot residential subdivision of a 44 acre vacant and wooded parcel which is owned by the Applicant, which property is located at Sunset Drive and Sackett Lake Road, Town of Thompson, New York (the "Property"); and

WHEREAS, the Property is in the Town's Suburban/Residential (SR) Zoning District which permits single-family homes on a minimum 40,000 square foot lot size, and also permits "cluster" housing on a minimum 10 acre lot size; and

WHEREAS, the project will include (i) developing lots #1-10 for single-family homes, each of which will be approximately 1.25 to 1.7 acres in size and served by an individual on-site drilled water well and septic system; (ii) Lot #11 which will be a 5.7 acre lot containing an activities building, pool and recreation courts; and (iii) Lot #12, which will be approximately 22.8 acres in size and include the owner's main house containing 14 bedrooms, along with four 5-bedroom "cottages" in a cluster layout to be constructed and used by family members; a small barn for housing several horses and a second floor caretaker's apartment will also be situated on lot #12; a large on-site septic system will be constructed to serve the main house and the four adjacent cottages and a separate smaller septic system will be constructed to serve the barn/caretaker's residence (collectively the "Project"); and

WHEREAS, the 10 subdivision lots are permitted by town zoning laws with a minimum required size of 40,000 square feet (.92 acre); Lot #11 community building/recreation lot is permitted by town zoning as "clubhouse recreation" with a minimum 3 acre lot size; and the Lot #12 compound is permitted by town zoning with the "cluster development" use which requires a minimum 10 acre parcel size; Lot #12 was reviewed by the Town of Thompson planning board as a "cluster" development since there are more than one single-family home on the parcel; Lot #12 exceeds the minimum 10 acre lot size required for that type of zoning use; and

WHEREAS, percolation testing for septic systems were performed in 2018 and in 2019 along with backhoe test pits to evaluate soils percolation rates and existence of limiting strata such as groundwater, bedrock, compacted hardpan and similar features; based upon these results, each of the 12 lots will incorporate Shallow Absorption Trench Systems (S.A.T.S.) along with dosing siphons or a pump station to periodically dose wastewater flows to the leachfield absorption systems; and

WHEREAS, a subdivision/site plan application for "Keren Fields, LLC" dated January 30, 2018 was submitted to the Town of Thompson planning board on January 31, 2018 and reviewed at their February 14, 2018 meeting; relating to a 12-lot subdivision including a "cluster development" on the applicant's lot #12; and

WHEREAS, the Thompson Town Board approved a zoning change on a 10½ acre portion of the subject property on May 22, 2018, following a public hearing, from SR to RR-2 to allow keeping farm animals on that portion of the Property; and

WHEREAS, a Part 1 Long EAF dated December 21, 2018 and last revised-February 5, 2020, along with completed Part 2 EAF and Part 3 EAF was submitted to the Town Planning Board on February 14, 2020 for review; and

WHEREAS, a Notice of Intent to be Lead Agency for SEQR review was submitted by the Town Planning Board to nine “interested or involved agencies” on October 9, 2018, with none responding within the 30-day notice period; and

WHEREAS, the Town of Thompson Planning Board resolved to assume Lead Agency status on December 12, 2018 and redeclared themselves Lead Agency on February 26, 2020; and

WHEREAS, a Public Hearing was held and closed by the Town Planning Board on January 9, 2019, with all public comments recorded and responded to by the project engineer in correspondence dated February 1, 2019; and

WHEREAS, the Monticello Fire Department reviewed the project plans for emergency vehicles access and approved them in correspondence dated January 8, 2019; and

WHEREAS, a Realty Subdivision application was submitted to the NYS Department of Health on November 21, 2018, and last revised-November 11, 2019, which agency submitted extensive review comments including the required construction of four test wells on the project site for groundwater evaluation; and

WHEREAS, four (4) drilled test wells were constructed in May 2019 on Lots #4, 10 and 12 and pump tested for 93 hours in June 2019 with satisfactory results; and

WHEREAS, at the Planning Board’s request, town consultant “Miller Hydrogeologic Inc.” reviewed the “Water Supply System Engineering Report” dated and revised February 5, 2020 related to project wells and potential impacts on neighbor’s wells and issued their report dated March 13, 2020 stating “the project...will have minimal effect on surrounding existing water supply wells”; and

WHEREAS, notwithstanding such report from Miller Hydrogeologic , Inc., that the Project will have minimal effect on surrounding existing water supply wells, the Applicant shall remain responsible to perform mitigation in the event of a problem with the Well of any neighbor’s property within two years of the Project being fully built, and subject to confirmation of said problem by the Town Engineer or Building Department; and

WHEREAS, the NYS Department of Environmental Conservation issued two SPDES Permits to the applicant on February 6, 2020 for proposed septic system discharges exceeding 1,000 gpd on proposed Lots #11 and 12; and

WHEREAS, "Subdivision Survey Map" was completed by project surveyor Anthony Siciliano, LS, dated February 24, 2020 and submitted to the Town Planning Board on February 28, 2020; and

WHEREAS, the project was reclassified by the Planning Board from a Type 1 Action to an Unlisted Action after reevaluating SEQR guidelines, on February 26, 2002; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP), dated February 2020, prepared by Pitingaro & Doetsch Consulting engineers was submitted to the Town engineer on June 4, 2020 for review and acceptance; and

WHEREAS, correspondence was submitted to the Town Planning Board by neighbor David Mayberg, dated May 28, 2020, citing numerous comments, concerns and objections relating to the Project which were responded to by the Project engineer, in correspondence to the chairman dated June 17, 2020 and reviewed by the Town Planning Board; and

WHEREAS, the NYS Department of Health has determined that all application submittals related to the Project to date are satisfactory in addressing their review comments and will withhold written approval correspondence subject to receiving evidencing of Preliminary Subdivision Approval and SWPPP acceptance from the Town Planning Board;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Town of Thompson that the Project will not have a significant impact on the environment.

REASONS SUPPORTING THIS DETERMINATION.

1. The Applicant has prepared, or cause to be prepared, an Environmental Assessment form, including a Part 3 narrative of those items that were identified as potentially having a moderate to large impact (EAF).
2. The Planning Board has determined it is Lead Agency for this action in accordance with SEQRA procedures.
3. The Planning Board has carefully reviewed all supporting documentation.
4. The Planning Board has carefully reviewed Part 2 and Part 3 of the EAF, and has determined that all Project Impacts which might have a moderate to large impact have been satisfactorily mitigated by the Applicant.

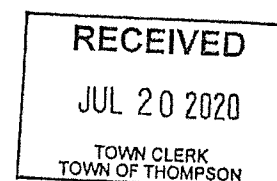
Motion made by: JIM BARNICLE

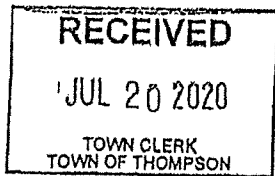
Motion Seconded by: MATTHEW SUSH

Adopted by vote: 5 in favor 0 opposed, and 0 abstentions.

By order of the Town of Thompson Planning Board,

Dated: July 8, 2020





**TOWN OF THOMPSON, PLANNING BOARD
RESOLUTION GRANTING
PRELIMINARY SUBDIVISION APPROVAL
FOR THE KEREN FIELDS LLC SUBDIVISION PROJECT**

WHEREAS, the Planning Board of the Town of Thompson, New York (the "Planning Board") received an application from Keren Fields LLC (the "Applicant") for a 12 lot residential subdivision of a 44 acre vacant and wooded parcel which is owned by the Applicant, which property is located at Sunset Drive and Sackett Lake Road, Town of Thompson, New York (the "Property"); and

WHEREAS, the Property is in the Town's Suburban/Residential (SR) Zoning District which permits single-family homes on a minimum 40,000 square foot lot size, and also permits "cluster" housing on a minimum 10 acre lot size; and

WHEREAS, the project will include (i) developing lots #1-10 for single-family homes, each of which will be approximately 1.25 to 1.7 acres in size and served by an individual on-site drilled water well and septic system; (ii) Lot #11 which will be a 5.7 acre lot containing an activities building, pool and recreation courts; and (iii) Lot #12, which will be approximately 22.8 acres in size and include the owner's main house containing 14 bedrooms, along with four 5-bedroom "cottages" in a cluster layout to be constructed and used by family members; a small barn for housing several horses and a second floor caretaker's apartment; a large on-site septic system will be constructed to serve the main house and the four adjacent cottages and a separate smaller septic system will be constructed to serve the barn/caretaker's residence (collectively the "Project"); and

WHEREAS, the 10 subdivision lots are permitted by town zoning laws with a minimum required size of 40,000 square feet (.92 acre); Lot #11 is permitted by town zoning as "clubhouse recreation" with a minimum 3 acre lot size; and the Lot #12 compound is permitted by town zoning with the "cluster development" use which requires a minimum 10 acre parcel size; Lot #12 was reviewed by the Town of Thompson planning board as a "cluster" development since there are more than one single-family homes on the parcel; Lot #12 exceeds the minimum 10 acre lot size required for that type of zoning use; and

WHEREAS, percolation testing for septic systems were performed in 2018 and in 2019 along with backhoe test pits to evaluate soils percolation rates and existence of limiting strata such as groundwater, bedrock, compacted hardpan and similar features; based upon these results, each of the 12 lots will incorporate Shallow Absorption Trench Systems (S.A.T.S.) along with dosing siphons or a pump station to periodically dose wastewater flows to the leachfield absorption systems; and

WHEREAS, a subdivision/site plan application for "Keren Fields, LLC" dated January 30, 2018 was submitted to the Town of Thompson planning board on January 31, 2018 and reviewed at their February 14, 2018 meeting; relating to a 12-lot subdivision including a "cluster

development” on the applicant’s lot #12; and

WHEREAS, the Thompson Town Board approved a zoning change on a 10½ acre portion of the subject property on May 22, 2018, following a public hearing, from SR to RR-2 to allow keeping farm animals on that portion of the Property; and

WHEREAS, a Part 1 Long EAF dated December 21, 2018 and last revised-February 5, 2020, along with completed Part 2 EAF and Part 3 EAF was submitted to the Town Planning Board on February 14, 2020 for review; and

WHEREAS, a Notice of Intent to be Lead Agency for SEQR review was submitted by the Town Planning Board to nine “interested or involved agencies” on October 9, 2018, with none responding within the 30-day notice period; and

WHEREAS, the Town of Thompson Planning Board resolved to assume Lead Agency status on December 12, 2018 and redeclared themselves Lead Agency on February 26, 2020; and

WHEREAS, a Public Hearing was held and closed by the Town Planning Board on January 9, 2019, with all public comments recorded and responded to by the project engineer in correspondence dated February 1, 2019; and

WHEREAS, the Monticello Fire Department reviewed the project plans for emergency vehicles access and approved them in correspondence dated January 8, 2019; and

WHEREAS, a Realty Subdivision application was submitted to the NYS Department of Health on November 21, 2018, and last revised-November 11, 2019, which agency submitted extensive review comments including the required construction of four test wells on the project site for groundwater evaluation; and

WHEREAS, four (4) drilled test wells were constructed in May 2019 on Lots #4, 10 and 12 and pump tested for 93 hours in June 2019 with satisfactory results; and

WHEREAS, at the Planning Board’s request, town consultant “Miller Hydrogeologic Inc.” reviewed the “Water Supply System Engineering Report” dated and revised February 5, 2020 related to project wells and potential impacts on neighbor’s wells and issued their report dated March 13, 2020 stating “the project...will have minimal effect on surrounding existing water supply wells”; and

WHEREAS, the NYS Department of Environmental Conservation issued two SPDES Permits to the applicant on February 6, 2020 for proposed septic system discharges exceeding 1,000 gpd on proposed Lots #11 and 12; and

WHEREAS, "Subdivision Survey Map" was completed by project surveyor Anthony Siciliano, LS, dated February 24, 2020 and submitted to the Town Planning Board on February 28, 2020; and

WHEREAS, the project was reclassified by the Planning Board from a Type 1 Action to an Unlisted Action after reevaluating SEQR guidelines, on February 26, 2022; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP), dated February 2020, prepared by Pitingaro & Doetsch Consulting engineers was submitted to the Town engineer on June 4, 2020 for review and acceptance; and

WHEREAS, correspondence was submitted to the Town Planning Board by neighbor David Mayberg, dated May 28, 2020, citing numerous comments, concerns and objections relating to the Project which were responded to by the Project engineer, in correspondence to the chairman dated June 17, 2020 and reviewed by the Town Planning Board; and

WHEREAS, the NYS Department of Health has determined that all application submittals related to the Project to date are satisfactory in addressing their review comments and will withhold written approval correspondence subject to receiving evidencing of Preliminary Subdivision Approval and SWPPP acceptance from the Town Planning Board;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Approval of the subdivision plan, as submitted by the Applicant with respect to the
Project, is hereby granted, subject to the conditions which are hereinafter set forth.
 - a. Satisfaction of all conditions of all Town consultants, including the Town Engineer and Town Planner, shall be addressed to the satisfaction of the Town Engineer and the Town Planner.
 - b. All approvals required for the construction of the Project shall be obtained, including approval of the water supply systems and sewage disposal systems from the New York State Department of Health; and
 - c. Payment of all required fees and escrows to the Town, including engineering, planning, and legal, as well as recreation fees, which fees shall be paid prior to the Chairman signing the final subdivision map and prior to the filing of any maps with the County; and
 - d. Final revisions to the subdivision map shall reflect any additional comments
made by the Planning Board not currently reflected in the latest map submitted to the Planning Board; and

e. Satisfying the additional approval conditions which are set forth on Exhibit "A" annexed hereto.

Motion made by: MICHAEL HOYT

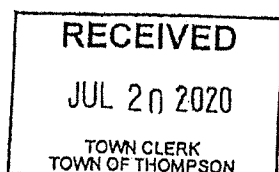
Motion seconded by: JIM BARNICLE

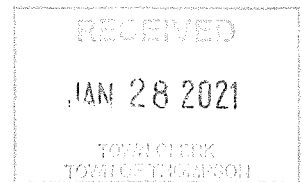
Adopted by vote 5 in favor, 0 opposed, and 0 abstentions.

By order of the Town of Thompson Planning Board,

Lou Kiefer, Chair
Town of Thompson Planning Board

Date: July 8, 2020





Keren Fields Subdivision

Additional Approval Conditions

Submit Final Stamped Subdivision Plat that addresses any final comments by the Town of Thompson Planning Board or NYSDOH.

No further subdivision of Lot #12 will be permitted without new application and plans review and approval by the Town of Thompson Planning Board and NYSDOH.

Payment of Town Recreation Fees, amount to be determined by the Town Planning Board based upon Town Code, upon applicant's appearance before the Planning Board to review fees.

SWPPP approval by Town Engineer. Issue of stormwater permit N.O.I. by NYSDEC shall occur prior to starting sitework.

Applicant will request that future contractors, vendors and materials delivery vehicles utilize access from Sackett Lake Road to Sunset Drive Extension as much as practical; vs. using Sunset Drive off NYS Route 42.

In the event future water well problems regarding quantity or quality occurs in any neighboring properties as a result of the Project, as confirmed and verified by the Thompson Town Engineer or Building Department, within two (2) years of the Project being fully built-out, the Applicant will be responsible for necessary mitigation actions as approved by the Town. Further, the Town Planning Board will require a bond from the Applicant in the amount of \$10,000 as determined by the Town Engineer to fund potential repairs to or replacement of wells on adjoining properties. Said bond shall be submitted in satisfactory form (Cashier's Check, Letter of Credit) to the Town prior to issuance of the first home building permit and continuously rolled over to cover subsequent home building permits until such time that no new home permit is applied for within two (2) years of the most recent permit issuance, at which time the bond shall be returned to Applicant. If additional building permits are subsequently applied for following the 2 year hiatus, the bond requirement as noted above shall be reactivated prior to issuance of any additional building permits.

EXHIBIT "A"
(To EXHIBIT "B")