

**Minutes of a Special Informational Meeting of the Town Board, Planning Board and Zoning Board of Appeals of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York on May 15, 2013.**

**APPROVED**

**ROLL CALL:**

**TOWN BOARD**

**Present:**

Supervisor Anthony P. Cellini, Presiding  
Councilman Richard Sush  
Councilman Sharon Jankiewicz  
Councilman Peter T. Briggs  
Councilman Scott Mace

**Present:**

**PLANNING BOARD**

Patrice Chester, Chairperson  
Lou Kiefer  
Anna Milucky  
Matthew Sush  
Melinda Ketcham-Meddaugh  
Jonathan Sunshine, Alternate

**Present:**

**ZONING BOARD OF APPEALS**

James Carnell, Chairperson  
Robert Hoose  
Sharon Kazansky  
Richard Benson  
Pamela Zaitchick  
William J. Rieber, Jr., Alternate

**Also Present:**

Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Attorney for the Town  
Paula E. Kay, Deputy Town Attorney  
Richard Benjamin, Highway Superintendent  
Gary J. Lasher, Comptroller  
Gerald Fielding, Town Historian  
Logan E. Ottino, Code Enforcement Officer  
Thomas Belgiovene, Code Enforcement Officer

**SPECIAL INFORMATIONAL MEETING**

Supervisor Cellini, Chairperson Chester and Chairperson Carnell called the Special Informational meeting to order at 6:30 PM between the Town Board, Planning Board and Zoning Board of Appeals for the purpose of a presentation by China City of America for a rather large proposed development in the Towns of Thompson and Mamakating. Supervisor Cellini said that the news media and public have been notified of the meeting. He has a copy of the notice with him, which will be on file and available upon request. He said that the notice was also posted on the Town Hall Bulletin Board.

**PLEDGE TO THE FLAG:** led by Deputy Supervisor Richard Sush

**INTRODUCTIONS:** by Allan Scott, President/CEO, Sullivan County Partnership for Economic Development

Supervisor Cellini called upon Allan Scott, President/CEO, Sullivan County Partnership for Economic Development to introduce the members of the China City of America Development Team that are present.

Mr. Allan Scott thanked all three Boards for hosting this meeting he greatly appreciates their time in which they are taking in order to meet with the Developers this evening. He introduced the team members of the proposed development that will participate in the presentation, they are listed as follows:

Sherry Li, Chairperson/CEO of China City of America

Mike Lianbo Wang, Marketing Director of China City of America

Jose Lara, Construction Director of China City of America

Timothy M. O'Connor, Senior Environmental Scientist from Keystone Associates

Kenneth Ellsworth, Principle from Keystone Associates

Mr. Scott also introduced Michele Klugman Resnick, Director of Marketing, Sullivan County Partnership for Economic Development including Harold K. Baird, Supervisor Town of Mamakating among others also present.

There were many member of the public present consisting of residents from both Thompson and Mamakating including several reporters from Sullivan County Democrat, Times Herald Record and Time Warner Cable.

**DEVELOPERS PRESENTATION:**

Mr. Kenneth Ellsworth, Managing Member of Keystone Associates provided a concept plan, overall layout plan of the property and a larger scale map showing the entire development and the concept plan. Also breakdowns of the concept plans were provided. The project consists of a conceptual site plan (Lot A) and (Lot B). They are proposing an Amusement Park theme for (Lot A) and Commercial/Residential Development for (Lot B). He took a closer look at (Lot B), which is Phase 1 of the project, which mostly exists in the Town of Thompson. The (Lot A) part of the project is located in the Town of Mamakating. Concept B site plan was developed with existing topography, boundary survey, completed with efforts to avoid wetlands, steep slopes, access points were taken into consideration, current zoning requirements, density, roads identified are private roads once the property is accessed.

Mr. Ellsworth introduced Mrs. Sherry Li, Chairperson/CEO of China City of America. This project is her concept that she has worked on for many years.

Mrs. Sherri Li thanked everyone for coming including the Town of Thompson Boards and Thompson and Mamakating Supervisors. She appreciates all of the support for the project. She provided an overview of the project. There were (4) brochures provided.

She explained that site A is located on the South side of NYS Route 17 between exits 111 & 112 on the North side of Yankee Lake in the Town of Mamakating consisting of 566 acres. They are proposing to develop a Theme/Amusement Park Center of Chinese Culture. She identified the specific sections/parks including the 16 Dynasties, which she explained. Several of the specific sections/parks mentioned are as follows: Zodiac Park, 28 Horoscope Signs, 56 Ethnic Villages Park, Chinese Kung Fu Sports Park, Four Famous Chinese Novel Parks, and Reserved Location for an Animal Park.

This Phase of the project is the Amusement Park Concept of the Chinese Culture, which will create a lot of jobs. She has a job creation and feasibility study, which has been completed. The first Park can create approximately 3,000 jobs over time. The Amusement Park will attract 1.5 Million visitors per year. Each of the (5) Parks will have a similar job creation, long term, direct and in-direct including construction, service and park. This project can provide tremendous job opportunities for the local community and good economic development for the community. The Parks will be opened to everyone. This is the concept of the Chinese Culture Amusement.

She then explained Site B of the project, which is located on the North side of NYS Route 17 also between exists 111 & 112. This site is on the other side of 17 within the same area. Site B will consist mainly of Commercial and Residential Development, which is mostly located in the Town of Thompson consisting of over 1666 acres of land. This site would be Phase 1 of the project. They are proposing two major concepts of the Commercial Development, Chinese Head Quarter Centers and 36 Provinces Exhibition Hall, which will include a Convention and Exhibition Center, Cultural Sidewalk of China and Logistic Center/Warehouse space. Mrs. Li explained each section being proposed. The last section of the project that was reviewed was the Residential Development, which is located on the West side of Route 56 directly across the street from the Commercial Development site. She also identified all of the specific sections being proposed in the Residential Development, which are as follows: Chinese Style Courtyard Villas/Houses, Western-Style Houses, Central Park area and on the Mamakating side Smaller Single Homes, Courtyard Town Houses, Education Center/School, Hotel-Style Apartments, Senior Housing/Medical Center and Shopping Center.

This project has been in the procedure with USCIS for over 1 ½ years and is at the final stage to obtain regional center approval and once in place the project is allowed to receive Chinese Investor Funding. Each family can invest \$500,000 towards the project and those funds will create 10 direct and in-direct jobs of the local community. She turned the presentation back over to Mr. Kenneth Ellsworth to close.

Mr. Ellsworth said as he mentioned earlier there has been a lot of work placed into this project from Mrs. Li's point of view as far as the concept goes. The engineering has not really been done with the project and there are many things to work out. He is sure there will be many questions to be answered. As projects develop there are pros and cons of each and they will develop them to the best of their ability and cooperation with

the Town and the public. They hope that they will be received as favorably as possible. He again thanked the Boards for their time and allowing them the opportunity to provide this evenings presentation.

Supervisor Cellini opened the floor to all three Boards allowing them the opportunity for questions of the developer. Questions and Responses were provided as follows:

- 1) Deputy Town Attorney Paula E. Kay asked which of the concepts would be in the Town of Thompson? Mrs. Li clarified which sections of the Site B project are being proposed in the Town of Thompson.
- 2) Supervisor Cellini asked if they have purchased or are in the process of purchasing the properties? Mrs. Li said that they are in contract to purchase the property and a deposit has been made and is in escrow.
- 3) Supervisor Cellini asked if this would be a taxable project? Mrs. Li said that the entire project is taxable.
- 4) Councilman Mace asked where they expect the amount of people to come from and what is the attraction for American citizens? This question applies to both the purchasing of property as well as the Amusement Park. The majority of the Residential Housing will most likely be occupied by the Chinese buyers wanting to live and work in America. Many of the Chinese buyers will have an office, business or store in the development. The Amusement Park side of the project will provide services to the American families as well as the Chinese families. The Parks will have Chinese Culture, but in the English language. The Amusement Park side will target both.
- 5) Councilman Briggs asked if the project was going to be completed in Phases and if so what Phase 1 would consist of? Mrs. Li said that Site B would be completed as Phase 1 first, which would include the wastewater treatment facility, water study and traffic study. Realistically Site B will be more ready for construction first, which makes sense. The Amusement Park Site A would come later.
- 6) William J. Rieber, Jr. asked if purchasing a home counts towards the \$500,000 investment or do they have to be an investor in the project other than purchasing a home? They have to be an investor in the project before purchasing a home, because they have to create jobs by the USCIS requirements. The \$500,000 investment goes towards the creation of the projects and jobs. They cannot just buy a home directly, but must be an investor of the project.
- 7) William J. Rieber, Jr. asked if the jobs that are created would be both American and ethnic in nature? Mrs. Li said they would all be American jobs, the USCIS require that each of the (10) jobs has to be an American citizen or American Green Card holder. This would have to be 100% American jobs.

- 8) Anna Milucky asked what the total projected number of families that would be able to live at the site? Mrs. Li said that currently in Site B there would be approximately 1,000 families. There is also the Hotel-Style Apartments, which will allow temporary stay to students &/or visitors, there will be a total of 250 rooms.
- 9) Melinda Ketcham-Meddaugh asked how many of those units for the 1,000 families are located in Thompson? Mrs. Li said there are 352 units, 176 Chinese Courtyard and 176 Western Style Homes.
- 10) Councilman Mace asked what the \$500,000 investment goes towards? Mrs. Li said that it would be applied to all of the development, the entire project.
- 11) Councilman Mace asked why a Theme Park, which would most likely only operate seasonally? Mrs. Li said that part of the Theme Park concept would operate year-round with parts being located indoors including some outdoors activities as well.
- 12) Supervisor Cellini said that as part of the Amusement Park Conceptual Site Plan he noted a Future Casino site as well. Mrs. Li said that there are so many uncertainties whether we will get Casino Gaming, but they proposed a site for it in the future if authorization is granted. They would like to propose an elegant Chinese Style Casino. She is more interested in the other areas of the project.
- 13) Pamela Zaitchick asked if they have already considered current zoning and density regulations? Mrs. Li said yes, that everything according to Site B of the project is following current zoning/density regulations, which is explained.
- 14) Supervisor Cellini asked what their expected timeline is? Mr. Ellsworth said that this presentation was to introduce the Town to the concept of the project and next would be to ask who the Town would like them to work with to start the planning process and develop the necessary timelines. So the next step would be to work with the Town Representatives on how they should proceed and what is expected of them first.
- 15) Pamela Zaitchick asked if the Chinese that are already residents of the U.S. able to invest into this project as well or is this just for residents of China? Mrs. Li said that anyone can invest in the project and buy the properties and businesses not just Chinese citizens looking to obtain a Green Card.
- 16) Pamela Zaitchick asked what the \$500,000 investment entitles the investor to? Mrs. Li said that the investment goes into the project to create local jobs, which will allow them and their families to receive a Green Card.
- 17) Robert Hoose asked if they would provide their own water and sewer service for both projects? Mr. Ellsworth said that regarding water, wells have already been

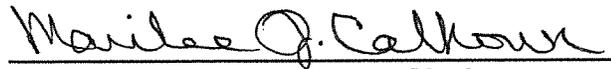
developed on the property. There have been yield tests and another extensive report regarding water from a previous proposed development. They have only briefly looked at this and are not sure if it is an adequate supply or not, but their initial thought is that if so they would pursue their own water supply. Regarding the sewer service, it would be an easier and more equitable situation for both the Town and the development to try and work with the existing treatment plant and add to its capacity and upgrades if possible. Nothing has been decided until after they meet with the Town to discuss the issue, but they prefer not to construct their own treatment plant.

Supervisor Cellini said that the members of the public will have an opportunity after the meeting to meet directly with members of the development team to ask any questions that they might have at this time.

**MEETING ADJOURNED**

After all Board Members having an opportunity to be heard and ask questions a motion to adjourn the meeting was made by Councilman Sush and seconded by Councilman Jankiewicz and the meeting was adjourned at 7:14 PM.

**Respectfully Submitted By:**



**Marilee J. Calhoun, Town Clerk**