



Kimberly R. Ryan advised that the hotel has a footprint of 75,000 square feet and is seven stories. All of the guest rooms are three piece suites with the option of being converted to single rooms. The site also has a 60,000 square foot wellness center. They are choosing materials that compliment the surrounding wooded area. All rooms have views. The whole concept is to grasp the natural setting to make every guest feel they are a part of nature.

The Board thanked the applicant for their time.

Mr. Boudreak further advised that most hotels are double loaded corridors, which means there are rooms on two side of the building with a corridor in the middle. Double loaded corridor buildings tend to be very dark. This is a single corridor building which faces the lake and floods the corridor and rooms with natural light.

Numerous letters were received by the Board in favor of the project, including, Assemblywoman Aileen Gunther, Congressman Chris Gibson, Bethel Woods Center for the Arts, CRMC, Center for Discovery and Sullivan County Legislature.

#### Public Comment:

Mark Baez, on behalf of the Sullivan County Partnership announced their support of the project, the jobs that it will create and raising the bar on economic development in Sullivan County. He presented a letter of support for the Board.

Legislator Ira Steingart thanked the Board for its continued service. Mr. Steingart is the Chairman of the Legislature's Economic Development Committee. Mr. Steingart announced his support of this project especially because of the economic development of the project. With having almost one billion dollars invested in Sullivan County, this project is key to our economic turnaround. He urged the Board to do their due diligence, but to help move this project along as soon as possible.

Roberta Lockwood, President of the Sullivan County Visitor's Association announced her support to this project and presented a letter to the Board confirming the same. She read her letter to the Board and went over many of the services to be offered at the Wellness Center, hotel and spa. She believes that the project will stimulate visitation to our area. Ms. Lockwood urged the Board to approve this project.

Jeff Siegel, President of the Monticello Business Association announced their support of this project. Mr. Siegel advised that there are over 350 businesses in the Town of Thompson and that these local businesses are very excited and support of this project, as it means more travelers and residents will be attracted to our Town.

Kathy Paty, President of the Sullivan County Chamber of Commerce, announced their support of the project. She focused on that fact that this project encompasses all of the natural attributes that the Town of Thompson has to offer.

Jacque Leventoff, on behalf of Granit Associates and Bethel Woods announced their support of this project.

Richard Hemlecher, on behalf of the Center for Discovery, announced their support of this project and presented a letter confirming the same to the Board. The Center is all about wellness and they are absolutely thrilled to have such a benefit added to the Town and it has their whole-hearted support.

Jim Lyttle, a direct neighbor to the project, expressed a couple of concerns. There is a dam on the property which has a couple of leaks. There have been problems in the past with the dam. Also there needs to be a gate valve in the spillway to ensure it is regulated. Mr. Lyttle asked about wells and Mr. Silver said they were drilling another. Mr. Lyttle asked about the service road off of Anawana Lake Road and Mr. Silver advised that there will be very little traffic on the road. Mr. Lyttle stated it looked like a very beautiful project.

Gerard Galarneau, MD, CEO of Catskill Regional Medical Center announced the Center's support of the project and presented a letter confirming the same to the Board and explained how projects like these help save lives in Sullivan County.

Jackie Kerns, a neighbor, asked where the access road will be located near the spillway and who is going to maintain it. The map was presented for Ms. Kerns' review. Mr. Boudreau helped answer some of Ms. Kerns' concerns.

Kevin Kruger, a neighbor of the project advised that his concerns are the dam which is leaking, the direction of the service road and whether the jobs will be union or non-union. Town Engineer McGoey advised that the union issue is not for the Planning Board to decide. Mr. Kruger asked if anyone has approached the owner about using union labor. He was also looking for answers about if the dam will be repaired and Chairperson Chester advised that the Board will ask the applicant to address the concerns raised in tonight's public hearing. Mr. Kruger advised it has been a problem for years and affects the bridge on Fraser Road. Mr. Silver further advised that the service road is for emergency use only and will not be heavily traveled.

There was no further public comment.

A motion to close the public hearing was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed.

**GARDEN HILL ESTATES**  
**50 Strong Road, Monticello, NY**  
**S/B/L: 1-1-12**  
**Abe Berkovic**

Chairperson Chester read the legal notice. Proof of mailing was provided to the Board.

Mr. Berkovic advised that the applicant went before the Zoning Board of Appeals to build extensions which were approved. They are not additional bedrooms, just living space. They received the Town Engineer's comments and will address the same. At the last meeting, a neighbor expressed a concern about water coming off of the driveway onto Strong Road and the ditching has been corrected to help alleviate the issue. The caretaker reached out to the neighbor to advise him that the repairs were done and the neighbor stated he was pleased with the progress.

There was no public comment.

A motion to close the public hearing was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed.

**REGULAR MEETING:**

A motion was made to accept the April 8, 2015 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

**VERIA LIFESTYLE AT BAILEYS LAKE**

**Anawana Lake Road and Fraser Road**

**Monticello, NY - S/B/L: 9-1-1.1, 1.2 and 7**

**Gary Silver, Esq. and Larry Boudreau, Chazen Engineering**

Mr. Silver advised that they will make the revisions to the plan suggested by the Town Engineer. Mr. Boudreau advised that he will address the issue with the sign into the premises which is 12'x4'. It will be made of black granite. There will be natural features and vegetation surrounding it. Attorney Paula Kay said the Board will need more details. Mr. Boudreau will provide further details.

Mr. Boudreau advised that the landscape plans have quite a bit of detail. Town Engineer

McGoey noted they were substantial, but that they should add more landscaping in the entrance drive, but it was hard to criticize because it is so extensive.

Mr. Boudreau advised that although noted as phases, they are not operating that way, they just needed to provide a time line. He will make it more specific. They will put handicap access and walk ways on the plan. Retaining walls which are attached to the building will be developed with the assistance of a structural engineer. They will do whatever the Board needs. The details for the amphitheater, seating, etc., is still being determined. Mr. Boudreau will detail what he can and leave the rest for later discussion. Town Engineer McGoey asked about the water and fire element Veria is looking to add and Mr. Boudreau will provide the details he can. There are still many things on the plan that need attention and detail. He will remove whatever he does not have details for. The letter for the SWPP was received and addressed. Mr. Boudreau said the site was flagged. Town Engineer McGoey said the site is easily walked, a long walk but doable. Mr. Boudreau invited the Board to walk the site, just let him know and he will take any member through the site. The Board discussed that they can go in groups.

#### **BIRCHWOOD LEARNING CENTER**

**762 Sackett Lake Road - S/B/L: 56.-1-32.32**

Glenn Smith, P.E.

Mr. Smith advised the Board that the applicant is proposing to construct a 6' 8" by 9' 8" single bathroom shed adjacent to the recreational courts near the main entrance of the development. After discussion, the Board approved the modification.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion to approve the minor modification to the previously approved site plan was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

**NATALIE A. QUINN**

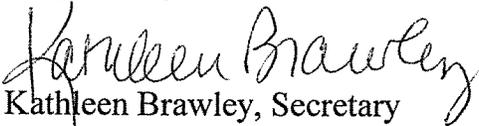
**Starlight Drive, Monticello, NY - S/B/L: 57-4-5.1**

**James Dudek**

Chairperson Chester explained to James Dudek, the owner's representative, that since the Zoning Board had not acted the night before on Ms. Quinn's application, the Planning Board could not act either. Mr. Dudek advised that he understood and would be back after the next ZBA meeting.

A motion to end the meeting was made by Lou Kiefer and seconded by Matthew Sush.  
5 in favor; 0 opposed

Respectfully submitted,

  
Kathleen Brawley, Secretary  
Town of Thompson Planning Board