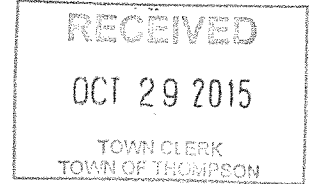


APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, October 14, 2015**



IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
 Matthew Sush Michael Croissant
 Jim Barnicle, Alternate Bobby Mapes, Alternate
 Kathleen Brawley, Secretary Paula Elaine Kay, Attorney
 Richard McGoey, Consulting Engineer

ABSENT: Melinda Meddaugh

Chairperson Chester called the meeting to order at 7:00 p.m.

Chairperson Chester appointed Jim Barnicle and Bobby Mapes as voting members for tonight's meeting in Melinda's absence. They will alternate voting for each application.

A motion to accept the September 9, 2015 meeting minutes was made by Lou Kiefer and seconded by Michael Croissant
4 in favor; 0 opposed

A motion to move the Verizon application to the end of the agenda at the applicant's request was made by Matthew Sush and seconded by Lou Kiefer
4 in favor; 0 opposed

PINE TREE RESORT ESTATES LLC
3672 State Route 42, Monticello, NY - S/B/L: 29.-1-2
Joel Kohn

Mr. Kohn advised that landscaping is provided on the plan. The applicant's engineer will provide details for the compactor enclosure early next week. The Board advised that the height of the fence around the enclosure must go from six feet to eight feet. The chain link fence must be fixed and/or repaired. Town Engineer Mcgoey advised that landscaping can be better; more near the pool area and Town Engineer McGoey shoed Mr. Kohn other areas on the site plan that need improvement. The Board determined that landscaping must be signed off by the Town Engineer prior to approval. Landscaping must also be installed prior to the start of the season next year. The Board advised that it is the gateway to the Village and really needs to be addressed.

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 modification to the previously approved site plan subject to the Town Engineer's final review and approval, was made by Matthew Sush and seconded by Lou Kiefer. 5 in favor; 0 opposed

MACHNE MIVTZER HATORAH

218 Hilltop Road, Monticello, NY - S/B/L: 41.-1-24.1

Zachary Peters, P.E. - Mercurio, Norton, Tarolli & Marshall and Joel Kohn

Chairperson Chester discussed the progression of this application and acknowledged that the Board only received the applicant's most recent submission today. The applicant apologized.

Chairperson Chester was concerned about items 2 and 3 on the applicant's recent submission regarding parking and noise. Mr. Peters advised that the public address system will not be used and was noted on the plan that there would not be one and if they wanted one, they had to ask for it. Attorney Paula Kay advised that the note must say that NO public address system will be utilized.

Lou Kiefer asked why the camp operates until 10:00 p.m. Mr. Kohn explained about the boys day and how bed time is at 10:00 p.m. The boys are 14-17 years of age. Mr. Kohn advised that they pray three times a day, morning, afternoon and night. The latest they pray is 9:47 p.m., and the prayers take 15 minutes, that is why they have to stay up. Michael Croissant asked what happens before that and Mr. Kohn advised they eat dinner and go to Yeshiva and study more.

Lou Kiefer discussed the condition of the existing buildings. Often, sites like these are left as-is and not taken care of. The Board wants to see the existing buildings taken care of. Town Engineer McGoey advised there are structural issues as well, including roof and foundation repairs on many of the existing buildings.

Melinda Meddaugh's comments were read to the applicants, as follows: "After visiting the site, I still have some concerns about a 24/7 facility and how that will be controlled in a more rural residential area without any other commercial facilities located around this area. Many times sleep over camps can actually generate more traffic. etc. Also, any new buildings should fit in with the same color scheme of the existing buildings. Also, the entrance can use some more decorative type landscaping, instead of just some shrubs, especially wherever the sign will be located. Are they going to have someone there directing traffic, ie for buses? The entrance is in a limited visibility spot, and due to spacing it looks like there could be bus and/or, vehicular back up getting in and out of the camp."

Michael Croissant asked if the Board can request a traffic study and the Town Engineer advised that the Board could ask for one, if they deem it necessary. Chairperson Chester asked the applicant what the expected traffic is. Mr. Kohn said that traffic will be significantly reduced. The boys are bussed in at the beginning and bussed out at the end of the season. Teachers sleep on site. There is no set "parents visiting weekend". Mr. Peters added that there will be no day to day traffic as was with the former day camp. Chairperson Chester asked who arranges the buses and Mr. Kohn advised the

school does and that they all arrive on the same day. It is usually 100 children, so two to three buses. Mr. Kohn advised at the most, there will be 120 children. There will be 90 staff and 100 children. Chairperson Chester asked if families attending will have vehicles on the site. Mr. Kohn advised that the he staff families will be staying on site, not the camper's families. Mr. Kohn advised that most staff will not have vehicles. Those that do have vehicles will not be going in and out. Lou Kiefer felt that not only staff, but guest parking should also be addressed. Mr. Peters advised that there are 41 regular spaces and overflow parking along the basketball court and field. Mr. Kohn advised that food is prepared for the staff and children and they do not travel outside of the site for dining, grocery shopping, etc.

Lou Kiefer asked about the old house trailer on the site and what was used for. Mr. Kohn noted that it has been some time, but that it has bedrooms, etc. Town Engineer McGoey advised that the site plan notes it will be for the caretaker. The Board agreed that it is in poor condition and should be addressed. Town Engineer McGoey advised that he has been on the site and that the buildings are in poor condition, but he has not been inside the buildings. Mr. Kohn advised that many of these buildings will be repaired and renovated. It was discussed that the Building Department will go to the site and make their own recommendations.

Chairperson Chester asked if there were any camps in the Town that run similarly to this one that the Board can use as a reference. The Board discussed Camp Shalva and Camp Shira. Mr. Kohn advised that those camps are much larger than this camp.

Mr. Peters asked about the landscaping plan that was provided by the applicant. Mr. Peters wanted to know if it was sufficient. Melinda Meddaugh's comments were referenced.

Due to the fact that the Board only received the documents this evening, the Board will not take action at this time. Chairperson Chester advised the applicant that the Board will review the documents submitted tonight and may have more comments and suggestions.

Mr. Peters advised that the existing sewer systems will either be abandoned or filled in, as well as the sewer lines. Water lines are not mapped out to show where they are. Town Engineer McGoey advised that they are usually on top of the ground and if they are not there, there may be a problem. A central sewer system will be installed. Right now, all buildings have their own separate septic systems.

Matthew Sush said that the landscaping shown on the plan is not sufficient. Mr. Peters asked what the Board would like, since the back of the site is heavily wooded. The Board advised that the front of the site needs to be addressed. Lou Kiefer advised that evergreen trees would be nice, since they shield the property from the road. Mr. Peters said that there are some evergreens and shrubs shown on the plan but he will expand the landscaping in the plan, including the interior portion of the site. Mr. Peters does not want to take out established trees to put in new and the Board agreed. He will address the entrance to the site.

After discussion, it was noted that the former Kutsher's Sports Academy is similar to this project, but it was also noted that they bus in children day to day and from other camps and only some of the campers actually sleep on the site. This project will not be a day camp and it should be noted on the plan.

Attorney Paula Kay reminded the applicant to note on the plan that no public address system, bull horns, whistles, etc., be utilized and that they be very specific in that notation.

BBF HOLDING LLC

Adams Road, Rock Hill, NY - S/B/L: 35.-1-4.1

Robert Wong

The applicant is proposing a 175 unit assisted living facility behind The Sullivan and adjacent to Crystal Run. The proposed residents are seniors, but not independent. This is similar to at home nursing care. There may be some non-seniors in assisted care. There is basic nurse oversight, emergency care and various therapies provided. Attorney Paula Kay asked who will be operating the facility and Mr. Wong advised he will be teaming up with a management company to effectuate this. This is his first facility and he does not operate another. The management company will be familiar with running assisted living facilities. Lou Kiefer asked about changing access and Mr. Wong advised that he has reached out to Dr. Teitelbaum to see about obtaining alternate access but he has not heard back from Dr. Teitelbaum. It was learned that the roads into Crystal Run are not Town Roads. The Board advised that the proposed access would be dangerous, as it runs into a very busy and dangerous intersection. Mr. Wong advised that the site is ideal, as Crystal Run and the hotel are near by and there is restaurants, etc. for visitors. It was noted that The Sullivan has ample parking space. Jim Barnicle asked if there would be a better right-of-way to gain access. Attorney Paula Kay advised that she and the Town Engineer suggested the applicant speak with Dr. Teitelbaum.

Mr. Wong has owned the property for ten years and it was originally planned to be a condominium development/workforce housing, but this project makes more sense and there is a need in the area for the same. Chairperson Chester advised that there are facilities nearby that are not full. Bobby Mapes advised that his own father stays at one and that many beds are vacant and they are constantly working towards getting more people into their facilities. Mr. Wong advised that those facilities are more like nursing homes. Mr. Wong advised that their research has shown that residents are going outside of Sullivan County due to the existing facilities being substandard. It will take time to fill the rooms, but he wouldn't make such a sizeable risk if it was not worth it. Town Engineer McGoey asked if they would be receiving tax breaks from the State of New York and Mr. Wong advised that they have not planned on that yet.

Chairperson Chester advised that the applicant should work on additional access to the site. Mr. Wong advised that the residents will not be driving, but the Board noted that staff, visitors, etc., will be visiting the site regularly.

Bobby Mapes asked if the Emerald Corporate Park has access, perhaps he can use the access road to Crystal Run. Different scenarios were discussed and Attorney Paula Kay advised that perhaps the applicant can speak to the Emerald Corporate Park Board and see if they can provide access to the site. Town Engineer McGoey advised that there is a cul-de-sac at the back of the Emerald Corporate Park property which may be beneficial. Town Engineer McGoey also advised that the applicant speak to the Emerald Corporate Park about using the existing water supply as well. Town Engineer McGoey advised Mr. Wong to speak to Glenn Smith, P.E. about facilitating a meeting to work on all of this.

Jim Barnicle asked how many jobs this will create and Mr. Wong was unsure.

CAMP IROQUOIS SPRINGS

Bowers Road, Rock Hill, NY - S/B/L: 33.-1-1.1

Mark Newfield

Mr. Newfield provided updated plans to the Board which note the variances which were granted last night together with the conditions placed by the Zoning Board of Appeals.

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

5 in favor; 0 opposed

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

5 in favor; 0 opposed

Attorney Paula Kay asked Mr. Newfield questions about his camp, which is also a sleep away camp. Although not exactly like the proposed camp at the former Camp Winston, the Board felt his answers would be beneficial. Mr. Newfield advised the kids wake up around 7:45 a.m. and are in bed by 10:00 p.m. Their outdoor activities are run between 9:00 a.m. and 5:00 p.m. There is a curfew for each age group attending the camp. There are night time activities, but most are indoors.

CHERRY VALLEY BUILDERS, INC.

Old Sackett Road, Rock Hill, NY - S/B/L: 52.-1-17.9

The applicant did not appear tonight and the matter has been rescheduled to the October 28, 2015 meeting.

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

637 Route 17B, Monticello, NY - S/B/L: 17.-1-15.1

Hyde Clarke, Esq.

Mr. Clarke advised that this is a modification to the existing tower, known as a co-location tower. There will be a 12x30 equipment shelter. There will be no expansion to the footprint. All necessary documents have been submitted to the Board, including an owners proxy. The tower is owned by Insight Wireless Group. Attorney Paula Kay noted that there is an authorization from Insight, but we need something from the property owner. It will not hold up any approvals. Bobby Mapes advised that he likes that the case law was provided by the applicant. Mr. Clarke advised that the new equipment will not affect the structural integrity of the existing tower. A new short form EAF was provided to the Board. The applicant also provided a map showing the difference in coverage once the new co-located tower was installed. Town Engineer McGoey noted that there was a loss in some areas as well and Mr. Clarke advised that this is unavoidable when you move a tower. It was noted that the co-located tower will not be taller than what is existing. Jim Barnicle wanted to know if there was a plan to do this with other towers in the area to expand service. Mr. Clarke advised that the engineers are always evaluating where gaps are. Jim Barnicle advised that with what is going on in the area in the next few years, it would be in Verizon Wireless' best interests to look into expanding. Town Engineer McGoey noted that there was not such a big loss in coverage and that it gives better coverage in the Kitz Road and White Lake areas. Town Engineer McGoey advised that in the Town of Wallkill, Verizon Wireless received approval to place a tower on top of a building. Mr. Clarke advised that they are small cells. They are similar to wireless routers. They create a hot spot around the immediate area, about 1000 feet. They are often installed in stadiums, casinos, shopping plazas, etc.

Town Engineer McGoey noted that with the expansion, coverage along 17B will be improved and there will be a very small loss of coverage elsewhere.

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

5 in favor; 0 opposed

A motion to approve the modification to the previously approved site plan subject to the Board's subject to receipt of owners proxy, was made by Matthew Sush and seconded by Lou Kiefer.

5 in favor; 0 opposed

The second meeting in November 2015 falls on the evening before Thanksgiving. After discussion the Board agreed to adjourn that second monthly meeting and only reschedule the same if there is some pressing issue which must be addressed between the first meeting in November and the first meeting in December.

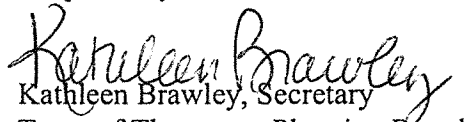
A motion to adjourn the second meeting in November 2015 was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion to adjourn the meeting at 8:05 p.m. was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board