



**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, August 24, 2016**

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

ABSENT: Michael Croissant and Jim Barnicle, Alternate

Chairperson Chester called the meeting to order at 7:00 p.m. and appointed Bobby Mapes as a voting member in Michael Croissant's absence.

A motion to approve the August 10, 2016 minutes was made by Lou Kiefer and seconded by Matthew Sush
4 in favor; 0 opposed

Motion to take agenda out of order and take the Ketcham application first was made by Lou Kiefer and seconded by Bobby Mapes
4 in favor; 0 opposed

CHARLES AND JOSEPHINE KETCHAM
38 Haddock Rd, Monticello, NY - S/B/L: 29.-2-60.11
Charles Ketcham

Melinda Meddaugh recused herself from participating in this application.

Mr. Ketcham wants to build an oversized garage which is only 2 feet higher from the permitted height in the district. It meets all setback issues.

A motion to approve the application and permit the oversized garage was made by Lou Kiefer and seconded by Matthew Sush
4 in favor; 0 opposed

CONCORD ASSOCIATES, LP
Concord Rd, Monticello, NY – S/B/L: 9.-1-34.5
Henry Zabatta and Kevin McManus, P.E.

Mr. McManus wanted to give the Board an update. In May when they asked for an extension of their previously approved site plan, the Board asked them to provide a timeline of when and how they are going to clean up the site and the former Concord site. They are in the process of removing debris and have moved over 100 trailers of debris. They have removed the white house on the site. They have not finished cleaning up the yard on Kiamesha Lake but it will be done by the end of the week. They are also replacing fencing on Concord Road. Mr. Zabatta brought photos to

show the Board. They also want to fence the rest of the debris and leave it as is since it is more feasible to do so. With respect to the site plan approval which was extended to September, they plan on coming back and take off the casino and replace it without something different, hotel related uses with appropriate parking. The footprint will not be expanded. They may want to reduce the number of parking spaces contained on the previous site plan. The Concord Fairways project wetlands have been re-flagged. The plans have to be modified slightly. They have to comply with a more updated storm water plan with the DEC and they have spoke with the Town Engineer concerning the foregoing. Melinda Meddaugh said the site looks substantially better. Attorney Paula Kay asked when they received their variance and Mr. McManus advised May 10, 2016. Town Engineer McGoey asked about soil erosion control if they do not topsoil and seed. Mr. McManus advised that they are not going to topsoil and seed crushed stone and not topsoil. Town Engineer McGoey advised as long as it is not an erodible surface, he is fine with that. Town Engineer McGoey asked about storage trailers and Mr. Zabatta advised they are removed. Mr. Zabatta felt they would be complete next week.

Mr. McManus advised that they plan on submitting the hotel site plans right after Labor Day. Attorney Paula Kay advised that they will be on the September 14, 2016 agenda for the hotel site and Concord Fairways will be on a later date. Mr. McManus advised that they are merely proposing changes in use and not the plan itself other than reducing parking. Mr. McManus advised they are using the same site plan, just removing the word "casino". Town Engineer McGoey felt that this was an ambitious plan and asked that they provide him with updated plans for this Monday's work session.

CATSKILL OFFROAD DRIVING CENTER
Pittaluga Rd, Monticello, NY - S/B/L: 12.-1-20
Glenn Smith, P.E. and Matthew Gottlieb

Melinda Meddaugh recused herself from participating in this application.

Mr. Smith provided the Board with an updated site plan with more detail. The plan shows the office, garage and classroom facility. They have the Town Engineer's comments. Mr. Gottlieb keeps stressing that he does not want to cut many trees and wants to maintain as much vegetation as possible. They really want to schedule a public hearing before they get too far along to hear the neighbor's comments. Mr. Smith provided an article of a similar project in New Hampshire which is a larger, but similar operation. They will need a well and septic system. Other than that, they really want to get the neighbors comments. There is a NYSEG easement, but they can work around it if possible. The new jail will be constructed nearby.

A list of potential questions was provided by Mr. Smith to answer many of the public's potential questions, but he would like to hear from the public as well.

A motion to schedule this matter for a public hearing on September 14, 2016 was made by Lou Kiefer and seconded by Matthew Sush
4 in favor; 0 opposed

EPR WATER PARK

**Joyland Road, Monticello, NY S/B/L: 23.-2-3, et al
Helen Mauch, Esq., Peter Feroe, AKRF**

Ms. Mauch advised that they submitted applications, etc., and have members of the entire team to show renderings of what the site will look like. They are asking for the Board to refer this application to the County Planning Department for review under GML §239 and they have already provided portions of their application to the County for their review. Ms. Mauch thanked the Board for making special considerations for this application.

Ms. Mauch introduced her team, as follows: Tim Lease, EPR; Ken Ellis, Aquatic Development Group; Justin Baker, Rob Garcia, and Peter Feroe, of AKRF; Mike Finan and Christina Zolezi from Langan Engineers (for Chalet Road improvements and the realignment of Chalet Road)

Mr. Ellis advised that he is the owner of Camelback Resort. They have owned it since 2005. It has an outdoor waterpark which is the largest in Pennsylvania. There is a 42 lane snow tubing facility and a 453 room hotel and waterpark was recently built and is a four season resort. They attract 1.5 million guests to the property throughout the year. The similarities are noted in the site plan before the Board today. This is a large market. 42 million people can drive to this destination and they believe having both properties can capitalize and work together. In August they had a 98% occupancy rate for the hotel and waterpark. They still have time to get closer to 100%. They believe that what they are creating up here will compliment the Pennsylvania property very much. They have spent a lot of time finding the best location for this water park on the 1800 acre site. They are all together, but kept separate and independent in their destinations. It will be mountain modern architecture. They took the Catskills into consideration when making this decision. They want a contemporary look to the waterpark with a different look and feel from Camel Back. This will be a little smaller than Camel Back with 330 rooms. There will be multiple restaurants, banquet/conference facility, family entertainment center, indoor water park and outdoor water park. This will have a more modern, contemporary feel than Camel Back. Mr. Ellis provided the Board with renderings of what the buildings will look like. The lobby will be all glass with a view of the nearby woods. There will be various room types with varying bedroom counts and a standard suite which will be larger than an average room you will find at a hotel. Mr. Ellis provided the Board with a basic layout of the property. When a water park is created, they try to make them as unique as possible, with lots of natural light, which is important when they construct a water park. There will be an outdoor garden. The outdoor water park is located in such a way so as to not be the primary focus in the winter months. There will be lots of plants and vegetation on the site. They are looking into snow tubing in the winter time as well as adventure park components. They do not anticipate skiing, other than maybe learn-to-ski programs. The color scheme will be warm mountain tones with stone accents. This will be a true destination and they hope that this facility will meet the expectations of people driving up to the site.

A site plan was provided for the Board to review. Mr. Ellis showed the Board the major components of the site. Bobby Mapes asked if it was going to be a full scale project from the start of both indoor and outdoor water parks and Mr. Ellis advised it would. They do not know the exact schedule, but they are targeting a winter 2018-2019 opening and offer winter activities later in 2019. Bobby Mapes asked if the waterpark will be for the hotel guests only and Mr. Ellis

advised that they are going to work with the casino to work between the two properties. Bobby Mapes expressed concern because they are both large hotels. Mr. Ellis advised that they attract different clientele and they will work together. The casino hopes that families will attend the water park while the parents visit the casino. Mr. Ellis believes that the concept presented to the Board will be complimentary to the casino as they are separate, but close.

Attorney Paula Kay asked about the room count and size of Camel Back and Mr. Ellis advised that they are similar percentage to the project shown to the Board tonight. They want to up the size of the water parks (makes a better guest experience, adds more green) and they know the casino will be next door, as well as local residents who want to use the facility. Attorney Paula Kay asked if drive up customers will be accepted and Mr. Ellis advised that in peak times, no. During breaks, summers, etc., outside guests will not be allowed. In off peak times, they absolutely will.

Attorney Paula Kay asked if this will be a Camel Back resort and Mr. Ellis advised it will not be. There will be a connection that people know it is affiliated.

Michael Finan, Langen Engineering. Mr. Finan provided the Board with a visual of the reconfiguration of Chalet Road from Thompsonville Road to Kiamesha Lake Road. For the most part will have grade changes and built over the existing locations and very small areas will be reconfigured. Mr. Finan showed the Board the major areas of deviation. The road will be asphalt paved, 22 feet road, drainage swales on both side of the road. There will be a foot path along the way to the waterpark site. It will not follow Chalet Road exactly. It will be improved with utilities and a pump station will be constructed as well which will discharge onto Thompsonville Road.

Bobby Mapes asked about the recycling of the water. He notes that they are using the Village of Monticello for water supply. Mr. Ellis advised that generally, the pools are filled once and water is added as needed. There will be a UV disinfection system. Mr. Ellis advised that water parks use less water than the hotel piece because they recycle and reuse the water. They will submit their plans to the Department of Health for the pool systems and they have extensive experience in applications of this nature. Unless there is major maintenance, they will just reuse and recycle the water in the pools. Bobby Mapes advised that he has some concern that the draw on the Village water supply may be a problem. Attorney Paula Kay advised that there is an agreement between the Town, Adelaar Water District and the Village to provide 375,000 gallons per day which is enough to supply the casino, water park and related buildings.

A motion to schedule a special meeting for Thursday, September 1, 2016 at 12:00 p.m. for the purpose of scheduling a public hearing in connection with this action was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion to refer this application to the Sullivan County Planning Department for review under GML §239 was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor; 0 opposed

CONGREGATION KHAL ADATH KRASNA
203 Anawana Lake Rd, Monticello, NY - S/B/L: 8.-1-41
Tim Gottlieb, P.E. and Abe Berkovic

Mr. Gottlieb has reviewed the Town Engineer's comments. They have spoken with the DPW and anything in their right-of-way has to be low shrubs. They have the permit to work in the County's right-of-way. With respect to Unit 31, they will update the plan and remove it. They will remove the electrical wires in the trees as well. Chairperson Chester advised that the Board wants to do a site review because it appears there are still issues that need to be addressed, such as garbage and parking. Mr. Berkovic advised that they are trying to resolve the parking issues with the new lot on the proposed site plan. He will stress that the garbage be cleaned up. The site visit next week will be moot, as they will be gone. Mr. Berkovic advised that during the winter, there were no complaints of garbage. During operations that may be an issue and he will discuss it. Melinda Meddaugh advised that the Board wants to see it clean during operation. Mr. Berkovic confirmed that the parking is not ideal. Matthew Sush advised that no parking signs on the road should be installed once the new parking lot is completed. Mr. Berkovic advised that the County would have to install the signs, the applicant cannot. The Board had previously required this on Town Roads, but not County Roads. Mr. Berkovic advised that signage will be installed showing residents where the parking is. Mr. Berkovic advised that a lot of the cars near the road are not visitors but employees. He wants the Board to approve the site plan and they will stress the issues raised.

Town Engineer McGoey advised he was on the site last week and Sixto Martinez advised he was there a month ago. Town Engineer McGoey advised that the issues raised tonight are the same as he saw last week. Town Engineer McGoey advised that there are parking lot lights in the trees with wires. Sixto Martinez advised that they have not finalized a Certificate of Occupancy for the garage. Town Engineer McGoey advised that they have not provided landscaping or storm water plans. The Board felt that these are too significant to issue conditional approvals subject to the Board's receipt of the same. Attorney Paula Kay asked if a contractor was lined up and Mr. Berkovic advised they did not. Attorney Paula Kay advised that they should spend the next few weeks addressing the items noted on the Town Engineer's comments as well as the Board's comments. Town Engineer McGoey advised that the SWPP Study does not include the addition to the parking lot. It is a disturbance.

The Board advised that they will put this matter on for the September 14, 2016 meeting.

SOLAIA RESTAURANT
3317 State Route 42, Monticello, NY - S/B/L: 59.-1-45
David Ryan, P.E.

Mr. Ryan advised that the set delivered recently with two site plans is the most recent set of plans. The applicant provided the parking lot layout as existing. They were asked to provide the dumpster layout as well. Initially, there was a question as to an existing 9x12' room on the back of the building which was a deck and changed (over ten years ago) and enclosed. The current owner did not do this. The options were to come to the Planning Board or remove it. This is why the applicant is here. They also have a sign that was in the DOT right-of-way which was preexisting. They worked with the DOT concerning that and have made an application. The building has been

inspected. Chairperson Chester advised that the Board does not have questions concerning the addition. The Board does have questions about parking. Mr. Ryan advised that they do not own the parking lot, they rent it. They have provided a metes and bounds description of the same on the plan. The DOT did take some of the land in the 1980s. The access of the lot is on the adjacent property and the tenant was given permission to utilize the same. Attorney Paula Kay asked if there was an easement as the Board cannot give approvals if this is not addressed. Town Engineer McGoey advised that because it is a separate lot, an easement must be filed with the County. Mr. Ryan advised that they provided two site plans to address this possible issue; if the Board felt that the lots had to be combined, they provided a site plan to address that as well. The applicant was amenable to do either, as blacktop will be required no matter what. Chairperson Chester felt that it was better to just work with what you own and have and expand the parking and obtain the easement as needed.

Chairperson Chester asked how landscaping would be addressed. Mr. Ryan advised that there are three white pines that help as a buffer between the neighbors. Mr. Ryan advised that landscaping as existing is on the site plan and he advised he can provide an updated site plan with additional landscaping.

Sixto Martinez asked about the sign on the building and the applicant advised that it is the second half of the sign that is near the road. Mr. Martinez advised that it is not permitted. The applicant advised that he has issues showing he is open due to lighting issues, etc. Melinda Meddaugh advised that landscaping will help. The applicant advised that he was willing to do this.

After discussion the Board felt that an additional work session was necessary before they moved further with this application.

LOCKI T. KASIOTIS

47 Cooper Rd, Monticello, NY - S/B/L: 11.-1-41.12

Jacob Billig, Esq., John Galligan, L.S. and Al Chase, L.S.

Lou Kiefer recused himself from participating in this application.

Mr. Billig advised that they have revised the site plan. The Fire Department has visited the site and they are amenable with the layout and the number of cars. The applicant provided a letter confirming the same. The applicant is removing the open truck in the top corner of the site and are buying a shed. They also bought a box truck which will be registered and parked, the location is noted on the plan. They believe this resolve the outdoor storage issues. Sixto Martinez asked about the size of the shed and the applicant advised it was similar to the dimensions of the truck that is presently there. Chairperson Chester asked if landscaping was addressed and Mr. Billig advised it was not addressed as they were waiting to see what the Board was going to do. Melinda Meddaugh suggested evergreen plantings on the site would be visually beneficial and showed Mr. Billig where she felt they should be located. The Board felt 8 foot plantings would be sufficient in single row behind the fence. They will help block the view. The applicant was amenable to that. Chairperson Chester asked why the site plan still showed "+/-" as the Board wants exact numbers. Mr. Billig felt if the number of cars was set at 147 they would be amenable to taking the "+/-" off of the site plan. Chairperson Chester asked how we can set limits to ensure it does not

turn into a junk yard. Attorney Paula Kay advised that the impound yard limit would help and the Board felt it should be a maximum number. Town Engineer wants a fence detail with the gate locations. Mr. Chase advised that the gates are shown on the site plan. Town Engineer McGoey advised that there are other issues raised in his comments which are not addressed such as handicap parking, etc. Town Engineer McGoey advised that since he just received the plans he wants the opportunity to review the same in detail. Town Attorney Paula Kay advised that Jim Carnell advised that he did do counts on local car dealers and she will provide the same to the Board and the applicant. Mr. Billig advised that he does not think that is fair as he cannot say how a business chooses to run, how much inventory they want to have, etc. They are individual business decisions. Mr. Billig advised that Code does not provide counts for a good reason. However, the applicant is happy to work with the Board. Attorney Paula Kay wanted the applicant to return to the Board in September but Mr. Billig is unavailable. However, Mr. Billig will provide the Board with updates and hopefully meet with the Town Engineer for a work session for the October meeting.

A motion to close the meeting was made at 8:30 a.m. by Bobby Mapes and seconded by Melinda Meddaugh
5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board