

Patrice Chester - Chairman
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Town of Thompson
Planning Board
4052 Route 42
Monticello, New York 12701-3221

Paula Kay - Attorney
Richard McGoey, P.E. - Consultant Eng.
Kathleen Brawley - Secretary
Logan Ottino - Zoning Officer

Phone: (845) 794-2500 Ext. 304
planning@townofthompson.com

SUBDIVISION / SITE PLAN APPLICATION

RETURN TO: DATE RECEIVED: / / FEES:

Planning Board
Town of Thompson
4052 Route 42
Monticello, NY 12701

Application Fee: \$.00 (Paid)(Due)
Preliminary Plan Review Fee: \$.00 (Paid)(Due)
Final Plan Review Fee: \$.00 (Paid)(Due)

1. Identifying title of Subdivision / Site Plan: Thompson Education Center
2. Owner of Lands to be reviewed:
Name Thompson Education Center, LLC
Address 198 Bridgeville Road, Monticello, NY 12701 Phone _____
3. Who will appear before the Planning Board:
Circle one : Owner, Agent, Representative of Owner, Contract Vendee
4. Who prepared Subdivision/ Site Plan:
Name Pietrzak & Pfau Engineering & Surveying, PLLC
Address 262 Greenwich Avenue, Goshen, NY 10924 Phone (845) 294-0606
Email address pietrzakpfau@pietrzakpfau.com
5. Location of Lands to be reviewed:
Wild Turnpike
Zoning District: RR 2
6. Tax Map: Section 26 Block 1 Lot 6
7. Purpose of review (describe briefly) :
Land to be subdivided: _____ Number of Lots: _____
Lot line change: _____
Site Plan Review: Site Plan Review of a School & College facilities, including recreational facilities & related uses.
Other: _____
8. Easements or other restrictions on property (Describe generally) :

9. The undersigned hereby requests approval by the Planning Board of the above identified application.

THE SIGNING OF THIS APPLICATION INDICATES YOUR KNOWLEDGE OF RESPONSIBILITY FOR PAYMENT OF ALL FEES AND PROFESSIONAL SERVICES INCURRED BY THE PLANNING BOARD IN REVIEW OF THIS APPLICATION. SUCH AS: PLANNER/CONSULTANT, ENGINEER, LEGAL, PUBLIC HEARING, AND/OR SITE INSPECTION.

Signature  Title president
Date: 04/07/2017

Identifying Title of Subdivision / Site Plan Thompson Education Center

Applicant's Name Thompson Education Center, LLC

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND /OR SITE PLAN

1. The following items shall be submitted with a COMPLETED Application Form.

1. _____ Environmental Assessment Form (Short Form attached)
2. _____ Proxy Statement (Attached)
3. _____ Application Fees
4. _____ Completed Checklist (Attached)

2. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration for being placed on the Planning Board Agenda. Non-submittal of the checklist could delay processing or result in Application rejection.

1. X Name and Address of Applicant
2. N/A Name and Address of Owner (if different from Applicant)
3. X Subdivision name and location
4. X Tax Data (section-block-lot)
5. X Location map at a scale of 1" = 2,000 ft. (maximum)
6. X Zoning table showing what is required in the particular zone and what applicant is proposing (i.e. Lot Area, Setbacks to property lines, etc.)
7. X Show zoning boundary if any portion of proposed subdivision or Site Plan is within or adjacent to a different zone
8. X Date of plat preparations and/or plat revisions
9. X Scale the plat is drawn to (Max. 1' = 100')
10. X North Arrow
11. _____ Surveyor's Certification
12. _____ Surveyor's Seal and Signature
13. X Name of adjoining owners
14. X Federal and/or NYSDEC Wetlands with 100 foot buffer zone(s)
15. N/A Flood plain boundaries
16. N/A Certified sewage systems design and placement by a licensed Engineer must be shown the plans.
17. N/A Final metes and bounds of all lots (including residual lot)
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street
19. X Show existing or proposed easements (note restrictions)
20. X Right - of - way width and rights of Access and Utility placement

- 21. _____ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 20 ft. wide)
- 22. _____ Lot area (in square feet for each lot less than 2 acres)
- 23. _____ Name of lots including residual lot
- 24. X Show any existing waterways
- 25. _____ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
- 26. _____ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
- 27. _____ Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided.
- 28. X Show contours at 2' - intervals.
- 29. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 30. _____ Number of acres to be cleared or timber harvested
- 31. _____ Estimated or known cubic yards of material to be excavated.
- 32. _____ Estimated or known cubic yards of fill required.
- 33. _____ The amount of grading expected or known to be required to bring the site to readiness.
- 34. X Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands or within Federal Wetlands. Please explain in square feet or cubic yards.
- 35. N/A Amount of site preparation within a 100 year flood plain or any water course on the site. Please explain in square feet or cubic yards.

The plat for the proposed subdivision or site plan has been prepared in accordance with this checklist.



By: J. J. Pfau
 Licensed Professional

Date: April 7, 2017

This list is designed to be a guide ONLY. The Town of Thompson Planning Board may require additional notes or revisions prior to granting approval.

TO: TOWN OF THOMPSON PLANNING BOARD

RE: OWNERS' PROXY

(Owner) Sherri Li, CEO - Thompson Education Center, LLC deposes and says he/she resides at

198 Bridgeville Road, Monticello in the county of Sullivan

and State of New York and that he/she is the owner of the premises

described in the foregoing application and that he/she has authorized

Pietrzak & Pfau Engineering & Surveying, PLLC to make the

foregoing application as described therein.

Date: 04/07/2017



Owner's Signature



Witness' Signature

TOWN OF THOMPSON

TOWN HALL - 4052 ROUTE 42

MONTICELLO, NEW YORK 12701-3221

(845) 794-2500 Ext. 304

planning@townofthompson.com

Disclosure Required by Article 18, Section 809 of the General Municipal Law.

Section 809 Disclosure applications

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

APPLICATION BEFORE : Planning Board
 Zoning Board of Appeals
 Town Board
 County Planning Board

FOR : Variance Site Plan Sub-division Special Use
 Change of Zone Other _____

NAME RESIDENCE NATURE AND EXTENT OF INTEREST

NONE

The above individuals have interest requiring disclosure in accordance with section 809 of the General Municipal Law. (If none so state)

Date: 04/07/2017

Applicant: 

(Signature)