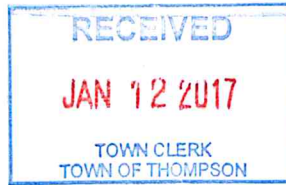


**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, December 28, 2016**



IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Michael Hoyt, Alternate
Kathleen Brawley, Secretary
Richard McGoey, Consulting Engineer
Michael Croissant
Bobby Mapes, Alternate
Paula Elaine Kay, Attorney

ABSENT: Jim Barnicle and Melinda Meddaugh

Chairman Kiefer called the meeting to order at 7:00 p.m. and appointed Bobby Mapes and Michael Hoyt as alternating voting members for tonight's meeting.

A motion to approve the December 14, 2016 minutes was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

EMPIRE RESORTS REAL ESTATE I LLC (Golf Course)
Joyland Road, Monticello, NY – S/B/L: 23-2-3, et al
George Duke, Esq.

Mr. Duke advised that the applicant is looking to be granted a six-month extension of their previously approved site plan to satisfy site plan conditions. They are working with the landlord's counsel. There are two issues that were outstanding: obtaining a wetlands permit from the DEC, which has now been issued and an Army Corps of Engineers permit. They have not yet submitted their request to the Army Corps of Engineers because they needed to finalize their application, but will do so shortly.

Mr. Duke advised that the previous site plan was good through December 23, 2016. He asks that the Board consider the lapse when they make their determination. He apologizes for the delay but advised that their focus has been on the casino project.

A motion to grant a six-month extension of the previously approved site plan was made by Michael Croissant and seconded by Matthew Sush
4 in favor; 0 opposed

EPR CONCORD II, L.P. Water Park and Resort Hotel at Adelaar
Chalet Road, Monticello, NY, S/B/L: 15-1-14.4
Helen Mauch, Esq., Rob Garcia AKRF and Doug Eisenstein RAL Companies
Paul Roggeman

Mr. Eisenstein introduced himself to the Board. His company is EPR's representative in connection with this project. Their role is to assist with the project, be the "face" and boots on the ground on the project to coordinate activities between the contractors, governmental agencies, etc.

RAL Companies is a contractor which works around the world. He looks forward to working with everyone on this project.

Ms. Mauch advised that they are seeking final site plan approval with conditions. There are two applications for the water park: one is the water park and other is the Chalet Road improvements. There are two separate applications and final site plans for these applications.

Attorney Paula Kay asked if Mr. Eisenstein's company would be working on the Chalet Road improvements and he advised that he will assist but he will not be the representative for the Chalet Road project. Ms. Mauch advised that Paul Roggeman will be the lead representative on the Chalet Road project.

Ms. Mauch advised that there is a proposed Resolution but it needs to be worked on slightly. There are nine conditions to the site plan approval. The Board and Ms. Mauch discussed variations to language in the proposed Resolution. Attorney Paula Kay asked if we could limit the approval to foundation-only permits. Ms. Mauch asked if that would be the first permit they would pull and Mr. Eisenstein advised it was.

Town Engineer McGoey advised that DEC approvals would be for storm-water and Ms. Mauch advised that was addressed in paragraph 3 of the resolution.

Jim Carnell advised that the portion pertaining to Certificate of Occupancy, he suggested that they state that they are in compliance with their approval. Ms. Mauch advised that they have included that in paragraph 1 of the resolution. Town Engineer McGoey and Jim Carnell noted that it should not be just for approval, but compliance with conditions of the permits. Ms. Mauch has revised paragraph 1 of the resolution to reflect the foregoing.

Appearing that this was the only outstanding issue, a motion for final site plan approval, with the conditions noted above, was made by Michael Croissant and seconded by Matthew Sush
4 in favor; 0 opposed

CONCORD FAIRWAYS

Concord Road, Monticello, NY – S/B/L: 9.-1-36

Henry Zabatta

Mr. Zabatta advised that he is here tonight to get Lead Agency approval from the Board. He advised that the applicant went to the Zoning Board and received approvals for the building lengths. A traffic study is being worked on as well as a new SWPP plan based on criteria from Town Engineer and DEC. They have flagged wetlands and are waiting for a new letter from the Army Corps of Engineers. They are working on getting water to the site as well. They should be back before the Board in February 2017.

A motion to declare the Board as Lead Agency for this project was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

PRESTIGE ESTATES

220 Cold Spring Rd, Monticello, NY; S/B/L: 29.-1-22.1 & 25.1

The applicant has requested that this matter be taken off of the agenda this evening.

YMCA OF SULLIVAN COUNTY

Wild Turnpike, Rock Hill, NY – S/B/L: 33-1-28.4 and 29.1

Melinda Gwiozdowski

Mrs. Gwiozdowski advised that the site is presently used to teach children about outdoors. There is vacation camp and specialty programs at night. They have outdoor activities like snow shoeing, boating, etc. They now want to add an after school program. They will use their own buses to bring children to the site. The program will be run by the YMCA.

Attorney Paula Kay advised that the reason the applicant is before the Board is that the after school program was not included in their initial site plan. The Board needs to determine whether the applicant can proceed with the approved site plan as is or whether they will require any changes. Michael Croissant and Lou Kiefer felt that it was consistent with the use.

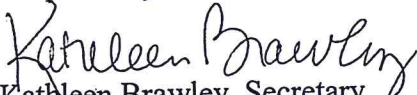
Mrs. Gwiozdowski advised that this will be a regular licensed after-school program. They have several in other counties and want to expand to Sullivan County. There is only one other program in the area offered to students in the Monticello School District but it is expensive. This will be an alternative to that program.

Bobby Mapes asked if camp is run during the summer and Ms. Gwiozdowski advised they do. Matthew Sush asked if it was the same age group and Mrs. Gwiozdowski advised it is.

A motion to confirm that the site plan previously approved by the Board is for essentially the same use as proposed by the applicant was made by Michael Croissant and Matthew Sush
4 in favor; 0 opposed

A motion to adjourn the meeting at 7:21 p.m. was made by Michael Croissant and seconded by Bobby Mapes
4 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board