

DRAFT

**RESOLUTION OF THE  
TOWN OF THOMPSON  
PLANNING BOARD**

\_\_\_\_\_ (date)

**GIBBER NEIGHBORHOOD RESIDENTIAL DEVELOPMENT**

**ESTABLISHMENT OF LEAD AGENCY  
AND  
POSITIVE DECLARATION**

**WHEREAS** the Town of Thompson, Sullivan County, New York has received a site plan and special use permit application as well as a full Environmental Assessment Form (EAF) for a project identified as the Gibber Neighborhood Residential Development, submitted by Nevez Real Estate, Aaron Berger, representative (“the Applicant”); and,

**WHEREAS** the Gibber Neighborhood Residential Development is proposed to create 264 attached townhouse units with 3, 4 and 5 bedrooms on a 103-acre wooded parcel with primary access via a 3,700’ new road located on a parcel in the neighboring Town of Fallsburg. The project intends to rely on wastewater treatment at the Town of Thompson’s Kiamesha Lake WWTP through extension of the Town’s sewer district and development of conveyance infrastructure. Water supplies are planned to be supported by on-site wells; and,

**WHEREAS**, the Town of Thompson Planning Board reviewed the application materials including the Full EAF and classified the project as a Type 1 Action requiring a coordinated review with other involved agencies per 6 NYCRR Part 617.4(b)(5)(iii) and 617.4(b)(6)(iii); and

**WHEREAS**, the proposed project will require the Town of Thompson Planning Board to review and issue site plan and special use approval; therefore, the Town of Thompson Planning Board adopted a Resolution of Intent to act as Lead Agency for the purpose of conducting the environmental review required by 6 NYCRR Part 617 and on March 18, 2019 circulated the

Resolution of intent together with Part 1 of the Long Form Environmental Assessment and other application materials including a project description and a site location map to the identified involved and interested agencies to solicit agreement with the Planning Board's declaration of intent to act as Lead Agency for the SEQR review; and,

**WHEREAS**, the Planning Board has caused to be prepared Parts 2 and 3 of the Long Environmental Assessment Form and has reviewed these documents; **NOW THEREFORE**,

**BE IT RESOLVED THAT**

1. Having received no objections from other involved agencies, the Town of Thompson Planning Board is hereby designated as Lead Agency for the environmental review of the proposed Gibber Neighborhood Residential Development project.
2. The proposed project, Gibber Neighborhood Residential Development, includes the potential for at least one significant adverse environmental impact as defined in Part 617.7(c).
3. Review of Part 1 of the Long EAF resulted in the determination that the proposed Gibber Neighborhood Residential Development may have Moderate to Large Impacts in the following manner:
  - a. Impacts on Land: Construction may occur where the depth to the water table is less than 3 feet, on slopes greater than 15% and on land where bedrock is within 5 feet of the surface. Construction is planned to occur in phases over a number of years and it may result in increased erosion.
  - b. Impacts on Surface Water: Construction is planned to impact wetlands and may create turbidity and/or runoff and erosion impacting surface waters and affect water quality.
  - c. Impacts on Groundwater: Construction will require new water supply wells and may exceed the sustainable withdrawal rate of the local aquifer. The project is planned for an area without water and sewer services.

- d. Impacts on Flooding: Construction will alter existing drainage patterns and affect wetlands.
  - e. Impacts on Plants and Animals: Construction may impact habitat for species of concern.
  - f. Impacts on Transportation: The project will increase traffic which may exceed the capacity of the existing road network and will involve parking for more than 500 cars. The project will alter the present pattern of movement in the area.
  - g. Consistency with Community Plans: The project is in sharp contrast to surrounding land use patterns and proposes density not supported by existing infrastructure. The project is located distant from public infrastructure and is in an area characterized by low density development.
  - h. Consistency with Community Character: The project may create a demand for additional community services and is inconsistent with the existing natural landscape.
4. In each case, the Moderate to Large potential impacts identified may have an enduring significant impact on the natural and built environment as well as community character; public safety may be impacted with respect to water supply and transportation.
  5. Therefore, the Lead Agency hereby adopts a Positive Declaration for the Gibber Neighborhood Residential Development project.
  6. Scoping of the Environmental Impact Statement (EIS) shall be conducted in conformance with 6 NYCRR Part 617 including an opportunity for public involvement. The applicant is directed to prepare a draft scoping document for submission to the Lead Agency.
  7. A DEIS shall be prepared by the applicant and submitted to the Lead Agency for review after a Final Scoping Document is adopted.
  8. This resolution shall take effect immediately.

Resolution Offered by: \_\_\_\_\_

Resolution Seconded by: \_\_\_\_\_

Resolution Adopted or Defeated by Voice Vote