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April 24, 2020

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

RECEIVED

APR 24 2020

TOWN OF THOMPSON
PLANNING BOARD
ZONING BOARD

Re: Job No. 3901-5
218 Hilltop, LLC
Tax Map Parcels: 41-1-24.1
Town of Thompson, Hill Top Road
Amended Site Plan

Dear Board Members:

Enclosed please find the following for the above-captioned application:

1. Two (2) copies of the revised Site Plan
2. Two (2) copies of the Stormwater Pollution Prevention Plan (SWPPP)

The following comments are in response to a review by Richard D. McGoey, P.E. of McGoey, Hauser, & Edsall Consulting Engineers dated November 20, 2019.

Environmental Assessment Form Part 1:

1. We are awaiting the determination from the Planning Board Attorney as to whether the buildings proposed for housing staff and families should be considered as residential units. An updated EAF will be provided as soon as this item has been clarified.
2. The site plan has been revised to more clearly identify the 100-year floodplain.
3. Paragraph Q on Page 11 of the Full Environmental Assessment form has been revised. To avoid multiple revisions, an updated EAF will be provided as soon as the determination regarding residential units has been made.

Environmental Assessment Form Part 2:

1. No response required.

Site Plan Review Comments:

1. The site plan has been revised to specify a stormwater curtain drain around the upslope side of the federal wetland. The curtain drain will prevent any stormwater runoff, not captured by the proposed stormwater facilities, from flowing directly into the wetland and redirect runoff towards the treatment basins.
2. The sewer is under review by the New York State Department of Environmental Conservation (NYSDEC). If necessary, sewer profiles will be incorporated into future plan submissions.
3. The Sanitary Sewer Manhole and Septic Tank Details have been revised to specify watertight pipe and construction joints.



4. The Sanitary Sewer Manhole Detail on sheet 11 of the plans has been revised to specify that the cover read "Sanitary Sewer" as requested.
5. Site plan grading, profiles and cross section details have been provided on the plans, please advise if additional roadway information is required.
6. Water treatment system details will be provided after the wells are drilled and tested. These will require review and approval by the New York State Department of Health (NYSDOH) and will, in general, resemble a larger version of the water treatment system utilized by the easterly portion of the camp.
7. The site plan has been revised to specify additional water valving along the proposed water main and at any intersections.
8. The applicant is in the process of obtaining the Jurisdictional Determination from the Army Corps of Engineers (ACOE).
9. No response required.
10. Federal Wetland flagging locations have been added to sheet 3 of the plans.
11. The recreation areas specified on the plan will be grassed areas for lawn games and other activities.
12. The traffic study indicates that vehicle speeds along Hill Top Road currently exceed the posted speed limit during both summer and non-summer months. We do not believe the applicant should be required to provide mitigation measures as this is an existing condition and not a result of the proposed development. Speeding is considered an enforcement issue for the state or local police.
13. Decks and porches will be added to the plans in future submissions.
14. The proposed bioretention basins have a maximum depth of two (2) feet. Guide rails will be incorporated into future submissions if determined to be necessary.
15. All drainage outlets have been equipped with outlet protection.
16. All reports submitted to NYSDEC and NYSDOH will be copied to the town as they are submitted.
17. A detailed site plan, including SWPPP, has been prepared for the proposed development.

The following comments are in response to the public comments at the December 12, 2020 Public Hearing:

1. The proposed maximum occupancy of the camp is 250 campers and 354 staff & staff family.
2. The proposed project involves the expansion of an existing summer camp.
3. Infrequent daytime visitors are not considered occupants of the camp. Visitation days for parents of campers will continue to be held as they are currently. The site has designated off-street parking areas, as well as overflow parking available on the paved courts and grassed fields.
4. The anticipated period of construction is 12 – 18 months.
5. The proposed development is not expected to result in the adjacent parcels to the west of the project site being "unbuildable". With the exception of the proposed sewer outfall area, the proposed development is located in excess of 400 feet from the westerly property line. This area is, and will remain, wooded. The proposed development is approximately 30 feet lower in elevation, at a minimum, than the existing grades along the westerly property line.



6. A maximum of six (6) buses are utilized to transport younger staff children to other day camps in the area. The buses have additional capacity to accommodate the increased occupancy. No additional buses are required. Bus trips are limited to daytime hours to pick-up and drop-off the staff children.
7. The applicant has indicated that occupants of the site will occasionally walk along Hill Top Road, but never in large groups.
8. The traffic study prepared for the proposed development indicates that traffic volumes along Hill Top Road are seasonal, with substantially higher daily traffic volumes present during summer months. Based upon the AASHTO design guidelines, the existing road has a capacity of 900 – 1,000 vehicles per hour, far exceeding the analyzed usage of less than 400 vehicle trips per day.
9. The traffic study indicated that speeds along Hill Top Road generally exceed with posted speed limit of 40 mph, with the 85th percentile travel speed being recorded at 50 mph for the non-summer months and 55 mph for the summer months. Traffic generated from the project site will be travelling at lower speeds as they enter or exit the site
10. From the comments at the hearing, speeding along Hill Top Road is an existing condition and is considered an enforcement issue for the state or local police. Based upon the results of the traffic study, the proposed development is not anticipated to result in a substantial impact to the existing traffic conditions along Hill Top Road.

The project is scheduled to appear on the April 27, 2020 worksession for continued discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mntm.co.

Sincerely,



Lawrence Marshall, P.E.

LM/rts
Enc.

cc: Joel Kohn
Scott Quinn, P.E.

