



**TOWN OF THOMPSON, PLANNING BOARD  
RESOLUTION ADOPTING NEGATIVE DECLARATION  
FOR THE KEREN FIELDS LLC SUBDIVISION PROJECT**

WHEREAS, the Planning Board of the Town of Thompson, New York (the “Planning Board” received an application from Keren Fields LLC (the “Applicant”) for a 12 lot residential subdivision of a 44 acre vacant and wooded parcel which is owned by the Applicant, which property is located at Sunset Drive and Sackett Lake Road, Town of Thompson, New York (the “Property”); and

WHEREAS, the Property is in the Town’s Suburban/Residential (SR) Zoning District which permits single-family homes on a minimum 40,000 square foot lot size, and also permits “cluster” housing on a minimum 10 acre lot size; and

WHEREAS, the project will include (i) developing lots #1-10 for single-family homes, each of which will be approximately 1.25 to 1.7 acres in size and served by an individual on-site drilled water well and septic system; (ii) Lot #11 which will be a 5.7 acre lot containing an activities building, pool and recreation courts; and (iii) Lot #12, which will be approximately 22.8 acres in size and include the owner’s main house containing 14 bedrooms, along with four 5-bedroom “cottages” in a cluster layout to be constructed and used by family members; a small barn for housing several horses and a second floor caretaker’s apartment will also be situated on lot #12; a large on-site septic system will be constructed to serve the main house and the four adjacent cottages and a separate smaller septic system will be constructed to serve the barn/caretaker’s residence (collectively the “Project”); and

WHEREAS, the 10 subdivision lots are permitted by town zoning laws with a minimum required size of 40,000 square feet (.92 acre); Lot #11 community building/recreation lot is permitted by town zoning as “clubhouse recreation” with a minimum 3 acre lot size; and the Lot #12 compound is permitted by town zoning with the “cluster development” use which requires a minimum 10 acre parcel size; Lot #12 was reviewed by the Town of Thompson planning board as a “cluster” development since there are more than one single-family home on the parcel; Lot #12 exceeds the minimum 10 acre lot size required for that type of zoning use; and

WHEREAS, percolation testing for septic systems were performed in 2018 and in 2019 along with backhoe test pits to evaluate soils percolation rates and existence of limiting strata such as groundwater, bedrock, compacted hardpan and similar features; based upon these results, each of the 12 lots will incorporate Shallow Absorption Trench Systems (S.A.T.S.) along with dosing siphons or a pump station to periodically dose wastewater flows to the leachfield absorption systems; and

WHEREAS, a subdivision/site plan application for “Keren Fields, LLC” dated January 30, 2018 was submitted to the Town of Thompson planning board on January 31, 2018 and reviewed at their February 14, 2018 meeting; relating to a 12-lot subdivision including a “cluster development” on the applicant’s lot #12; and

WHEREAS, the Thompson Town Board approved a zoning change on a 10½ acre portion of the subject property on May 22, 2018, following a public hearing, from SR to RR-2 to allow keeping farm animals on that portion of the Property; and

WHEREAS, a Part 1 Long EAF dated December 21, 2018 and last revised-February 5, 2020, along with completed Part 2 EAF and Part 3 EAF was submitted to the Town Planning Board on February 14, 2020 for review; and

WHEREAS, a Notice of Intent to be Lead Agency for SEQR review was submitted by the Town Planning Board to nine “interested or involved agencies” on October 9, 2018, with none responding within the 30-day notice period; and

WHEREAS, the Town of Thompson Planning Board resolved to assume Lead Agency status on December 12, 2018 and redeclared themselves Lead Agency on February 26, 2020; and

WHEREAS, a Public Hearing was held and closed by the Town Planning Board on January 9, 2019, with all public comments recorded and responded to by the project engineer in correspondence dated February 1, 2019; and

WHEREAS, the Monticello Fire Department reviewed the project plans for emergency vehicles access and approved them in correspondence dated January 8, 2019; and

WHEREAS, a Realty Subdivision application was submitted to the NYS Department of Health on November 21, 2018, and last revised-November 11, 2019, which agency submitted extensive review comments including the required construction of four test wells on the project site for groundwater evaluation; and

WHEREAS, four (4) drilled test wells were constructed in May 2019 on Lots #4, 10 and 12 and pump tested for 93 hours in June 2019 with satisfactory results; and

WHEREAS, at the Planning Board’s request, town consultant “Miller Hydrogeologic Inc.” reviewed the “Water Supply System Engineering Report” dated and revised February 5, 2020 related to project wells and potential impacts on neighbor’s wells and issued their report dated March 13, 2020 stating “the project...will have minimal effect on surrounding existing water supply wells”; and

WHEREAS, notwithstanding such report from Miller Hydrogeologic , Inc., that the Project will have minimal effect on surrounding existing water supply wells, the Applicant shall remain responsible to perform mitigation in the event of a problem with the Well of any neighbor’s property within two years of the Project being fully built, and subject to confirmation of said problem by the Town Engineer or Building Department; and

WHEREAS, the NYS Department of Environmental Conservation issued two SPDES Permits to the applicant on February 6, 2020 for proposed septic system discharges exceeding 1,000 gpd on proposed Lots #11 and 12; and

WHEREAS, "Subdivision Survey Map" was completed by project surveyor Anthony Siciliano, LS, dated February 24, 2020 and submitted to the Town Planning Board on February 28, 2020; and

WHEREAS, the project was reclassified by the Planning Board from a Type 1 Action to an Unlisted Action after reevaluating SEQR guidelines, on February 26, 2002; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP), dated February 2020, prepared by Pitingaro & Doetsch Consulting engineers was submitted to the Town engineer on June 4, 2020 for review and acceptance; and

WHEREAS, correspondence was submitted to the Town Planning Board by neighbor David Mayberg, dated May 28, 2020, citing numerous comments, concerns and objections relating to the Project which were responded to by the Project engineer, in correspondence to the chairman dated June 17, 2020 and reviewed by the Town Planning Board; and

WHEREAS, the NYS Department of Health has determined that all application submittals related to the Project to date are satisfactory in addressing their review comments and will withhold written approval correspondence subject to receiving evidencing of Preliminary Subdivision Approval and SWPPP acceptance from the Town Planning Board;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Town of Thompson that the Project will not have a significant impact on the environment.

REASONS SUPPORTING THIS DETERMINATION.

1. The Applicant has prepared, or cause to be prepared, an Environmental Assessment form, including a Part 3 narrative of those items that were identified as potentially having a moderate to large impact (EAF).
2. The Planning Board has determined it is Lead Agency for this action in accordance with SEQRA procedures.
3. The Planning Board has carefully reviewed all supporting documentation.
4. The Planning Board has carefully reviewed Part 2 and Part 3 of the EAF, and has determined that all Project Impacts which might have a moderate to large impact have been satisfactorily mitigated by the Applicant.

Motion made by: JIM BARNICLE

Motion Seconded by: MATTHEW SUSH

Adopted by vote: 5 in favor 0 opposed, and 0 abstentions.

By order of the Town of Thompson Planning Board,

Dated: July 8, 2020

