

APPROVED

TOWN OF THOMPSON  
PLANNING BOARD  
March 12, 2025

IN ATTENDANCE:	Kathleen Lara, Chairman	Christina Cellini, Alternate
	Arthur Knapp	Shoshana Mitchell, Alternate
	Michael Hoyt	Laura Eppers, Secretary
	Kristin Boyd	Steve Vegliante, Consulting Attorney
	Michael Croissant	Helen Budrock, Consulting Planner
	Matthew Sickler, Consulting Engineer	
	James Carnell, Building, Planning, & Zoning	

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

Chairman Lara appointed both Christina Cellini and Shoshana Mitchell as alternating voting members for tonight's meeting, starting with Christina Cellini.

**PUBLIC HEARING:**

**FAMILY FUN FARM MODIFICATION – INDOOR REC BUILDING**

65 Friedman Road, Monticello, NY  
Joseph Churgin, Project Attorney

Chairman Lara read the legal aloud.

Proof of mailings were received.

Joeseeph Churgin presented the project to the public.

Link to Project Overview form:

[https://drive.google.com/open?id=1xHN-nbqME9OaEwPMggCMITN25uXdpPEI&usp=drive\\_fs](https://drive.google.com/open?id=1xHN-nbqME9OaEwPMggCMITN25uXdpPEI&usp=drive_fs)

Link to 2/5/25 site plan that was presented:

[https://drive.google.com/open?id=1PWYI5WEplszQQ3XW1c1N5yiupWfGMXkJ&usp=drive\\_fs](https://drive.google.com/open?id=1PWYI5WEplszQQ3XW1c1N5yiupWfGMXkJ&usp=drive_fs)

Link to Google Drive folder:

[https://drive.google.com/open?id=1MJVkwHVuVM3pGg5nqIrWNzItF--Yytrl&usp=drive\\_fs](https://drive.google.com/open?id=1MJVkwHVuVM3pGg5nqIrWNzItF--Yytrl&usp=drive_fs)

The Board asked if all proposed activities will be located inside the building and Joseph Churgin confirmed that they will be.

No further questions or comments from the Board at this time.

This project was opened up to the public for comment. No public for this project.

A motion to close the public hearing was made by Michael Croissant and seconded by Arthur Knapp.  
All in favor, 0 opposed.

#### **LAND ROVER**

State Route 17B & Maplewood Garden Road, Monticello, NY  
Joel Kohn, Project Representative

Chairman Lara read the legal notice aloud.

Proof of mailings were received.

Joel Kohn presented the project to the public.

Link to the Project Overview Form:

[https://drive.google.com/open?id=1bh-0ZWBC8q8EafEH5ziZ3\\_AxAMX6Aw\\_&usp=drive\\_fs](https://drive.google.com/open?id=1bh-0ZWBC8q8EafEH5ziZ3_AxAMX6Aw_&usp=drive_fs)

Link to the 11/4/24 site plan presented:

[https://drive.google.com/open?id=1UUUm5yhODOuRtrAtg4pyCztaqNUY02nby&usp=drive\\_fs](https://drive.google.com/open?id=1UUUm5yhODOuRtrAtg4pyCztaqNUY02nby&usp=drive_fs)

Link to the Google Drive folder:

[https://drive.google.com/open?id=1aZEsP073wriky-CR7myRc7jSfkHWviin&usp=drive\\_fs](https://drive.google.com/open?id=1aZEsP073wriky-CR7myRc7jSfkHWviin&usp=drive_fs)

The Board asked if the DPW provided review comments yet and if so, what did they say about the entrance off of Route 17B. Joel Kohn advised that the 239 referral came back as incomplete, but is pretty sure they will feel the same way this Board does about it and will require it to be a gated, for emergency access only.

Project was opened up to the public for comment. No public for this project.

A motion to close the public hearing was made by Michael Hoyt and seconded by Kristin Boyd.  
All in favor, 0 opposed

#### **SILAS MANOR – JAN 2025 MODIFICATION**

Old Sackett Road, Rock Hill, NY  
Earl Silas, Applicant  
Steve Barshov, Project Attorney  
Joseph Berger, Project Engineer

Chairman Lara read the legal notice aloud.

Proof of mailings were received.

Michael Hoyt was recused and Shoshana Mitchell appoint as a voting member.

Steve Vegliante explained that there was an error in the mailings for tonight's meeting and new notices are being mailed for the March 26, 2025 meeting. However, as the notice was published in the Democrat, the public hearing will be opened tonight and left open until the next meeting; to allow for public comment at

both.

Chairman Lara advised that the project's attorney, Steve Barshov, had an emergency come up and reached out prior to the meeting requesting to join tonight's meeting via Zoom.

A motion to allow Steve Barshov to appear via Zoom was made by Michael Croissant and seconded by Arthur Knapp.

All in favor, 0 opposed

Joseph Berger and Steve Barshov presented the project to the public.

Link to the Project Overview Form:

[https://drive.google.com/open?id=1eAqT22IXJ0Te6CeVIHz\\_3rW3Pi8mEx-d&usp=drive\\_fs](https://drive.google.com/open?id=1eAqT22IXJ0Te6CeVIHz_3rW3Pi8mEx-d&usp=drive_fs)

Link to the 12/8/24 site plan presented:

[https://drive.google.com/open?id=1ddq-rePGpfd0dz\\_2nsSJ7GspTtwRTv97&usp=drive\\_fs](https://drive.google.com/open?id=1ddq-rePGpfd0dz_2nsSJ7GspTtwRTv97&usp=drive_fs)

Link to the Google Drive folder:

[https://drive.google.com/open?id=1aZdexChf5kl7TdQVKVBXVog1IsZMDa4X&usp=drive\\_fs](https://drive.google.com/open?id=1aZdexChf5kl7TdQVKVBXVog1IsZMDa4X&usp=drive_fs)

The Board had no questions or comments at this time.

The meeting was open up to the public for comment.

**Marcy Wild** @ 27 Scarborough Circle – Expressed her concern in regards to the preservation of the Lake Louise Marie water quality, both during and after construction. Also asked if this project had to wait for the water moratorium to be lifted to start construction.

No further questions or comments from the public.

A motion to hold the public hearing open until the March 26, 2025 meeting was made by Arthur Knapp and seconded by Michael Croissant.

All in favor, 0 opposed

### **ISAAC GROSSMAN**

789 Fraser Road, Monticello, NY

Moshe Attie, Project Representative

Chairman Lara read the legal notice aloud.

Proof of mailings were received.

Moshe Attie presented the project to the public.

Link to the Project Overview Form:

[https://drive.google.com/open?id=1\\_hqog78zEfUL\\_Ph-1aeRWFz6v3rGonjD&usp=drive\\_fs](https://drive.google.com/open?id=1_hqog78zEfUL_Ph-1aeRWFz6v3rGonjD&usp=drive_fs)

Link to the 3/11/25 site plan presented:

[https://drive.google.com/open?id=1-Flg3rP2xBOsjfC9bNpBMfBAFgssCzL5&usp=drive\\_fs](https://drive.google.com/open?id=1-Flg3rP2xBOsjfC9bNpBMfBAFgssCzL5&usp=drive_fs)

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[https://drive.google.com/open?id=1Zh8wEouFNESE2YPsKP1gxM6tWDEImBVs&usp=drive\\_fs](https://drive.google.com/open?id=1Zh8wEouFNESE2YPsKP1gxM6tWDEImBVs&usp=drive_fs)

The Board had no questions or comments at this time.

The meeting was open up to the public for comment. No public comment.

A motion to close the public hearing was made by Kristin Boyd and seconded by Arthur Knapp.  
All in favor, 0 opposed

### **ACTION ITEMS:**

#### **CATSKILL VET**

23 Old Drive-In Road, Rock Hill, NY  
Joe D'Abbraccio, Applicant

Joe D'Abbraccio explained that this project recently received their conditional approval and are back tonight to get permission to clear a small area for test well purposes.

The Board had the below questions:

- Matt, are you okay with this request?

Matt Sickler advised that he is okay with the request. The project engineer reached out to him and they are looking to clear a very limited area, strictly for well testing/drilling.

- Do we need a restoration bond?

Matt Sickler stated not for the well drilling; especially for this site as it has existing driveways.

No further questions or comments from the Board.

A motion to approve the request to drill a test well was made by Michael Hoyt and seconded by Michael Croissant.

All in favor, 0 opposed

#### **FRASER RESORT**

State Route 42 & Fraser Road, Monticello, NY  
Joel Kohn, Project Representative

Joel Kohn explained that they are still working with third-party agencies to obtain their approvals and are here tonight to request an additional 6 months on their approval.

No questions or comments from the Board at this time.

A motion to approve the 6-month extension, until September 27, 2025, was made by Arthur Knapp and seconded by Michael Croissant.

All in favor, 0 opposed

**GIBBER HOLDINGS**

80 Gibber Road, Monticello, NY  
Joel Kohn, Project Representative

Joel Kohn explained that they are still working with third-party agencies to obtain their approvals and are here tonight to request an additional 6 months on their approval.

No questions or comments from the Board at this time.

A motion to approve the 6-month extension, until September 27, 2025, was made by Kristin Boyd and seconded by Arthur Knapp.

All in favor, 0 opposed

**SACKETT LAKE LP**

State Route 42 & Sackett Lake Road, Monticello, NY  
Joel Kohn, Project Representative

Joel Kohn explained that they were in front of the Board two weeks ago and at that time it was determined that the Town Attorney was to review the approval and NEG DEC resolutions. At that meeting he was also asked to supply a copy of the Village agreement for sewer, which has been submitted. Per a later discussion had with the Town Attorney, they will also need a Developer's Agreement, which should be drafted within 2 weeks and sent to the Town Attorney for review/approval.

Steve Vegliante advised that he received and reviewed the agreement with the Village, which he was comfortable with. The approval resolution, there are some minor changes to be made, but other than that, he is comfortable with that as well.

Joel Kohn brought to the Board's attention that recreation fees were not discussed or determined yet. The Board discussed the recreation fees and agreed that there is plenty of recreation provided and would be comfortable excepting the reduced/minimum recreation fees; \$1,250.00 per unit.

Joel Kohn clarified that they will not be able to get any building permits to start any work on the site until the DEC and Village has approve the pump station.

Helen Budrock advised that SEQR has been completed at this time.

No further questions or comments at this time.

A motion to approve recreation fees in the amount of \$248,750.00 (199 units x \$1,250.00) was made by Michael Hoyt and seconded by Michael Croissant.

All in favor, 0 opposed

A motion to approve the site plan and special use permit, subject to all conditions listed in the approval resolution and the approval of the Developer's Agreement, was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

**CAMP ARUGATH HABOSEM**

203 Whittaker Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that this project was in front of the Board two weeks ago. The Board did not have any questions or comments at that time, but were waiting on the County's 239 determination. That has now been received and there were no comments from the Town of Fallsburg.

No questions or comments from the Board at this time.

A motion to approve the minor modification to the previously approved site plan was made by Arthur Knapp and seconded by Michael Croissant.

All in favor, 0 opposed

**LAKEVIEW MODIFICATION – UNIT 57**

135 Coral Drive, Monticello, NY

Moshe Attie, Project Representative

Joel Brach, Applicant

Moshe Attie explained that the applicant is looking to renovate the whole basement, to include a sauna, as well as build a deck off the side of the house. The increase of the square footage requires planning board approval. He also mentioned that the applicant is on his way to the meeting, but did not make it on time.

Jim Carnell explained that there are a few issues with this unit/application:

- They were caught doing work without a permit; the entire unit was gutting right down to the studs. They actually cut the trusses and sistered in some other conventional lumber, so the building may be structurally unsound at this point.
- A building plan was submitted within hours of them being stopped, so they planned to do the work well in advance, and that plan originally showed two sets of double doors into two different "waiting areas" to go along with a wet and dry sauna, appearing to be more of a commercial set up. Now that they have applied for the Planning Board, the plans have changed; removing the double doors and changing the label of "waiting areas". What is the use?
- The owner of the property is not the applicant and there is no record of sale, or even a HOA, on file. Who is the correct owner?
- There are still some outstanding issues with the original approval; mainly the pump station never being dedicated to the Town. The pumpstation has never worked properly, so there was a meeting with MHE a couple days ago to try and find out what needs to be done so that it can be dedicated. However, in order to move forward with that process, we need to know who the correct owner is.

Moshe Attie stated that it is his understanding that the units were bought out by individual owners, but the titles were never transferred. However, a HOA approval was submitted along with the application, so one has been formed. Steve Vegliante advised the Board that there should be a clear understanding of who the owner is before even reviewing the application. He suggested the attorney for the HOA reach out to him, so that they can clarify ownership of the property. The Board added that they are also concerned about the pumpstation and would need to see that addressed prior to granted any further approvals.

The applicant, Joel Brach, made it to the meeting before the Board was done discussing this application. The Board caught him up on the issues that were discussed and asked him the following questions:

- Who is the owner of this unit?

Joel Brach stated that he paid for the unit and is the owner. Steve Vegliante advised him that there is nothing on record showing that he is the owner. He may have paid for the unit, but the deed was never transferred.

- Is the proposed sauna on the bottom floor for commercial use?

Joel Brach advised that the sauna is for personal use only and the plans no longer show any waiting areas and the double doors have been removed.

- Is this in court?

Joel Brach answered no. Jim Carnell added that they came in to address the violation immediately, so it did not have to go to ticket.

Joel Brach advised that he sits on the HOA board and was aware of the meeting for the pumpstation. He knows that there is a punch list of items that need to be addressed and they plan on addressing them as soon as possible. In the meantime, he would like to move forward with approval for the addition. Steve Vegliante advised that the Board cannot move forward and no building permits can be issued, until the ownership issue is resolved. Then the issue with the pumpstation needs to be resolved. Both he and the Board are willing to work with them to get these things addressed, but they need to be addressed before this can move forward.

**DISCUSSION/POTENTIAL ACTION ITEMS**  
**(as determined by the board):**

**CATSKILL HOSPITALITY – EXTENDED STAY HOTEL**

29 Golden Ridge Road, Monticello, NY

Brijesh Patel, Applicant

Brijesh Patel explained that the ZBA granted approval for the requested front yard variance and therefore are back to proceed with the Planning Board process.

After some discussion between the Board and Helen Budrock, it was determined that this project would be an Unlisted SEQR classification and that the Board could declare their intent to serve as Lead Agency tonight if they wished. The Board agreed that they would be comfortable declaring their intent and informed the applicant to reach out to Laura Eppers, in the building department, for instructions on circulating the notices.

A motion to declare the the Board's intent to serve as Lead Agency was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

**NORMAN GOLD – 25 SAW MILL**

68 Rock Hill Drive, Rock Hill, NY

Glenn Smith, Project Engineer

Glenn Smith explained that they are back tonight to update the Board with the progress made since the walk through of the property. They have submitted a proposed cleanup schedule, moved the office trailer and box truck to the back of the property, and have started cleanup by removing the majority of the dozens of jet skis that were on the property. They also submitted specs for temporary, fabric storage tents for boat motor storage that they are now proposing.

The Board had the following comments:

- No more temporary storage on property. There are already multiple storage units on the property.
- The proposed cleanup schedule seems ambitious, but they hope it can be met.
- Still not clear what the use of the property is and this may need to be referred to the ZBA for an interpretation.
- Requested pictures be submitted along the way to document the progress being made.

No further questions or comments from the Board.

### **THOMPSON HEIGHTS**

Cold Spring Road, Monticello, NY  
David Higgins, Project Engineer

David Higgins gave the Board an update on this project. The plan has been further developed/updated; now includes grading plans, location of buildings, and driveways. Also, a plan was executed with the Town for water supply to the site. The traffic study was started this past summer and the numbers have now been compiled and a report recently submitted. There is still some work to do, including the SWPP and the layout of utilities, but they wanted to keep the Board updated with the progress being made.

Matt Sickler confirmed that they are in the process of working with the hydrogeologist on finishings up with the upgrades needed to the water system.

The Board had the following questions/comments:

- Are the buildings being sprinklered?

Dave Higgins advised that they will be.

- Bulk tables on the site plan do not match up with the Town code.
- Need to add wetlands to the map and submit to the DEC for a jurisdictional determination.
- Has the Town's traffic engineer been engaged for this project? If so, has the traffic study been sent for review?

Laura Eppers advised that the traffic engineer was engaged and would have to look into whether or not the TSI has been forwarded to them.

No further questions or comments from the Board.

The applicant to return for an update when ready.

### **KINNEBROOK MHP**

Hamilton Road, Monticello, NY  
Tyler Sweet, Project Engineer  
Jeff Yorick, Representative for UMH Properties



Tyler Sweet explained that this project is a proposed duplex manufactured housing community adjacent to the existing Kinnebrook property. This parcel is split by Hamilton Road, so the zoning on the west side of the road is RR-1 and the east side is SR. There is proposed to be a total of 48 structures, making 96 units, with some recreation areas. Water and sewer will be handled by the existing Kinnebrook Community. We are here tonight to present the sketch plan to the Board and get some feedback.

Jeff Yorick passed out some papers providing information on UMH homes/communities.

The Board had the following questions/comments:

- Will these be owner occupied?

Jeff Yorick advised that they will most likely be rentals.

- Will this be a mobile home park?

Jeff Yorick advised that it will be a manufactured home park.

- The Town's definition for a mobile home park states that the structures will be single-family homes, so there is some discrepancy there. Should take a closer look at the Town's code.
- Are these contagious?

Tyler Sweet advised they are, but not connected.

- Is there a reason they are not connected?

Tyler Sweet advised that there are wetlands in between.

- What kind of foundation will these be on?

Jeff Yorick advised that they will probably go with slabs.

- Keep in mind as this progresses, better/more recreation will be needed.
- What's the plan for the road and the stream? Are you going to build a bridge and keep the stream intact?

Tyler Sweet advised that there will have to be an arched culvert or some sort of bridge, depending on the grades at the stream crossing.

- What is the purpose of the parking lot off to the side? Will people be parking there and then walking to their units?

Tyler Sweet advised there will be 1 parking space in front of each unit, but the code requires 1.5 parking spaces per unit, so those are additional parking spaces.

- Are there any intentions to subdivide?

Tyler Sweet advised they will not be subdividing; they just needed to show they can meet the minimum lot requirement.

- Mike Messenger sent an email regarding water and sewer capacity.

No further questions or comments from the Board at this time.

The applicant to return with an update when the project is a little further along. The Board determined that both the Town Planner and Traffic Engineer will need to be engaged for this project and that the project will most likely need a work session at some point.

A motion to engage the Town Planner and the Town Traffic Engineer was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed.

## **FARSITE MODIFICATION – MULT ADDITIONS**

736 State Route 17B, Monticello, NY

Moshe Attie, Project Representative

Berry Karpen, Potential Buyer  
Levi Gold, Potential Buyer

Moshe Attie explained that this property has a number of building violations; 77-bed bunk house was converted into a 12-unit apartment building, multiple additions constructed, and some unsafe buildings. There are potential new buyers who want to make sure they can get Planning Board approval and possibly open by this summer before purchasing the property and addressing the violations. They would also be looking to combined the lots.

The Board had the following questions/comments:

- Appears there are some pre-existing encroachments in the DOT right-of-way, however, going forward anything new will need to be approved by the DOT.
- Any buildings being demolished should be done prior to occupancy or boarded up for safety purposes. No construction during occupancy.
- What are the plans for the kitchen building?
- Need to add additional parking.
- Need to add some screening.

It was decided that the property should be walked with the Building Department to determine the current conditions and what would need to be done to open this season. Applicants to return after that has been done.

#### **FALLSBURG 239 REFERRAL – HCS RESORT CANTEEN & MIKVAH**

The Board reviewed the referral and had no comments.

A motion to close the meeting at 8:59 p.m. was made by Kristin Boyd and seconded by Michael Croissant. All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

