

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
April 23, 2025

IN ATTENDANCE:	Kathleen Lara, Chairman	Shoshana Mitchell, Alternate
	Michael Hoyt	Christina Cellini, Alternate
	Kristin Boyd	Laura Eppers, Secretary
	Michael Croissant	Helen Budrock, Consulting Planner
	Matt Sickler, Consulting Engineer	Steve Vegliante, Consulting Attorney
	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.

ACTION ITEMS:

LITTLE COMPASS

81 Pleasant Street Ext., Monticello, NY
Louis DiConstanzo, Project Representative

Chairman Lara explained that this project has had their public hearing, which had no public comment, and the 239 referral was returned from the County as "local determination". At this time, the project is seeking final approval.

No questions or comments from the Board.

No NEG DEC required for a change of use.

A motion to approve the site plan and special use permit was made by Michael Hoyt and seconded by Michael Croissant.

All in favor, 0 opposed

SILAS MANOR

Old Sackett Road, Rock Hill, NY
Thomas Cragan, Project Attorney

Michael Hoyt was recused.

Steve Vegliante advised that just today, a letter from Wolf Lake's attorney, Steven Barshov, was received. He recommended that the Board take time to review said correspondence and not take any action tonight. There was an allegation made that he has advised another consultant for the town to not submit their

comments until the day of the public hearing, and stated for the record that the allegation is not correct. There is a process by which town consultants review things and that is in the order they are received. With that being the public hearing was held and it resulted in a lot of public comment. There still seems to be some confusion on the SWPP, with who approves it and when, so he asked Matt Sickler to explain the process again.

Matt Sickler quickly went over the SWPP process again and what exactly the Town reviews/requires as part of the SEQR process; prior to conditional approval being granted. The DEC is who approves the SWPP and their approval is required prior to the Planning Board granting final site plan approval. The SWPP is reviewed at the Planning Board level to primarily make sure that post construction water rates are reduced to a pre-developable level and to make sure that measures required to comply with the DEC regulations have been prepared and identified on the plan. The SWPP for this project has been reviewed thoroughly and was not treated any differently than any other projects. He also went over the time line of communication between all three engineers and advised that Steve Vegliante never instructed him when to have those communications.

It was decided that no action will be taken tonight to give the Board time to review Steve Barshov's correspondence and Matt Sickler time to reach out to the applicant's engineer to go over anything that can be addressed up to this point.

BEAVER LAKE ESTATES – 42 ESTATES RD

42 Estates Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that this project is in the PUD #6 of the Town's zoning and this house is looking to add a deck. The deck will not be covered and it will not affect the separation distances from any other units.

The Board had not questioned or comments.

Jim Carnell asked that they reach out to Call Before You Dig prior to digging to make sure there are no utility lines there. If there are, they should be located and added to the plan.

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

All in favor, 0 opposed

HAMASPIK MODIFICATION – ADD'L PARKING

283 Rock Hill Drive, Rock Hill, NY

Joel Kohn, Project Representative

Christina Cellini and Jim Carnell were recused.

Chairman Lara noted for the record that this project is not here for a basement conversion, but for additional parking.

Joel Kohn explained that this project is looking to add an additional 84 parking spaces in the back of the site and 23 spaces across the street, which will be used when there are big events in the community

building. This modification will require the SWPP to be revised, so it will be.

The Board had the following questions/comments:

- Will it be paved?

Joel Kohn advised it will be.

- Will all of the parking be installed at one time?

Joel Kohn advised it will be.

- Likes the idea of more parking spaces, but not spaces across the street. Feels the lot will become community parking and cause safety concerns.
- Is it a separate lot across the street?

Joel Kohn advised it is the same parcel. Steve Vegliante stated that he thought they were separate parcel and that should be confirmed.

- Is there a leach field across the street?

Joel Kohn advised that there is not.

- When do you anticipate it being the busiest?

Joel Kohn advised that they are not sure.

- Will the parking in the back cause issues with the flow of traffic in and out?

Joel Kohn advised that there will be traffic control during the events.

- Isn't there an easement in the back of the property where the parking is being proposed?

Joel Kohn advised there was an easement, but not anymore.

Helen Budrock went over the new zoning amendment, that was recently passed, stating that there cannot be more than 120% of required parking for environmental reasons. It looks like there was a site plan amendment in 2023 that increased the number for parking spaces from 177 to 196 and with this request, there will be a total of 294. The concern is that the additional parking may not be permissible under the code. She suggested that the minimum parking requirement for the entire site be established and the primary use of the accessory building be identified; is the building now an event center? Maybe a parking table, showing pre-existing, current, and proposed spaces, can be added to the plan.

The Board agreed with Helen's requests and asked the project to come back in 2 weeks with that information.

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

SHEVES ACHIM LLC

21 & 29 Fireman's Camp Road, Monticello, NY

Dovi Gelb, Project Representative

Dovi Gelb explained that they are proposing to build an awning off the back of the shul for addition outside space that will be shaded.

The Board had the following questions/comments:

- Is the lot coverage, okay?

Matt Sickler advised it was.

- Proposed structure appears to be very close to the septic.

Dovi Gelb advised that they are aware it is within close proximity and the engineer, Tim Gottlieb, already

confirmed they are okay.

- Will the structure be permanent?

Dovi Gelb advised it will be permanent.

- Camp is very nice and is kept well.

No further questions or comments from the Board.

A motion to approve the minor modification to the previously approved site plan was made by Michael Hoyt and seconded by Kristin Boyd.

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 per the Board's request, he was here tonight to give an update on the cleanup of this property. He submitted an updated cleanup schedule prior to the meeting and went over that with the Board. He also supplied updated photos of the property frontage.

Link to updated cleanup schedule:

https://drive.google.com/open?id=1hpuPEXCtkbZu6XmfPeR4lvwzCFbqLFG2&usp=drive_fs

The Board had the following questions/comments:

- Very impressed with the progress.
- What are they doing with the pile moved up front?

Glenn Smith advised that it will be going to the dump in the next week or so.

- How are they disposing of the junk boats?

Glenn Smith advised that they will be taken to the dump. The Board advised that the dump does not take boats. Applicant to figure out where they can be disposed of.

- The hot tub still has to go.
- There is only supposed to be 1 camper for personal use.
- What was the determination on the use of the property?

Glenn Smith advised that it is a repair shop, not a junk yard.

- There is a lot of storage on the property for a repair shop. Applicant needs to pick a use, submit a letter stating what that use is, and then bring the property into compliance with that use.
- This may need an interpretation from the ZBA for the use as it has been undermined for so long and multiple uses have been discussed.
- Board would like to have another site visit when the property is cleaned up and prior to approving the installation of the screening fence.

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

828 BROADWAY LLC (BILLY STOP)

686 Wolf Lake Road, Rock Hill, NY

No one in attendance to present this project. The Board agreed to take the agenda out of order to allow more time for someone to appear.

A motion to take the agenda out of order was made by Christina Cellini and seconded by Kristin Boyd.
All in favor, 0 opposed

LAKEVIEW MOD – UNIT 57

135 Coral Drive, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained since this project was last here, 6 weeks ago, they have straightened out the ownership issue and submitted a new Owner's Proxy, the pumpstation is being worked on, and he found proof of the \$52,000.00 bond that was paid and sent that to the town attorney. At this point the applicant is seeking approval to be able to get a building permit to just reconstruct the interior of the structure.

The Board had the following questions/comments:

- Is the spa going to be commercial?

Joel Kohn advised it will not be.

- Need a note added to the plan stating it will not be used for as commercial.
- What is going on with the pumpstation?

Joel Kohn advised that there is a meeting set up for May 1st for everyone to meet at the property and go over what needs to be done.

- Reservations on granting any type of approval until the pumpstation has been fixed.

Joel Kohn pointed out that the applicant really only needs planning board approval for the proposed addition and not the interior work. Also, the interior work does not affect the sewer.

- Can the Certificate of Occupancy be pulled if the pumpstation is not fixed by June 1st?

Steve Vegliante advised that if the pumpstation is not fixed prior to occupancy, the Town could take injunctive action and all occupants would be in jeopardy.

After some discussion the majority of the Board agreed that they would be okay allowing the applicant to get a building permit for the interior work only. The applicant to come back in 2 weeks with an update on how the meeting went with the pumpstation and what is being done and a time frame in which it will be done. At that time, they can also review the request for the deck addition.

A motion to approve interior work to be done was made by Christina Cellini and seconded by Kristin Boyd.
4 in favor, 1 opposed (Michael Croissant)

BINYAN UVOIS

666 State Route 17B, Monticello, NY

Ahron Pollock, Project Representative

Adam Pollock explained that they are proposing to reconfigure property lines to create a 10-acre parcel to be used as a summer camp for 12 campers and 5 staff members. There will be no physical changes to the

site.

Jim Carnell gave history of the property and what was discussed during the prior application.

The Board had the following questions/comments:

- Outdoor lighting is currently too bright. They need to be made nighttime friendly and a lighting plan provided for the town engineer's review.
- Do not want traffic coming in from 17B; need to use the Coopers Corners Road entrance.
- Is any future work anticipated?

Adam Pollock advised that that they are not sure yet.

- The original application submitted for this project was never completed. Need to withdraw the old application, but all conditions previously discussed with that application will still apply.

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

After some discussion, the Board decided that this project would benefit from a work session, but not prior to withdrawing the old application.

A motion to re-engage the Town Planner was made by Michael Hoyt and seconded by Christina Cellini.
All in favor, 0 opposed

HOLIDAY MOUNTAIN

99 Holiday Mountain Road, Monticello, NY

Glenn Smith, Project Engineer

Mike Taylor, Property Owner

Glenn Smith explained that they are proposing to modify the site plan by removing various existing activities; the go-karts, the mini golf, the bumper boats, & the batting cage, and install a new snow-tube slope admissions and lounge building, an addition to the south ski lodge building, a summer day camp with swimming pools and other related recreation activities.

The Board had the following questions/comments:

- The new, proposed summer camp will cause this site to be a dual use.
- How soon do you intend to start the proposed work?

Mike Taylor advised as soon as possible, but they will not be finished in time to open the camp this year.

- This project will benefit from a public hearing at the early stages.

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

Glenn Smith also mentioned that Mr. Taylor owns the old Homestead property at the beginning of the road as well and was looking to develop that into a hotel/motel at some point. The Board advised that would be a new/different project and a new application should be submitted when they are ready to develop that site.

After some discussion, the Board decided that the site plan submitted should be sufficient enough to hold a public hearing, this project will need to go to the County for a 239 review, and would benefit from a work session.

A motion to engage the Town Planner for this project was made by Kristin Boyd and seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to refer this project to the County for a 239 review was made by Michael Croissant and seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to schedule a public hearing on May 28, 2025 was made by Christina Cellini and seconded by Michael Croissant.

All in favor, 0 opposed

EVERGREEN MEADOW ACADEMY

291 Glen Wild Road, Rock Hill, NY

Glenn Smith, Project Engineer

Stacey Millman, Applicant

Adrienne Jensen, Applicant

Demitra Behroozi, Applicant

Glenn Smith explained that this is a proposed residential treatment center and accredited school for up to 24 middle school aged girls; grades 6-8. The property is owned by the Center for Discovery who is leasing to Evergreen Meadow Academy. There are some wetlands located on the property, which will need to be re-delineated.

The Board had the following questions/comments:

- Are there any existing buildings on the property?

Glenn Smith advised that there are 2 old houses.

- Are you proposing to demo both?

Glenn Smith answered yes.

- Will this be a wilderness camp?

Stacey Millman advised that it will not be. This will be a government seeded project free to girls across the state.

- Will the animals be used for animal therapy?

Stacey Millman advised that is correct and there will also be gardens for therapeutic proposes.

- Will there be a lot of clearing needed?

Glenn Smith advised that this will not require much clearing to be done.

- Will this be done in phases?

Stacey Millman advised that it will be done in phases; starting with the north side and then then school on the south side.

No further question/comments from the Board at this time.

Helen Budrock advised that one of the existing buildings on the property has been registered as historical and will need SHIPO to be demolished. Also, the wetlands will need to be addressed and a long form EAF will be required.

The Board agreed that this project would benefit from a work session.

A motion to engage the Town Planner was made by Michael Hoyt and seconded by Shoshana Mitchell.
All in favor, 0 opposed

ZONING CODE UPDTAED (REVISED) – FALLSBERG 239 REFERRAL

No comments from the Board

PUD DISTRICT NO. 1 – VILLAGE 239 REFERRAL

No comments from the Board.

EMANUEL & MAUREEN WILLSON – VILLAGE 239 REFERRAL

No comments from the Board.

A motion to enter into an executive session, due to potential litigation, at 8:49 p.m. was made by Michael Hoyt and seconded by Michael Croissant.

All in favor, 0 opposed

A motion to end the executive session at 9:01 p.m. was made by Charistina Cellini and seconded by Kristin Boyd.

All in favor 0 opposed

A motion to close the meeting at 9:02 p.m. was made by Michael Croissant and seconded by Kristin Boyd.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

