

TOWN OF THOMPSON
PLANNING BOARD
June 11, 2025

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

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

A motion to appointed Shoshana Mitchell as a voting member for tonight's meeting was made by Michael Hoyt and seconded by Arthur Knapp.

PUBLIC HEARING:

SOUTHWOODS MOBILE HOME PARK

Southwoods Drive, Monticello, NY
Joel Kohn, Project Representative

Chairman Lara read the legal notice aloud.

Steve Vegliante explained that the Town encountered an issue with getting the legal notice published in the Democrat in the proper time frame. As the applicant was able to mail out the legal notice in time, the Board will open the public hearing tonight and left open until properly published. Also, this public hearing is being held very early on in the review process and if the site plan significantly changes in the future, another public hearing may be required/requested.

Joel Kohn presented the project to the public. He also mentioned that on-site water and sewer will require DOH & DEC approvals, a wild life study will be performed, and the traffic study was reviewed by the Town's traffic engineer; those comments will be addressed.

Link to site plan presented: <https://townofthompsonny.municollab.com/planning-board/projects/southwoods-mobile-home-park-50-1-574-p-2023-027/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=404b6b96-66d4-4887-a60f-5613a7dab500>

The Board had the below question:

- Did you see Mike Messenger's email?

Joel Kohn advised that he did and his comments will be addressed.

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

The meeting was opened up to the public for comment.

Chris Titus @ 438 Southwoods Drive – Emailed in written correspondence that he read aloud at the meeting.

Link to email: <https://townofthompsonny.municollab.com/planning-board/projects/southwoods-mobile-home-park-50-1-574-p-2023-027/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=4b6e31b6-28bb-4c04-bd84-53ccb77e0c76>

Matteo Pugliese @ 2 Tucci Road – Had the below questions/concerns:

- There will be an increase in traffic that will result in more accidents.
- Quality of living will be affected.
- He requested to build a second home on his property that got denied, so why is this development allowed?

Other written correspondence received:

Lou Setren letters: <https://townofthompsonny.municollab.com/planning-board/projects/southwoods-mobile-home-park-50-1-574-p-2023-027/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=4659108d-3a9c-4dcd-9b85-85f36323c276>

<https://townofthompsonny.municollab.com/planning-board/projects/southwoods-mobile-home-park-50-1-574-p-2023-027/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=b98b4b08-6983-4a09-ab7f-046cfbaf670e>

No further public comment.

A motion to adjourn the public hearing to June 25, 2025 was made by Arthur Knapp and seconded by Shoshana Mitchell.

All in favor, 0 opposed.

ACTION ITEMS:

CONCORD ASSOCIATES/CONCORD FAIRWAYS

Concord Road, Monticello, NY
Henry Zabatta, Project Attorney

These projects are back in front of the Board to give an update and request 6-month extensions.

Henry Zabatta explained that at this point in order to obtain water, they would have to either buy water from EPR's supply or ask the Town to request the Village to supply more water; which they do not have. As these projects were originally supposed to get water from Kiamesha Artisan, they petition them asking to receive water first, but at this time they still cannot supply any additional water. With Concord Associates being a proposed commercial site, they would require a lot of water, and therefore are withdrawing their application at this time. They will be looking to re-submit in the future as a residential development. With that being said, they are only seeking a 6-month extension for Concord Fairways.

The Board had the following questions/comments:

- Why not build their own water?

Henry Zabatta advised that would be too expensive.

- Did you drill test wells for Concord Fairways?

Henry Zabatta advised that they did and there was no water there.

- How many bedrooms are being proposed in the residential units for Fairways?

Henry Zabatta advised they will be a mix of 2- and 4-bedroom units.

- As the Concord Fairways project is so old, SEQR is now out dated and the project will need to be reviewed from the beginning.

Steve Vegliante added that the record is not credible at this point and the engineers will have to revisit the SWPP to see if there are any significant changes.

- Project would benefit from a work session.

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

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

A motion to approve the 60-day extension for Concord Fairways was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed.

237 GLEN WILD – LOT LINE CHNAGE

237 Glen Wild Road, Rock Hill, NY

Moshe Attie, Project Representative

David Levin, Property Owner/Applicant

This project recently received approval to convert the existing dwelling to year-round use. They are now back in front of the Board looking to change the lot line between parcels 25.-1-18.1 and 25.-1-18.2; making the parcel with the existing dwellings smaller (25.-1-18.2) and the vacant parcel bigger (25.-1-18.1).

The Board had the following questions/comments:

- Do you have future plans for the vacant lot?

Moshe Attie advised that they are looking to make it a glamping site in the future.

- Approximately when will that be done?

Moshe Attie advised that they were hoping to be ready to come back in a month or so.

Steve Carnell suggested that the applicant propose everything at once, as one project/application, so not to create issue with semination.

- Any plans with the property across the street?

Moshe Attie advised that it is undevelopable due to the wetlands. All development will be on the same side of the road.

- Were meets and bounds done yet?

Moshe Attie advised that they were done and received just today.

- What is the existing building being considered?

David Levin advised that it is a 4-family dwelling.

It was determined that the applicant should go revisit the plans to include the glamping site and come back with one project. Matt Sickler suggested they also take a look at DOH requirements for glamping sites.

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

UNIQUE ESCAPES MODIFICATION – 21 ADD’L UNITS

9-17 Gartner Road, Monticello, NY
Ruben Diaz, Project Representative

This project is back tonight to give the Board an update and ask for the public hearing to be waived. They are still working on the site plan and should be ready to the revised plan by next week.

Helen Budrock advised that a public hearing is not required. It is not required under SEQR and this project does not need a special use permit. However, one was held during the first/original application, so it would be at the Board’s discretion. The Board determined that they did not feel the need to have another public hearing, as there was no public objection at the first one, there is not a lot of neighboring parcels, and there is a lot of commercial, big developments in the area.

No questions or comments from the Board at this time.

Helen Budrock advised that this project will need a 239 review and for the Board to declare Lead Agency, which can be done at the next meeting when they came back with the revised site plan.

HAMPTON LAKES SUBDIVISION

Starlight Road, Monticello, NY
Glenn Smith, Project Engineer
Abraham Mizrahi, Project Contractor

This project is going on 4 years since receiving their approval and they are back tonight to give the board an update. They have received DOH approval, the SWPP has been approved by the Town Engineer, and 239 came back as local determination. Also, the information for bond pricing, the draft developer’s agreement, the draft approval resolution, and the draft NEG DEC resolution has all been submitted for review.

The Board had the following questions/comments:

- Property still has a lot of debris on it, such as old campers and things like that.
- Each lot will require the SWPP to be amended to include the rain gardens.

Glenn Smith advised that will have to be done prior to each house being built as things will shift/change, but there is a note on the plan stating this. Abraham Mizrahi added that the HOA will also require the house details prior to sale of the lot.

- Add an additional note to the plan stating that the rain gardens may never be removed, so future owners will also be aware.

Abraham Mizrahi advised that they can also put that in the sale contract.

- Requested a work session to pull everything together.

No further questions/comments from the Board.

NORMAN GOLD – 25 SAW MILL

68 Rock Hill Drive, Rock Hill, NY
Glenn Smith, Project Engineer

This project is back in front of the Board for an update. Glenn Smith advised that progress is being made with the cleanup, but doesn't feel the Board would be satisfied with what has been done to date. The tenant is doing his best, but is in over his head, plus this is his busy season.

The Board had the following questions/comments:

- Requested another site visit be set up to see progress made.
- Appears different trailers keep being brought in and out of the property.
- Received letter outlining/stating the use of the property and the Building Department was okay with it.
- Is this still in court?

Jim Carnell advised that they were in court last week and the case was adjourned so that the Planning Board process can be completed.

- Site plan may need to be revised to reflect the changes with storage.

No further questions/comments from the Board.

Steve Vegliante stated it appears that both the Planning Board and the Court are getting frustrated with the amount of time it is taking to clean up the property. Suggested that the property owner step in at this point to assure progress is made. Ultimately, it is the property owner's responsibility. At this rate, the application could get denied for lack of progress, so this needs to be resolved.

SIKORSKI 13-LOT SUBDIVISION

Adams Road, Rock Hill, NY
Glenn Smith, Project Engineer
Kevin Sikorski, Project Representative
Patrick Sikorski, Project Representative

This project is back in front of the Board to give an update and possibly schedule a public hearing. Glenn Smith advised that this is now proposed to be a 12-lot subdivision, not 13 lots, and each lot will have its own water/sewer. DOH comments were received and they suggested that test wells be drilled on lots # 2 and 10. The SWPP has been completed and submitted to the town engineer for review.

The Board had the following questions/comments:

- Is the plan still to develop in stages?

Glenn Smith advised the plan is to install the entire road first and then build 2 houses at a time.

- The Board asked that lot #1 be developed first as that is the lot for the utilities.
- Who will maintain the utility lot?

Glenn Smith advised that there will be an HOA and they will maintain it.

- Will they maintain the other lots as well?

Glenn Smith advised that they will not.

- Add a note to the plan stating that the basins on each lot will not be removed.
- Is the plan still to dedicate the road to the Town?

Glenn Smith advised that is most likely what will happen, but wanted to know if that could be done at a

later date. Steve Vegliante advised that it could, but will need Town Board approval.

- Wasn't there an issue with the grade of the road?

Glenn Smith advised that it was originally going to be a 10% slope, but now it is proposed to be 11.9%, which the fire department is okay with. Steve Vegliante added that the Town may not be okay with that.

- Is the fire department okay with the size of the cul-de-sac?

No further questions/comments from the Board.

Helen Budrock advised that at this time SEQR can be started. The Board can declare their intent to serve as Lead Agency and schedule a public hearing if they'd like. This project will also require a 239 review. The Board agreed that a public hearing can be scheduled at this time, but requested no well testing until the public hearing has been held.

A motion to engage the town hydrogeologist was made by Shoshana Mitchell and seconded by Arthur Knapp.

All in favor, 0 opposed.

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

All in favor, 0 opposed.

A motion to schedule a public hearing on July 23, 2025 was made by Arthur Knapp and seconded by Shoshana Mitchell.

All in favor, 0 opposed.

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

All in favor, 0 opposed.

HAMASPIK MODIFICATION – ADD'L PARKING

283 Rock Hill Drive, Rock Hill, NY
Joel Kohn, Project Representative
Rabbi

Jim Carnell was recused.

This project is back tonight for an update. Since they were last in front of the Board, a letter in regards to the parking, required/existing parking spaces, and a site plan showing the proposed parking lot across the street being eliminated has been submitted.

The Board had the following questions/comments:

- Appreciates the additional parking being added to the back of the property.
- Recommended adding some directional signage so people know where to go.

Joel Kohn advised that traffic personnel is hired for the bigger events to direct people and help with the flow of traffic.

- Will the parking lot be paved?

Joel Kohn confirmed that it will be paved and the SWPP is being revised for that.

- What is the use of the new building?

Joel Kohn advised it is a multi-use, commercial building.

- Hotel is not conducive for public use. There are no TVs in the rooms, which is typical for a hotel room.

Steve Vegliante advised that is not condition this Board really can set/enforce. Rabbi added that now days, most people travel with their electronics and essentially come with their own TV.

- Site plan is constantly changing and need to be more open with the public. Requested an explanation on the operation of the commercial building.
- This project required a special use permit; can we re-open that?

Steve Vegliante advised that because this is a special use, the Board has the authority to have them come back if they feel it is necessary.

- Maybe the events can be published somewhere so that both the fire department and the public can be aware.

Joel Kohn advised that parking control is hired for the events to help direct traffic.

- What is the largest number of people that would be at an event?

Joel Kohn advised it would be under 500 people at one time. Steve Vegliante added that is no larger than what the previous owner/use would have.

- The driveway is also designed to prevent car stacking.
- There is a new code for parking lot landscaping that you should take a look at.
- Appears the property lines on the site plan still need to be updated.

Joel Kohn advised the lot line change has not been filed with the County yet, so that is why the site plan has not been updated.

No further questions/comments from the Board.

Helen Budrock advised this will need a NEG DEC.

A motion for NEG DEC was made by Shoshana Mitchell and second by Arthur Knapp.

All in favor, 0 opposed

A motion to approve the minor modification to the previously approved site plan, subject to landscaping details being reviewed/approved, the revised SWPP being reviewed/approved, an updated operations plan being submitted, and coming back to the Board in 1 year for an update, was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed.

LC CONSTRUCTION F/K/A MARTY'S

4461 State Route 42, Monticello, NY

Joel Kohn, Project Representative

Leo Castillo, Property Owner/Applicant

This project is in front of the Board tonight for preliminary discussion. This applicant is proposing a change of use for the old Marty's Auto Shop building. Now looking to use the existing building as a storage/repair shop for machinery owned for his construction company. Would be looking to store concrete forms and office trailers, when not in use, outside and big equipment inside.

The Board had the following questions/comments:

- Did you recently purchase the property?

Leo Castillo advised that they will be leasing the building and they have supplied an Owner's Proxy from

the property owner.

- Is the building big enough to store big equipment inside?

Leo Castillo confirmed that it was.

- Will there be any employees?

Leo Castillo advised only a mechanic and there would be 2 cars at most.

- Concerned the site will become over run with storage.
- Will there be more stored on the property during the winter?

Leo Castillo advised that he works through the winter, so there will not be.

- Concerned about mud being tracked in and out of the property.

Leo Castillo advised that will not be an issue because they have to be cleaned/spayed down prior to transport.

- Where will the concrete forms be stored?

Leo Castillo advised they are proposing to store them on the side of the building.

- Should install a fence for screening.

Helen Budrock advised that outdoor storage requires screening by code, so would have to be fenced.

- This will need a special use permit so a public hearing is required. Also, would need to come back in a year for an update.

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

Board agreed that they are okay with the proposed use and the applicant should come back when they have a site plan ready.

1 SCHROEDER MODIFICATION – STORAGE ADDITION

1 Schroeder Street, Monticello, NY

Shmiel Breuer, Project Representative

This project is back in front of the Board for an update and continued review. Shmiel Breuer advised that they went to the Zoning Board and received the variances required for the proposed addition. However, they will not be able to construct the addition this year, so they would like to have a temporary tent for the season.

Jim Carnell added that the Board previously approved the temporary use of an awning, with a \$2,000.00 bond in place, but what was submitted to the Building Department was information for a tent, not the awning that was approved.

The Board had the following questions/comments:

- Will need to have a bond in place for the removal of the tent.
- Tent will need to be removed at the end of the season.
- Need a more detailed plan for the proposed addition.

No further questions/comments from the Board.

This project requires a 239 review and a public hearing.

A motion to refer this project to the County for a 239 review was made by Shoshana Mitchell and second by Michael Hoyt.

All in favor, 0 opposed

A motion to schedule a public hearing on July 23, 2025 was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

A motion to approve the use of a temporary tent for the 2025 summer season, subject to it being removed by October 1, 2025 was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed

A motion to close the meeting at 9:08 p.m. was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT