

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
June 25, 2025

IN ATTENDANCE: Kathleen Lara, Chairman
Michael Hoyt
Christina Cellini
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 Christina Cellini.
All in favor, 0 opposed

PUBLIC HEARING

SOUTHWOODS MOBILE HOME PARK
Southwoods Drive, Monticello, NY
Joel Kohn, Project Representative
Joseph Churgin, Project Attorney

The public hearing for this project was opened at the June 11, 2025 meeting and held open.

Chairman Lara read the legal notice aloud.

Joel Kohn presented the project to the public again.

Site plan presented:

https://drive.google.com/open?id=1XM1qzGbhYkgn0FV5UeL1NeExLYnIRISy&usp=drive_fs

Link to project folder: <https://townofthompsonny.municollab.com/planning-board/projects/southwoods-mobile-home-park-50-1-574-p-2023-027/dashboard>

No questions or comments from the Board at this time.

The meeting was opened up to the public for comment.

Christopher Titus @ 438 Southwoods Drive – Sent in written correspondence that he read aloud at the last meeting (June 11, 2025), but had the below additional comments:

- There is a blind spot on the road in the morning due to the sun.
- Did his own survey of the area and found that there were some endangered/protected species in

the area.

Lou Setren @ 23 Dreher Road, Roscoe, NY – Had the following comments:

- EAF submitted is not accurate/correct.
- What measure will be taken for the increased energy use?
- Concerned about wetland disturbance and wells/water being affected.
- Clear cutting 12 acres is unacceptable.
- Concerned about the affects this project will have on the quality of life in the area.

Stanley Calhoun @ 8 Hiram Jones Road, Monticello, NY – Had the below comments:

- Property has flooded in the past and was completely under 20 years ago.
- What will the occupancy of homes be?

Oedhel Setren @ 338 Southwoods Drive, Monticello, NY – Had the below comments:

- 57 trailers are not appropriate for the area.
- Southwoods Drive is a dangerous road and the amount of bus stops will increase over time.

Laurence Mauer @ 246 Southwoods Drive – Had the below comment:

- Already have issues with the wells in the area and concerned the water quality will get worse.

Written comment submitted for this meeting:

Joshua Setern – <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=b375dc4d-5552-4f60-8760-7ce0a4573ef6>

No further public comment.

A motion to hold the written comment period open for 2 weeks was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

CATSKILL HOSPITALITY – EXTENDED STAY HOTEL

29 Golden Ridge Road, Monticello, NY

Brijesh Patel, Property Owner/Applicant

Chairman Lara read the legal notice aloud.

Brijesh Patel presented the project to the public.

Site plan presented:

https://drive.google.com/open?id=1KR5UUXtJcJIH4Vi35bfqRwi6TzEUY_Fn&usp=drive_fs

Link to project folder: <https://townofthompsonny.municollab.com/planning-board/projects/catskill-hospitality-extended-stay-hotel-13-3-381-p-2024-022/dashboard>

No questions or comments from the Board at this time.

The meeting was opened up to the public for comment. No public in attendance for this project.

A motion to close the public hearing was made by Christina Cellini and second by Kristin Boyd.
All in favor, 0 opposed

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY

Chairman Lara read the legal notice aloud.

No one in attendance for this project.

Steve Vegliante explained that the legal notice was not mailed out correctly, however, it was published in the Democrat. As there is public in attendance tonight for this project, the public hearing will be opened and held open until the next public hearing. He also explained that this public hearing is being held early on in the review process, to allow for public input early on, and another public hearing will be held at a later date if necessary.

No questions or comments from the Board at this time.

The meeting was opened up to the public for comment.

Jonathan DeJoy, attorney on behalf of Treasure Lake Association, Inc. – Submitted a letter via email that he read aloud - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=8841dcee-45bb-45bd-8b01-bb9f25afda25>

Tom Hanley @ 1 West Treasure Lake Road, Rock Hill, NY – Submitted and read his letter aloud at the meeting - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=c238546a-79e2-422b-ab61-c46494c7e115> & <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=e1bc88d2-2f2e-452d-af1f-bf5d7fd2b093>

Alan Tucker @ 13 Picadilly Circle, Rock Hill, NY – Is a longtime resident and had the following comments:

- Concerned about water. There is no water in Emerald Green and he himself currently has poor water pressure.
- Complained about the quality of workmanship on houses previously built.
- Feels should not be able to proceed until water/sewer secured.
- Planning Board is supposed to protect the public.

Margaret Dreyer @ 17 Surry Street, Rock Hill, NY – Had the following comments:

- Concerned about density issue.
- Is a small lake with tremendous pressure on it already.
- Developer is known not comply with rules and regulations.
- Concerned about wild life being affected.
- A study was done; ratio of houses to lake should be less than 25%.

Tom Gantz @ 136 Lake Shore Drive East, Rock Hill, NY – Started off by stating that he lives in a Ronstein house and has spent the last 15 years fixing it. Submitted and read his letter aloud at the meeting: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=7e0f15ad-7ce7-40b9-96b9-3a38b1a88935>

Brad Wild @ 27 Scarborough Circle, Rock Hill, NY – Read his letter aloud and stated will email a copy in for the record: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=1c5c46dc-eae2-4d7b-8d61-5e684028f666>

Christine LaFiura @ 144 Lake Shore Drive West, Rock Hill, NY – Had the following comments:

- Concerned about the water quality of the lake. Swims in the lake, which has become dirtier in the last year, and feels this project will make it worse. Would like to see an in-depth EIS done.
- Lake already suffers from over development.
- This project should require an in-depth EIS review.

Judy Cutler @ 2 Douglas Street, Rock Hill, NY – Had the following comments:

- Concerned about the density.
- How tall will the townhouses be?
- How will the additional traffic be accommodated?
- Additional traffic will cause additional pollution.

Estelle Ross @ Pebble Path, Rock Hill, NY –

- The developer has a bad reputation and does not care about following codes or being sued. There is concern construction will start without approval(s).

Steve Vegliante advised that if any work is started prior to approval being granted, the applicant will receive a violation and have to go to court. Also, he would not be able to obtain any Certificates of Occupancy, which are required to sell/occupy the buildings.

Saul Cardona, 35 Douglas Street, Rock Hill, NY – Had the following comment:

- Project does not fit the character of the neighborhood. The community consists of single-family homes and feels a community should not be built within a community.

Donna Goldoff, 129 Lake Shore Drive East, Rock Hill, NY – Asked if there was anyone who could educate their community more on what happens when and if there is an issue with water/sewer; for both new and old developments.

Steve Vegliante advised that all new developments go through the SEQRA review process which will address water/sewer and existing communities have a water/sewer company that monitor the usage/availability.

Written comment received prior to the meeting:

Michael Gutnick – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=8b1fa5ac-f742-4a00-b082-dbda94ffba73>

Lake Community Alliance – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=8b1fa5ac-f742-4a00-b082-dbda94ffba73>

[hearing#fileModal=true&projectDataId=88aab01f-bb68-44a3-a8e3-648a40c4dc09](#)

Wendy Ansons – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=d18eccc5-645e-488f-8b05-748f053a7238](#)

Marcy Kotler – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=f306181f-735a-4a0a-89db-729e7b2ae052](#)

Francis DeAngelis – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=8609b361-5ea4-4d90-a77a-556bdc31b6f](#)

Monifa Edwards – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=cd828eb9-e3ff-47f1-870d-aa1dd4a3b9a9](#)

Bashiri Johnson – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=80a319f3-dc44-471c-93dc-34ed9a729afb](#)

Sharon Bobbins – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=b3e8158a-b212-485c-8978-0d03c590d750](#)

Ian Sax – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=95717a06-3a74-40a3-bf2f-bb1abb5f0035](#)

Richard McElrath – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=a9afa98d-5304-4afa-bcef-cf3e3040e9b4](#)

Rosemary Sherman – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=1c13b5a3-2c01-43d5-ada9-8ccf04cf175d](#)

Nita Taublib – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c343b203-d76c-4897-8399-8098da72867e](#)

James Carley – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=dba02fbd-a077-482b-95b6-a969a34f5586](#)

Malka Fraenkel – [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=bdd811dc-80a0-475d-90b8-4b31c7a6cf19](#)

Elizabeth Coward – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=a31aec1c-9964-4f0d-b6d5-ca913701817a>

Clifford Teich – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=395e1e26-0890-48ed-a918-b4276f71dd32>

Ellen Hoffman – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=d96d6c42-0aff-4866-8fa7-30b108e08942>

Jacqueline Burris – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=77e9ba56-56d4-4592-8007-a7307072511f>

Richard Heap – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=4d382adc-d5c1-42e9-b677-eddb3f60e33b>

Jessica Lansdale – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c56f6c39-2df5-4aee-a33a-38d5529aa223>

Camille Johnston – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=ec440f52-94b2-4d27-a962-da81e8e69503>

Amoy Sewell – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c86fa766-7403-47fe-a6cf-f43fc1edc3d7>

Richard Canin – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=96692d72-f05c-47ea-a92c-d6cd93ad0583>

Michelle, Brian, and Jenny Frank – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=b66d181a-35ea-4181-a886-1a1f5ba3bc52>

Kelly Zuewsky – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=dd85f907-3bf7-4435-8f64-4361bb3b60db>

Marcie Wild – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=5cafd94d-111c-40fd-a231-3dfd8c49359e>

Marla Rohwer – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=e7d28741-e226-43cb-abbb-880b1574200c>

Joan & Seth Bykofsky – <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=2fd7985b-b0c4-45ae-be93-124566c1355f>

No further comments from the public.

Steve Vegliante advised the public that the applicant will have to respond to all public comments, written and verbal, in writing to the Board's satisfaction prior to proceeding with the review of this project.

A motion to leave this public hearing open for 4 weeks, until July 23, 2025, was made by Michael Hoyt and seconded by Shoshana Mitchell.

All in favor, 0 opposed

ACTION ITEMS:

ROBERT GREEN TRUCKS

Kroeger Road & Bridgeville Road, Monticello, NY

Glenn Smith, Project Engineer

This project is back in front of the Board for an update and continued review. Glenn Smith explained that since they were last in front of the Board, they had their work session and an updated site plan has been submitted; an atrium has been added up front and the driveway changed for better flow. Also, a letter has been submitted to the DEC for bald eagle review.

The Board had the following question:

- Was a buffer added?

Glenn Smith advised they will be keeping the tress along the road side for a buffer.

No further questions/comments from the Board.

Helen Budrock advised that this project will require a 239 review and a public hearing. Also, the Board can declare their intent to serve as Lead Agency tonight if they are ready, but coordinated review is not necessary.

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

All in favor, 0 opposed

A motion to schedule a public hearing on August 13, 2025 was made by Christina Cellini and second by Michael Hoyt.

All in favor, 0 opposed

A motion to decare the Board's intent to serve as Lead Agency, without coordinated review, was made by

Shoshana Mitchell and second by Kristin Boyd.
All in favor, 0 opposed

UNIQUE ESCAPES MODIFICATION – 21 ADD’L UNITS

9-17 Gartner Road, Monticello, NY

This project was added to the agenda in error.

CAMP YESHIVA SERDAHEL – F/K/A LEFKOWITZ BUNGALOWS

117 Old Route 17, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that this project is back in front of the Board to request approval to have 3 temporary trailer structures, similar to a job trailer, for a duration of 2 years. They previously received approval to construct a shul building, however due to an issue encounter with a NYSEG right-of way, that construction had been delayed. Also, the DOH is now requiring another well to be drilled for the site.

The Board had the following questions/comments:

- A bond will be required; which will be based off of the estimated cost of removal.
- The trailers will need to be removed by the end of 2026.
- When will the well be drilled?

Joel Kohn advised it was drilled last week.

- Feels the applicant has made great improvements to the site.

No further questions/comments from the Board.

A motion to approve the use of 3 temporary structures for 2 years, subject to a bond being posted, Building Department approval, and removal of the structures by December of 2026, was made by Shoshana Mitchell and second by Christina Cellini.

All in favor, 0 opposed

CATSKILL VET

23 Old Drive-in Road, Rock Hill, NY

Joe D’Abbraccio, Property Owner/Applicant

This project is back in front of the Board to request approval to start site work.

Steve Vegliante advised that at this time, a draft Developer’s Agreement has been received, which will be reviewed. Matt Sickler added that most conditions in the Approval Resolution has been met, with the exception of DOH and DEC approval, which takes some time. He has reviewed the estimate provided for the work and a line item needs to be added for the pumpstation costs, but other than that, he is okay with it.

No questions or comments from the Board.

A motion to approve site work, subject to a bond being posted and the Developer’s agreement being

reviewed/approved, was made by Michael Hoyt and second by Kristin Boyd.
All in favor, 0 opposed

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

HOLIDAY MOUNTAIN

99 Holiday Mountain Road, Monticello, NY
Glenn Smith, Project Engineer

This project is back tonight to give the Board an update. Glenn Smith explained that this basically a modification to the site plan and advised that they did go to the ZBA, for the staff housing building being proposed on the lot up the road, and received the required variances that were very specific to the use of this project/property.

The Board had the following comment:

- Need to add a note to the site plan in regards to the conditioned ZBA approval.

Per Matt Sickler, a SWPP will be required to assure there will not be an adverse impact(s).

Per Helen Budrock, this would be an Unlisted action under SEQR and at this time NEG DEC and Approval resolutions can be queued up for review.

It was agreed that the applicant will return to the Board when the items discussed have been addressed.

SUNNYDETOX

65 Town Road 102B, Monticello, NY

No one in attendance for this project.

Jim Carnell advised that this applicant is still in court, but no one has appearing there either.

A motion to deny this application/project for failure to prosecute was made by Christina Cellini and second by Shoshana Mitchell.

All in favor, 0 opposed

828 BROADWAY LLC (BILLY STOP)

686 Wolf Lake Road, Rock Hill, NY

No one in attendance for this project.

As this is the 3rd time this project has been scheduled with no one in attendance, the Board agreed to give the applicant 1 more chance to appear.

LC CONSTRUCTION F/K/A MARTY'S

4461 State Route 42, Monticello, NY

Joel Kohn, Project Representative

This project is back in front of the Board for an updated and possible approval. Joel Kohn explained that since they were last in front of the Board an updated site plan has been submitted addressing all of the Board's requests/comments.

The Board had the following comments:

- Would prefer if the applicant installs a chain link fence with black slots.
- Is concerned the site will become a dumping ground.
- Needs signage to identify the use; building mounted is okay and will need to be approved by the Building Department.

No further comments from the Board.

Per Helen Budrock, this is a Type 2 action under SEQR and therefore does not require coordinated review. However, the proposed use does require a special use permit.

A motion to approve the change of use, the site plan, and the special use permit, subject to returning in 1 year for an update, was made by Shoshana Mitchell and second by Christina Cellini.

All in favor, 0 opposed

MOUNTAIN VILLAS PUD – VILLAGE OF MONTICELLO 239 REFERRAL

The Board reviewed the referral and did not have any comments.

Steve Vegliante addressed the definition of a Mobile Home Park under the town code section 250-25. Per the code, they require annual permits and cannot be condominium ownership. HUD code only addresses structures and requires them to be on slab so that they are mobile.

A Board member brought up the new Five Below store. She stated that she believes there is an issue with the way it is currently stripped and asked if the Building Department could look into that.

A motion to close the meeting at 8:51 p.m. was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

