

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
May 28, 2025

IN ATTENDANCE: Kathleen Lara, Chairman
Michael Hoyt
Kristin Boyd
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 appoint Shoshana Mitchell as a voting member for tonight's meeting was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

PUBLIC HEARING:

HOLIDAY MOUNTAIN

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

Chairman Lara read the legal notice aloud.

Glenn Smith presented the project to the public.

Link to site plan presented:

https://drive.google.com/open?id=1ha7FtokD3_rOlfnimH2Mf6g_5wLCWUO_&usp=drive_fs

Link to Google Drive folder: https://drive.google.com/open?id=14SidQqAmkSy6StER-XXJ8ZR692IHdWQ&usp=drive_fs

No questions or comments from the Board at this time.

The meeting was opened up to the public for comment.

Marcie Wild @ 27 Scarborough Circle – Had the following questions:

- What will the source of water and sewer be?

Glenn Smith advised that it will be on-site wells and septic systems.

- The site is known to flood; is there any remediation plan for flooding?

No further questions/comments from the public.

A motion to close the public hearing was made by Christina Cellini and seconded by Kristin Boyd.

All in favor, 0 opposed

ACTION ITEMS:**SILAS MANOR – JAN 2025 MODIFICATION**

Old Sackett Lake Road

Rock Hill, NY

Earl Silas, Property Owner

Steve Vegliante explained that he has reviewed and edited the Approval/Subdivision resolution. A couple changes were made and the edited version has been forwarded to all attorneys, as well as uploaded to the Google Drive. He also mentioned that there is a note on the plan that states that Wolf Lake members may access Wolf Lake property via the existing easement on this property, and to be completely honest, he does not have a copy of that easement. He recommended that maybe a sentence be added that simply states that nothing in the forgoing shall increase or expand the easement rights as granted. The Board agreed.

Helen Budrock advised that SEQR needs to be satisfied first and reminded everyone that there was also a SEQR process as part of the original approval. The NEG DEC resolution takes that into consideration and includes a chronology of what has happened since that original NEG DEC. The resolution reaffirms the Board's status as Lead Agency and acknowledges that the Board finds there will be no significant adverse environmental impact; for the reasons listed in the resolution.

No questions or comments from the Board.

A motion to approve the NEG DEC resolution was made by Kristin Boyd and seconded by Michael Hoyt.
All in favor, 0 opposed

A motion for preliminary approval, subject to all conditions listed in the approval resolution, was made by Shoshana Mitchell and seconded by Christina Cellini.
All in favor, 0 opposed

FARSITE MODIFICATION – MULT. ADDITIONS

736 State Route 17B

Monticello, NY

Moshe Attie, Project Representative

This project is back to update the Board with all progress made and to request conditional, final approval. MHE comments were received and will be responded to. DOT comments were received and those asked for Use & Occupancy Agreements be filed for all items located in their right-of-way and the existing fence be moved out of the right-of-way, which will all be done. The second driveway was blocked off and the number of new structures reduced to 2, instead of the originally proposed 3 structures.

The Board had the following questions/comments:

- The second driveway should be accessible for emergency use only.
- When will the new structures be built?

Moshe Attie advised they are not planning to start any construction until after the summer season.

- What kind of fence is it?

Moshe Attie advised that it is a 4-foot, chain link fence.

No further questions or comments from the Board.

A motion for a NEG DEC was made by Shoshana Mitchell and seconded by Christina Cellini.
All in favor, 0 opposed

A motion to approve the modification to the previously approved site plan, subject to MHE comments being addressed, DOT comments being addressed, Shoshana Mitchell's review of the landscaping plan, second entrance being gated off for emergency access only, and use and occupancy agreements in place with the DOT prior to building permits being issued, was made by Shoshana Mitchell and seconded by Kristin Boyd.
All in favor, 0 opposed.

A motion to approve the lot combination/lot line change was made by Shoshana Mitchell and seconded by Kristin Boyd.
All in favor, 0 opposed

VICTORIA SIMMS

287 Hilltop Road
Monticello, NY

The representative was not present the first time the project was called.

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

BIRCHWOOD MODIFICATION – PLAY AREA

762 Sackett Lake Road
Monticello, NY
Glenn Smith, Project Engineer

This project is back in front of the Board proposing to modify their previously approved site plan by constructing a 64x104' metal framed canvas enclosure over the existing basketball court.

The Board had the following questions/comments:

- Would the structure be visible from the road?

Glenn Smith advised that it will not be visible from the road as it sits lower than the road.

- Is there any possibility that it could fly away?

Glenn Smith advised that it cannot fly away because it is open on both ends so the wind to get through.

No further question/comments from the Board.

A motion to approved the minor modification to the previously approved site plan was made by Michael Hoyt and seconded by Shoshana Mitchell.
All in favor, 0 opposed

RHAPSODY MODIFCATION – HOT TUB

9-29 Rhapsody Lane
Monticello, NY
Rob Hayward, Project Representative

This project is back in front of the Board proposing to modify their previously approved site plan by constructing a spa building to house a hot tub. Said building will be located next to the pool house and will be sided to match.

The Board had the following questions/comments:

- Are there any issue(s) with the proposed building/location?

Matt Sickler advised that there are no issues with the setbacks. Jim Carnell added that he also did not see any issue(s) and there are safety requirements that will have to be followed/met.

- Update the labeling of the building on the site plan from “pool house” to “spa house” to differentiate the 2 buildings.

No further questions/comments from the Board.

A motion to approve the modification to the previously approved site plan was made by Kristin Boyd and seconded by Christina Cellini.

All in favor, 0 opposed

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

ROBERT GREEN TRUCKS

Kroeger Road & Bridgeville Road

Monticello, NY

Glenn Smith, Project Engineer

Robert Green, Property Owner

Robbie Green, Property Owner

This project is proposing to modify their previously approved site plan by relocating the truck division and constructing 4 new buildings. The truck division will be relocated to face and be accessed from Kroeger Road.

The Board had the following questions/comments:

- There are 2 warehouse projects, that have received their approvals, at the end of Kroeger Road and part of their approvals was the widening of Kroeger Road. May want to reach out to them.
- What kind of signage?

Robert Green advised that the new signage will be similar to the current signage; free standing.

- Need to add proposed signage to the site plan.
- Will the work be done all at once or in phases?

Robert Green advised that they would like to do it all at once.

- Feels the applicant keeps the buildings and the site looking nice.
- Project will benefit from a work session.

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

It was determined that this project could be an Unlisted action under SEQR and therefore, will require a long form EAF. It was also determined that that coordinated review was not required and therefore the Board can just declare Lead Agency.

A motion to declare Lead Agency was made by Michael Hoyt and seconded by Kristin Boyd.
All in favor, 0 opposed

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

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road
Monticello, NY
Dave Higgins, Project Engineer
Yidel Weiss, Property Owner

This project is proposing a warehouse development along with a lot consolidation/subdivision. A concept plan was submitted for the development of a 1,500,400 sq. ft. warehouse with associated parking, loading, and utility areas on a total of 391.61 acres. The site is a total of 7 parcels with portions of the site recently being rezoned to the CI. 5 of the parcels are proposed to be combined and re-subdivided so that the residentially zoned portions of the site can remain separate. However, no development of residential land is proposed. There is on-site water and sewer proposed and all vehicular access will be via Heiden Road; none on Downs Road. Wetlands were delineated and the jurisdictional determination sent to the DEC, who did not respond in the time frame required, so this is exempt.

The Board had the following questions/comments:

- Will there be a buffer along Downs Road as discussed during the zone change process?

Dave Higgins confirmed there will be.

- Does the map show the new district boundary?

Dave Higgins advised that it does not and Jim Carnell added that the update was just recently sent to the County.

- Are there any plans to develop the property across the street?

Yidel Weiss that they intend to donate that property to the Town as it is undevelopable due to the river and topo.

- When applying for the 911 address, should make sure it is a Heiden Road address.

Yidel Weiss advised that one has already been assigned and it is 105 Heiden Road.

- Was the exit right there included in the traffic study done for the Kroeger Road warehouses?

Yidel Weiss confirmed it was and advised that a new traffic study was done for this project.

- What is going on with the Kroeger Road warehouses?

Yidel Weiss advised that they are still working on the widening of Kroeger Road.

- Project will benefit from having a public hearing early on.
- Requested a work session.

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

It was determined that this project would be a Type 1 action under SEQ. R.

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

A motion to engage the Town Traffic Consultant was made by Christina Cellini and seconded by Kristin Boyd.
All in favor, 0 opposed

ROCK HILL MOTEL

295 Lake Louise Marie Road

Rock Hill, NY

Shakeel Kazmi, Property Owner

This project is back in front of the Board for an update. No longer wants to add sprinkler system and are now proposing to add a door off the back of each unit for a second means of egress.

The Board had the following questions/comments:

- Does adding the extra door work?

Jim Carnell advised that he will have to look into the code and get back to the applicant.

- What are you doing for signage?

Shakeel Kazmi advised that he was waiting to receive approval first.

- Should put a sign package together and submit to the Building Department for approval.
- Will it be short term stays?

Shakeel Kazmi confirmed they will be.

- Is the plan to still move family members in?

Shakeel Kazmi advised that is not the plan anymore. It will only be a hotel now.

- This requires DOH approval.
- Need to update the site plan to show signage, landscaping, lighting, and parking.
- Per Mike Messenger, no issues with water or sewer.

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

Project to come back once the site plan has been updated.

TARA ACRES

968 Old Liberty Road

Monticello, NY

Moshe Attie, Project Representative

This project is back in front of the Board because they have finished up with the Zoning Board. The Zoning Board granted 17 of the 20 variances requested.

Steve Vegliante explained that both the applicant and the ZBA worked hard on this and were able to come to a good compromise.

Moshe Attie went over all changes to be made as part of the ZBA approval.

5.13.25 ZBA minutes - <https://thompsonny.gov/wp-content/uploads/2025/03/5.13.2025-zba-meeting.pdf>

The Board had the following questions/comments:

- Were the approved variances added to the site plan?

Moshe Attie confirmed they were.

- What about the items on other properties?

Moshe Attie advised that both the fence and the driveway are being moved off of the neighboring property.

- Is there still a litigation case in place from one of the neighbors?

Moshe Attie advised that he is not sure about that.

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

It was determined that this project will need both a 239 review and a public hearing.

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

All in favor, 0 opposed

A motion to schedule a public hearing on July 9, 2025 as made by Christina Cellini and seconded by Michael Hoyt.

All in favor, 0 opposed

SOUTHWOODS MHP

Southwoods Drive

Monticello, NY

Joel Kohn, Project Representative

Michael Hoyt was recused.

This project is back in front of the Board to re-schedule their public hearing. The public hearing originally scheduled for May 14, 2025 was cancelled at the Planning Boards request; due to not having response back yet from the Town's Traffic Consultant.

No questions/comments from the Board at this time.

A motion to re-schedule the public hearing for June 11, 2025 was made by Kristin Boyd and seconded by Shoshana Mitchell.

All in favor, 0 opposed

It was determined that the public hearing may need to be rescheduled again if no response from the traffic consultant by June 11th.

KRASNA

203 Anawana Lake Road

Monticello, NY

Joel Kohn, Project Representative

Joel Kohn advised that back in 2022 this project received approval for the replacement of the dining room building, the addition of a pavilion building, and the addition of a classroom building; of which all have been finished except for the classroom building. There was also a request for a parking lot across the street, but that required DOT approval for the pedestrian bridge first and therefore was not approved. Since then, the owners have purchased 2 more properties on the same side of the road as the facility and now have the ability to keep the bus parking lot on that side, so they do not need to use the pedestrian bridge anymore. They will still keep the parking lot cross the street for over flow parking on visiting days, but it won't be used on a daily basis. The other change made was that instead of having one large classroom building, they are now proposing to have multiple smaller classroom buildings. This will need a public hearing as well as a 239 review and we were hoping to be able to get a motion for those items tonight.

The Board had the following questions/comments:

- Parking has always been an issue for this project and we are concerned that keeping the parking lot across the street is inviting people to park there, as it is closer to a lot of the buildings and therefore easier to use. Maybe it can be gated/secured and only opened during visiting days or big events.
- Are you looking to do this work after this season is over?

Joel Kohn confirmed that is the plan.

No further questions/comments from the Board.

A motion to refer this project to the County for a 239 review was made by Shoshana Mitchell and seconded by Kristin Boyd.

All in favor, 0 opposed

A motion to schedule the public hearing for July 9, 2025 was made by Michael Hoyt and seconded by Christina Cellini.

All in favor, 0 opposed

VICTORIA SIMMS

287 Hilltop Road

Monticello, NY

Brian Benzenberg, Project Representative

Brian Benzenberg explained that this was originally supposed to be a single-family dwelling, for which the foundation and footers have already been poured for. However, they are now proposing to keep the same footprint, but change it to a 2-family dwelling, which requires Planning Board approval.

The Board had the following questions/comments:

- Is the bedroom count changing?

Brian Benzenberg advised that the bedroom count will be increasing from 3 to 4 bedrooms, but the septic will be expanded to support that.

- Does the fire code require more than 1 window per bedroom?

Jim Carnell advised that it does not.

No further question/comments from the Board.

A motion to approve the site plan, subject to the town engineer's review/approval of the site plan, was made by Michael Hoyt and seconded by Christina Cellini.

All in favor, 0 opposed.

A motion to close the meeting at 8:27 p.m. was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

