

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
August 13, 2025

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

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

A motion to appoint Shoshana Mitchell and Drew Taylor as voting members for tonight's meeting was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

PUBLIC HEARING:

ROBERT GREEN TRUCKS

Kroeger Road & Bridgeville 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://townofthompsonny.municollab.com/planning-board/projects/robert-green-trucks-32-2-6-83/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=8dc7430c-79e8-47a0-9c4b-10b8beb89904>

The Board had the below comment:

- The 239 referral came back from the County as "Local Determination", but had comments from the DOT to be addressed.

No further comments from the Board at this time.

The project was opened up to the public for comment. No public in attendance for this project and no written comment received.

A motion to close the public hearing was made by Michael Hoyt and second by Shoshana Mitchell.
All in favor, 0 opposed

HOLIDAY MOUNTAIN – STAFF HOUSING

452 Bridgeville Road, Monticello, NY

Glenn Smith, Project Engineer

Drew Taylor was recused.

Chairman Lara read the legal notice aloud.

Glenn Smith presented the project to the public.

Link to site plan presented: <https://townofthompsonny.municollab.com/planning-board/projects/holiday-mountain-sbl-32a-2-23/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectId=057e96fe-270d-484f-8642-3143f914ab53>

Steve Vegliante advised that this project received very specific and detailed variances from the Zoning Board of Appeals; as to the use of this building being strictly for Holiday Mountain employees. Glenn Smith added that those variances have been noted on the site plan.

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 and no written comment received.

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

ACTION ITEMS:

HOLIDAY MOUNTAIN – STAFF HOUSING

452 Bridgeville Road, Monticello, NY
Glenn Smith, Project Engineer

Steve Vegliante explained why this project is in front of the Board for action the same night the public hearing was held; the applicant needs to submit to the DEC by August 31, 2025 for their SPDES renewal. As there was no public comment to be addressed, the Board may act tonight if they are inclined to.

The Board had the following comments:

- The 239 has not come back from the County yet. However, their 30-day timeframe has passed, so they are no longer obligated to wait for their determination.
- Still need final site plan review/approval from Matt.

No further comments from the Board.

Helen Budrock advised that this is an Unlisted action under SEQR and the Board has already declared Lead Agency. At this point, a NEG DEC is need to finish up the SEQR process.

A motion for NEG DEC was made by Michael Hoyt and second by Shoshana Mitchell.
All in favor, 0opposed

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

All in favor, 0 opposed

HAMPTON LAKES SUBDIVISION

Straight Road, Monticello, NY

Glenn Smith, Project Engineer

Abraham Mizrahi, Project Contractor

This project is back in front of the Board tonight for possible site plan and subdivision approval.

Glenn Smith gave a brief history of this project before going over some items that happened recently; the NEG DEC resolution has been okayed by Helen Budrock, comments for the approval resolution were received from Steve Vegliante, and the developer's agreement has been submitted for determination of restoration fees.

The Board advised that recreation fees need to be discussed/determined; with the maximum amount being \$2,500 per unit and the minimum being \$1,250 per unit, and asked the applicant to go over on-site recreation. Glenn Smith explained that lot #9A is dedicated for lake access and lot #29 is a large lot dedicated for recreation; with 2 swimming pools, a club house, some garden buildings, a batting cage, a tennis court & a pickleball court. The Board agreed that they are comfortable with \$2,000 per unit and asked how many units will be single-families and how many will be duplexes. Abraham Mizrahi advised that they are not sure of that yet, but there will be a total of 28 houses. The Board and the applicant both agreed that it would be fair to split it down the middle with 14 single-families and 14 duplexes; making a total of 42 units. Total recreation fees due of \$84,000 ($42 \times 2,000 = 84,000$).

The Board had the following questions/comments:

- Will there be an HOA?

Abraham Mizrahi confirmed there will be.

- Concerned that the lot will be clear cut.

Abraham Mizrahi assured the Board it will not be and advised the developer's agreement includes a paragraph in regards to this. That paragraph states things such as there will be weekly site inspections and, per the DEC, no more than 5 acres can be cleared.

- There will be a SWPP for each lot, right?

Matt Sickler confirmed that is correct.

No further questions/comments from the Board.

The Board asked Matt Sickler if his comments have been addressed and Matt Sickler advised that his latest comments have been addressed, but there may be some additional comments after the final review.

Per Helen Budrock, Lead Agency was declared back in 2022 and she has reviewed the NEG DEC resolution; which she is okay with. At this point the NEG DEC will need to be adopted and published in the Environmental Notice Bulletin (EBN), as this is a Type 1 action.

Steve Vegliante gave his comments on the developer's agreement and the approval resolutions.

A motion for NEG DEC was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed.

A motion for recreation fees in the amount of \$84,000.00 was made by Christina Cellini and second by Shoshana Mitchell.

All in favor, 0 opposed

A motion to approve the site plan and subdivision, subject to final review/approval of the developer's agreement & the approval resolution and the any final comments from the town engineer being addressed, was made by Shoshana Mitchell and second by Christina Cellini.

All in favor, 0 opposed

CONCORD FAIRWAYS

Concord Road, Monticello, NY
Henry Zabatta, Project Attorney

This project is back in front of the Board tonight to request another 6-month extension.

Henry Zabatta explained that they still have not been able to obtain water supply for this project yet. He went through the different route that have been tried/looked into and the issues encounter with each of them.

Matt Sickler provided some technical review comments, that also provided a detailed summary of this project; which was reviewed at the meeting.

Link to the technical review comment letter:

https://drive.google.com/open?id=1B_Ilw2NQbM6h0GOoVlwtxfbJwJtDWc3&usp=drive_fs

The Board had the following questions/comments:

- This project was originally approved back in 2008.
- The approval will need to be revised once the water supply is determined.
- Have an issue with continuing to extend a 20+ year approval. Maybe another 60 days, but that's it.

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

The Board discussed possibly allowing Henry Zabatta to attend the meeting via Zoom, in 60-days, if no progress has been made and he is simply attending to withdraw the application.

A motion to approve a 60-day extension was made by Michael Hoyt and second by Shoshana Mitchell.
All in favor, 0 opposed

GLEASON – LOT COMBINATION

386 South Shore Drive, Rock Hill, NY
Tim Gttlieb, Project Representative

This project is in front of the Board tonight to request a lot combination of parcels 66.-29.4 & 66.-29-5.

The Board had the following questions/comments:

- Are these parcels in an HOA?

Tim Gottlieb advised that he is not sure about that.

- If the parcels are in an HOA, an approval letter will be required.
- Were these lots part of a previous subdivision?

Tim Gottlieb confirmed that they were.

No further questions/comments from the Board.

A motion to approve the lot combination was made by Christina Cellini and second by Drew Taylor.

All in favor, 0 opposed

MONTICELLO MOTOR CLUB – SEWER PLANT

67 Cantrell Road, Monticello, NY

Barbara Garigliano, Project Attorney

Helen Budrock and Matt Sickler were recused. Glenn Smith as consulting engineer.

This project is back in front of the Board tonight to declare NEG DEC and for possible approval.

Barbara Garigliano reiterated that this is a limited modification to the previously approved site plan and explained that Glenn Smith has reviewed the modified site plan and determined that there is no negative impact; if any impact, it would be positive.

Glenn Smith added that this treatment plant was part of the plan from the beginning and it has taken them some time to get the plant designed, but now that is complete, they are back for approval.

No questions or comments from the Board at this time.

Chairman Lara explained that this project is not on for a public hearing tonight, however, there are a couple people in attendance tonight that expressed they have a few questions/comments in regards to this project and she agreed to let them speak briefly.

Laura Smiros, Lake Joseph Estates resident - Stated that she is an architect and had the following comments:

- Per the meeting minutes, Glenn Smith said a public hearing would be required.
- Discrepancy in gallons per day.
- Creating a segmentation issue.

Steve Vegliante advised that this is not segmentation as the waste treatment plant was part of the original site plan approval, and therefore was previously reviewed. A public hearing for this portion of the plan is not required as no substantial changes have been made. He also advised that anything additional to the original approval will be required to be reviewed and approved by the Board.

Barbara Garigliano advised that the Board asked for a master plan, showing all potential future development, so the applicant supplied just that. Also, this plan has been reviewed and approved by three different engineers; their engineer, the town's engineer, and the DOH's engineer.

The public was not satisfied with the response received and continued to question.

Chairman Lara advised that the Board agreed to a brief discussion and this has now gone beyond that. The Board needs to proceed with the rest of the agenda and would be willing to have further discussion at the end of the meeting.

Per Helen Budrock, as part of SEQR a Negative declaration is required.

A motion for NEG DEC was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed

A motion to approve the modified site plan, subject to final review/approval by the consulting engineer, was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed

1 SCHROEDER MODIFICATION – STORAGE ADDITION

1 Schroeder Street, Monticello, NY
Shmiel Breuer, Project Representative

This project is back in front of the Board tonight for possible approval.

The Board advised that an updated site plan was submitted just this afternoon, however, the change was very minimal and was made to comply with the conditions of a previous approval. Matt Sickler was okay with the minor revision made and went over some of his other comments/concerns; nothing too major.

No questions or comments from the Board at this time.

A motion to approve the modified site plan, subject to final review/approval by the town engineer, was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed

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

828 BROADWAY LLC (BILLY STOP)

686 Wolf Lake Road, Rock Hill, NY
Bradley Cleverly, Project Engineer
Vic Singh, Property Owner

This project is in front of the Board tonight for initial discussion of the proposed site plan modification.

Bradley Cleverly explained that they are proposing to redevelop the existing service station. They have submitted preliminary plans and were hoping to get a work session scheduled.

The Board had the following questions/comments:

- Need more defined ingress/egress
- Suggested the access drive closest to the highway ramp be exit only.
- Will there be separate pumps/station for diesel?

Vic Singh advised that was the original plan.

- Are you concerned with the changes being made to the highway and the exit closing?
- Agreed this project would benefit from a work session.

Matt Sickler advised that he will reach out the Town's Water and Sewer Supervisor, Mike Messenger, to coordinate with him on a few things prior to the work session.

A motion to engage the Town Planner for this project was made by Shoshana Mitchell and second by Drew Taylor.

All in favor, 0 opposed

FRASER MANAGEMENT – VILLAGE OF MONTICELLO 239 REFERRAL

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

Public comment period opened.

Sheldon Pasternack and Laura Smiros reiterated that they have an issue with what the Monticello Motor Club is doing. They feel that another public hearing should be held, since that is what was stated in one of the meeting minutes, they feel there is inconsistent information, such as what the proposed gallons per day will be, they feel this project has had and will continue to have negative environmental impacts, and they insinuated that the professionals/consultants/Board members have not done the best job reviewing/approving this project each step of the way.

Steve Vegliante explained again that nothing new is happening with the Monticello Motor Club's site plan.

The Board stated that they were not comfortable with the questions and accusations being made and ended the comment period.

A motion to close the meeting at 8:18 p.m. was made by Michael Hoyt and second by Shoshana Mitchell. All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

