

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
August 27, 2025

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

Chairman Lara brought the meeting to order at 7:08 pm with a pledge to the flag.

PUBLIC HEARING:

UNIQUE ESCAPES MODIFICATION – 21 ADD'L UNITS

9-17 Gartner Road, Monticello, NY
Larry Marshall, Project Engineer

Chairman Lara read the legal notice aloud.

Larry Marshall presented the project to the public.

Link to site plan presented: <https://townofthompsonny.municollab.com/planning-board/projects/unique-escapes-modification-21-addl-units-5-1-1613-p-2025-018/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectId=687a4b69-86a5-421b-982c-234649f326f1>

Since the last meeting, the SWPP has been completed and submitted to the town engineer for review and the entrance from Old Liberty Road has been relocated to gain more sight distance. The revised site plan was submitted to the DPW, who stated they are okay with the new proposed location. They are still working on the additional well and getting DOH approval for that.

The Board stated that the applicant worked very hard with the Board and the Building Department during their original approval to get the domes to meet code. They got to visit the site and the concept is pretty neat.

No further questions/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 Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed

ACTION ITEMS:

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road, Monticello, NY
Dave Higgins, Project Engineer

This project is back in front of the Board tonight to ask the Board to declare their intent to serve as Lead Agency. Dave Higgins advised that they have prepared the Lead Agency notice and are ready to circulate if the Board is ready.

Per Helen Budrock this is a Type 1 action under SEQR and at this point the Board may declare their intent to serve as Lead Agency. Once the notices have been circulated and the 30 days passed, this project will need a public sculping session for review of a draft EIS (Environmental Impact Study).

The Board asked that the Town of Fallsburg be included as an interested party as there are some projects also being proposed on their portion of Heiden Road and they should be aware of this project.

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

Matt Sickler advised that he will get some comments out next week.

A motion to declare intent to serve as Lead Agency was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

This project to come back to the October 8, 2025 meeting for the public sculping session.

GABRIELLI – BUILDING EXPANSION

48 Bridgeville Road, Monticello, NY
Chris Pawlowski, Project Engineer

This project is back in front of the Board tonight for an update and request for a public hearing and 239 referral.

Chris Pawlowski explained that they went to their work session and per the discussions at the work session, the zoning district has been updated (changed from EBG to HC-2), the loading docks flipped to the opposite side of the building (as to not be on the road side), and the septic location relocated. In addition to those changes soil testing has been done, submission made to the DOH for approval of the well, and confirmation received from the DEC stating that they were in receipt of the jurisdictional determination request.

The Board had the below comment:

- Even though property is not in the EBG district, property can be seen from the highway and needs to look nice.

Chris Pawlowski advised that they are working on cleaning up the signage located at the front of the building.

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

Per Helen Budrock this is a Type 2 action under SEQR, so coordinated review is not required and the Board

can just declare Lead Agency. Property is located next to the highway and therefore does require a public hearing and 239 referral.

A motion to refer this project to the County for a 239 review was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

A motion to schedule a public hearing on October 8, 2025 was made by Christina Cellini and second by Michael Hoyt.

All in favor, 0 opposed

A motion to declare Lead Agency was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

118 BRIDGEVILLE ROAD

118 Bridgeville Road, Monticello, NY

Kris Kyler, Property Owner

This project is in front of the Board tonight for approval of an oversized garage.

Kris Kyler explained that he is looking to tear down an existing garage and build a larger one in its place.

The Board had the following questions/comments:

- Does this need a variance.

Kris Kyler advised that was his understanding as he cannot shift it any further away from the property line, located to the south, due to the location of the septic system. Jim Carnell added that the applicant would have to cut into the bank and that could cause issues with the septic flow. Also, would have to go to the ZBA for increasing a non-conforming building anyway, not just for encroaching in the side yard setback.

- What will the garage be used for?

Kris Kyler advised it will be used for his personal business; commercial use.

- This is really a warehouse and not just an oversized garage; which will require site plan review/approval.
- Need to submit an official site plan with all site plan requirements.
- Building should be labeled as a “warehouse”, and not an “oversized garage” on the site plan.

Jim Carnell asked if this Board should start the SEQR process tonight and declare themselves Lead Agency, prior to going to the ZBA, as to not run into the same issue encounter with a past project. Helen Budrock and Steve Vegliante agreed that would be okay/best. Helen Budrock advised that this will be an Unlisted action, so coordinated review is not required, and the Board can just declare Lead Agency. She also mentioned that a 239 review will be required and that referral could be made tonight as well.

A motion to deny and refer this project to the Zoning Board of Appeals was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

A motion to refer this project to the County for a 239 review was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

A motion to declare Lead Agency was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

ICHUD HATALMIDIM - PAVILLION

240 Forestburgh Road, Monticello, NY

Tim Gottlieb, Project Representative

Rabbi Chiam Schwartz, Applicant

This project is in front of the Board tonight to request a site plan modification.

Tim Gottlieb explained they are looking to modify the site plan by constructing a freestanding pavilion and a stand alone fenced-in storage area, located on a former tennis court.

The Board had the following questions/comments:

- Will the storage area be covered?

Tim Gottlieb advised that it will not be covered, only fenced.

- Outdoor storage needs to be screened and the fence must be at least 8 feet tall.

Tim Gottlieb advised that the fence is already existing and is a 10-foot chain link fence. Also, stated he will add a note to the plan stating slots will be installed for screening purposes.

- This request is not a big impact as the paved tennis court already exists.

No further questions/comments from the Board.

Per Helen Budrock, this is an Unlisted action under SEQR and due to the size of the proposed pavilion, SEQR action is required.

A motion for NEG DEC was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

A motion to approve the modification to the previously approved site plan, subject to a note being added to the site plan in regards to screening, was made Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

16 DEMEREST DRIVE

16 Demerest Drive, Monticello, NY

Joel Kohn, Project Representative

This project is in front of the Board tonight for re-approval.

Joel Kohn advised that this project was previously approved, but that approval has since expired. Nothing on the site plan has changed.

No questions or comments from the Board.

Per Helen Budrock, this is a Type 2 action under SEQR and the Board can issue a NEG DEC as a formality.

A motion for NEG DEC was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

A motion to re-approve the site plan was made by Christina Cellini and second by Michael Hoyt.

All in favor, 0 opposed

ICHED ANASH – UNIT CONVERSION

480 Anawana Lake Road, Monticello, NY
Joel Kohn, Project Representative

This project is in front of the Board seeking site plan modification.

Joel Kohn explained that they are proposing to convert the existing units 35, 36, & 37 into office space and convert the building with units 1 & 2 into three units.

No questions or comments from the Board.

Matt Sickler asked if the bedroom count will change and Joel Kohn advised it will not; they are just moving locations.

A motion to approve the modification to the previously approved site plan was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

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

HOLIDAY MOUNTAIN

99 Holiday Mountain Road, Rock Hill, NY
Glenn Smith, Project Engineer
Mike Taylor, Property Owner

Drew Taylor was recused.

This project is back in front of the Board tonight for continued review.

Glenn Smith explained that an updated site plan was submitted showing the proposed sports courts being removed in order to scale back the amount of disturbance. There is now less than an acre of disturbance being proposed and therefore no need for a SWPP; as it takes too long for a SWPP to be completed. With that being said, they are seeking site plan approval tonight.

The Board had the following comment:

- Concerned about segmentation as the sports courts were originally proposed and may be installed in the future.

Steve Vegliante advised that if the applicant does come back to modify, it would not cause a segmentation issue as the conditions already exist.

Per Matt Sickler, a SWPP is not needed at this time, however, if any work is done in the future one will be required.

Per Helen Budrock, project still required SEQR action to be taken.

A motion for NEG DEC was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

A motion to approve the modification to the previously approved site plan was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

CATSKILL HOSPITALITY – EXTENDED STAY HOTEL

29 Golden Ridge Road, Monticello, NY

Gavin Vuillaume, Project Engineer

Brijesh Patel, Property Owner

This project is back in front of the Board tonight for an update.

Gavin Vuillaume reminded the Board of everything that has been done so far and advised that at this time their only hold up is completion of the SWPP and the water supply. There is currently an issue with water supply in the area, to which the applicant has expressed that he is willing to help out wherever he can to help mitigate this problem. He also mentioned that they may require a waiver on the size of the parking spaces if that is something the Town allows.

Matt Sickler expanded on the water issues. There is currently no water capacity and the Town is working to develop source wells, but that will take some time and at this point there is no timeframe for completion. However, it is a priority for the Town Board. As for the SWPP, he should be able to finish his review and get some comments out in the next couple of weeks.

The Board had the following questions/comments:

- Without water this project cannot start construction and if we grant approval tonight, they will most likely have to come back for an extension.

Matt Sickler suggested the applicant wait/come back in a month or two and see where the water is at that time. Helen Budrock added that they would need to wait for SEQR/NEG DEC purposes as well.

- Why smaller spaces?

Gavin Vuillaume advised to reduce the space that would be necessary to fit all of the required parking spots. Also, would call for less blacktop.

- The Town does not grant waivers to reduce the size of the parking spaces, but can grant one allowing the applicant to reduce the number of total spaces required.

Helen Budrock mentioned that if there is access parking for the existing hotel, there is a provision in the code that allows shared parking because both building will be on the same lot. Gavin Vuillaume confirmed there are additional spaces for the existing hotel and will look into the provision mentioned.

It was agreed that the applicant will come back in two months.

OLD LIBERTY ESTATES

766 Old Liberty Road, Monticello, NY

Joel Kohn, Project Representative

This project is in front of the Board for the first time tonight for initial, conceptual review.

Joel Kohn explained that this project is a proposed dual use; a 46-unit cluster development and a 44-unit bungalow colony, with recreational facilities. The parcel is in 2 zoning districts, the RR-1 and the SR, and the cluster development portion will be in the SR and the bungalow colony portion in the RR-1. They are below the maximum density allowed and will have on-site water/sewer. The main entrance is proposed to be directly across from Hidden Ridge Estates main entrance and the emergency entrance further down; closer to Unique Escapes. The wetlands have been delineated and a jurisdictional determination sent to

the DEC.

The Board had the following questions/comments:

- Per DWP's request and to gain proper sight distance, Unique Escapes just updated their site plan to move their entrance, off of Old Liberty Road, closer to the property line they share with Hidden Ridge. You may encounter the same issue with the proposed entrance closest to them.

Joel Kohn advised the entrance being referenced is the emergency entrance and will be gated, so people will not be able to use it.

- What will the ownership be?

Joel Kohn advised he is not sure, but thinks it may be 2 condominiums.

- Will the homes be single-families?

Joel Kohn advised they will be a mix of single-families and duplexes.

- Has a traffic study been done?

Joel Kohn advised one is in the works and traffic counts were done this summer.

- Are all proposed projects in the area being looked at/included in the traffic study?

Joel Kohn advised that the same traffic consultant was hired for all of the projects, so they are aware.

- Project would benefit from a work session.

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

Per Helen Budrock, this will be a Type 1 action under SEQR. Also, the bungalow colony portion appears to be okay, but the cluster development portion does not fit the spirit of the use. By code, a cluster development must be served by central utilities. However, with all of the development being proposed in the area, there is talk of the Town possibly bringing central utilities to the area. This is something that can be discussed in length at the work session.

A motion to engage both the Town Planner and the Town Traffic Consultant was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to amend the agenda to add the Dillon Road Development project was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

Chairman Lara explained that this project was previously referred to a work session and a motion to engage the Town Planner needs to be made.

A motion to engage the Town Planner was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

A motion to amend the agenda to add the Holiday Mountain – Staff Housing project was made by Arthur Knapp and second by Michael Hyt.

All in favor, 0 opposed

Chairman Lara explained that the Board previously granted site plan approval, only, for this project, but it also requires a Special Use Permit.

A motion to approve the special use permit, subject to the applicant returning in 1 year for an update, was

made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed

A motion to close the meeting at 8:09 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

