

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
September 10, 2025

IN ATTENDANCE: Kathleen Lara, Chairman
Kristin Boyd
Arthur Knapp
Christina Cellini
Shoshana Mitchell, Alternate
James Carnell, Building, Planning, & Zoning

Laura Eppers, Secretary
Steve Vegliante, Consulting Attorney
Helen Budrock, Consulting Planner
Matthew Sickler, Consulting Engineer

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

Shoshana Mitchell was appointed as a voting member for this meeting.

ACTION ITEM:

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY
Richard Steinberg, Property Owner
Ronald Steinberg, Project Attorney

The public hearing for this project was opened on June 25, 2025 and has been held open ever sense. They are back in front of the Board tonight to close the public hearing.

No questions or comments from the Board at this time.

The meeting was opened up to the public for comment.

Clifford Teich, 192 South Shore Drive – Previously sent in written comment that was added to the record and was part of the June 25, 2025 minutes. Also attended tonight’s meeting and had the following comments:

- Frustrated that the Board keeps approving developments in their small, quiet community. Feels the Board needs to learn how to say “no” and adopt the “protect & preserve” method.
- Concerned about wild life preservation.
- Project may be well meaning, but will have several negative impacts.

Kelly Zuewsky, 127 Lake Shore Drive – Submitted written comment prior to the meeting that she 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&projectDataId=df855d7d-597f-4006-ad18-ac14ea803ea2>

Christine LaFiura, Emerald Green resident – Had the following comments:

- Asked the Board to consider the input received from the community, which has been clear and united.

- Concerned about the water supply issue getting worse.
- Concerned about the preservation of the character of the neighborhood.
- Feels approving this development sets a bad precedence.
- Concerned about the impact on traffic.

Written comment received:

Nancy Isseks - <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=e6cb8433-de08-445e-ad47-c81f20dacadb>

Elizabeth Wanttaja - <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=c1ecdee4-3a58-4664-bfbb-2e598074a7dd>

Patricia 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=9f05a519-c6f9-495b-8940-019cc3652b48>

Robin Rabinowitz - <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=fa862f77-a4eb-4ffe-b9d5-8958b0238fdb>

Ellen Hertfield - <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=9476359f-2206-43d5-9278-d9a1f734eddd>

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=ca7fcd52-882d-4cf4-a43b-f79651422f6d>

Rich Brown - <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=8b6b89ca-5806-4559-be8f-c3b1fa09f7c3>

Laurie Grunberger - <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=2f01f303-05dd-408b-b55a-0e9f580e15a6>

Amanda LeTard - <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=0f978626-3665-45ac-ba08-3c00f8cc217c>

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=b81bef32-2287-4abb-8b10-5b3658668681>

Mark Darnobid - <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=b9b528cd-b564-4e9c-8aea-234381b6e48f>

Linda Correnti & Steven Gleicher - <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=27c9ba04-2315-451c-a2d9-a4592e776e60](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=27c9ba04-2315-451c-a2d9-a4592e776e60)

Elaine & Chris Filosa - <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=57f98d1c-7e6e-42e5-a4e8-02e94aab58e9>

Ellen Hertfield - <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=c5959de8-2ad3-49e6-b5ab-bfae748ce0c2>

Maureen Kazel - <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=8027c5d2-7f06-4acf-93f3-dc77731f7209>

Jonathan Friedman - <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=fad7d068-1d09-4548-b357-aa7e0fcc419b>

Laurie Yonkin - <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=b31ffe10-7a82-463f-acf1-c8f00dc2fbfb>

Barry Scheinfeld - <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=dbdc574f-8eaf-4238-b11d-dc436c81b14d>

Erika Simone - <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=20a60e16-737e-4b7a-9729-da699957061e>

Brian Kudler - <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=47642d90-3cbd-4652-a2f7-e93b26bb94b4>

No further comments from the public.

Steve Vegliante explained that there have been many iterations of this project submitted and none of them appear to be requesting a special use permit, which is required for the project being proposed. Also explained that the town engineer did not realize, until recently, that a SWPP had been submitted for review and still needs to review that. He suggested the Board hold the public hearing open for 1 more month to allow time for review of the SWPP and for the special use permit issue to be addressed.

The Board agreed to leave the public hearing open, for written comment only, until the October 22, 2025 meeting.

Richard Steinberg expressed his frustration with being asked for more time to review the SWPP when it was part of the submission the Board already asked for more time to review. He also mentioned that he even responded to the public comments with that submission. The Board explained that the public hearing has not been closed as of yet and he should wait until it has been closed to respond to all comments at once.

A motion to leave the public hearing open until the October 22, 2025 meeting, for written comment only, was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

Steve Vegliante explained to the public that the public hearing is still open, but for written comment only, and that no action can be taken at this time.

RHAPSODY – SHOOTING RANGE & SPA EXPANSION

9 Anawana Lake Road, Monticello, NY

Rob Hayward, Project Representative

This project is in front of the Board tonight for review of a proposed site plan modification.

Rob Hayward explained that they are proposing to modify the site plan by adding a shooting range to the property and expanding the spa building, that was previously approved, but not built yet, for room to add a gym.

The Board had the following questions/comments:

- Who will be using the shooting range? Will it be open to the public?

Rob Hayward advised that the range will be used by the property owners only and will not be open to the public.

- What kind of setbacks are required for the shooting range?

Rob Hayward advised the range will be more than 300 feet from any buildings, so there should be no issues there. The owners are big on safety, so will go up and above what is required.

- Concerned about the noise impact the range will have on the neighbors.
- Being this is a commercial site, is it okay to have a shooting range?

Steve Vegliante advised there are no specific conditions in our code for a shooting range. However, the applicant is proposing to add an additional use to the property that will require a special use permit and a public hearing. Also, the Board can add any conditions to the approval they feel are necessary.

- Feels this project would benefit from a work session.

Jim Carnell suggested that a safety and/or operations plan be drafted and brought to the work session for review. The Board agreed and said the applicant should also take Matt Sickler's comments into consideration and include the information he is asking for.

No further questions/comments from the Board.

A motion to engage the town planner was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed

Per Helen Budrock, this is a Type 2 action under SEQR and believes this is exempt from requiring a 239 review.

Rob Hayward asked if there was any way to get approval tonight for the spa expansion so they can get started on constructing that building. Steve Vegliante explained that they will have to wait for everything being proposed to get approved or construct the building off the original approval.

FAMILY FUN FARM – ADDITIONAL ACCESS DRIVE

65 Friedman Road, Monticello, NY

Joel Kohn, Project Representative

This project is back in front of the Board tonight requesting a modification to the previously approved site plan.

Joel Kohn explained they are proposing an additional access drive. The driveway was added, last minute, to the last site plan approved and then removed because it prompted another public hearing and the property owner wanted to proceed with the other modifications originally being proposed. The driveway has now been added back onto the site plan and were hoping to get a public hearing scheduled for that tonight.

The board had the following questions/comments:

- What is the need for the additional access drive?

Joel Kohn advised that it will serve as more access to the new building, which it what was approved with the last review, and to sort of separate the site.

- Did you see Matt Sickler's comments?

Joel Kohn confirmed he had and advised there shouldn't be any issues addressing them.

- The capacity for the site was increased, right?

Joel Kohn confirmed it was; from 200 to 250 people.

- It appears the drive way is also on the neighboring property.

Joel Kohn confirmed it is because there is a 50-foot right-of-way benefiting this property.

- How close will the driveway be to the house next door?

Joel Kohn advised there is no house on the neighboring property, only on the property behind that.

No further question/comments from the Board.

Steve Vegliante explained that the proposed modification does not require a public hearing, but due to the history, he suggested one be held. The Board agreed and it was determined that October 22, 2025 works for everyone.

A motion to schedule a public hearing on October 22, 2025 was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

[FRASER RESORT](#)

Fraser Road, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained that a Developer's Agreement has been drafted and the water transportation corporation was approved by the Town Board 2 weeks ago, so the project is making progress. However, they are still waiting on some third-party approvals and will not have those before the site plan approval expires; on September 27, 2025.

No questions or comments from the Board.

A motion to approve the 6-month extension, until March 27, 2026, was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

GIBBER HOLDINGS

80 Gibber Road, Monticello, NY
Joel Kohn, Project Representative

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

Steve Vegliante advised this property is no longer in the Town of Thompson and is now a Village of Ateres parcel. Even though this Board approved the project, he is pretty sure they no longer have jurisdiction and the applicant will need to request the extension from the new Village. This is a new situation for the Town and he will reach out to the Village of Ateres and the Town's attorney to confirm how parcels like this should be handled.

Joel Kohn asked if this Board could grant the extension in the meantime, just in case they are allowed to and to prevent the approval from expiring on September 27, 2025.

Steve Vegliante suggested this Board approve an extension until October 22, 2025 only, instead of the full 6-month extension, to give him time to get some information.

A motion to extend the approve until October 22, 2025 was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

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

BINYAN UVOIS

666 State Route 17B, Monticello, NY
Joel Kohn, Project Representative

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

Joel Kohn explained that this project was originally started back in 2020 with two separate applications being filed in-between. The two latter applications have since been withdrawn and they are reverting back to the original application. There have been some minor changes, but the biggest change is that the access drive is now proposed to be off of Coopers Corner Road; instead of State Route 17B. Two additional parcels have been acquired to allow for this. There was a public hearing held at the time of the original application; that resulted in only one public comment, which was addressed. Also, a SWPP was previously completed/submitted, a traffic impact study completed in 2021, a 239 submitted to the County, and Lead Agency declared.

The Board had the following questions/comments:

- Any new structures being proposed?

Joel Kohn advised there are new structures being proposed, but they were part of the original application and public hearing.

- Do we need to hold a new public hearing?

Steve Vegliante explained that the Board can hold a new public hearing if they want, but one is not required. The Board agreed they did not feel a new public hearing was necessary.

- Do we need to send a new 239 referral because of the new proposed access road?

Joel Kohn expressed he doesn't see why, as the County issued a Local Determination and the change was made per the comments received from DPW.

No further questions/comments from the Board.

Per Helen Budrock, the new system (MuniCollab) is not clear where this project stands/left off with the SEQR process and needs to be updated/clarified. Also, she will go back and review the original application and submit a memo.

This project to come back to the October 22, 2025 meeting for an update/continued discussion.

SUNNYDETOX LLC

64 Town Road 102B, Monticello, NY
Tom DiTullio, Project Engineer

This project was previously denied, for lack of information, and is back tonight with a new application.

Tom DiTullio explained that he is the new engineer hired to represent/work on this project and after taking a look at what is currently existing on the property, they have changed the proposed use to a cluster development.

The Board had the following questions/comments:

- Has a new site plan been submitted yet?

Tom DiTullio advised that one has been updated. The Board pointed out that what was submitted was not a proper, full site plan. Steve Vegliante added that until a proper site plan is submitted, the Board cannot begin the review process.

- Does the owner still plan on keeping the units built without any approvals?

Tom DiTullio advised that is the intension.

- Can the units be brought up to Town code?

Tom DiTullio advised it may be difficult, but feels it can be done.

- Needs to go back to another work session when ready.

No further questions/comments from the Board.

Per Helen Budrock, feels the project does not fit the code/definition of a cluster development and the applicant should go back and review that. Also, a new short form EAF will need to be submitted as a new use is being proposed.

Steve Vegliante reiterated that until a proper/full site plan has been submitted there will be no further review or comments from the Board.

VAN ETEN OIL POLE BARN – VILLAGE OF MONTICELLO 239 REVIEW

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

A motion to close the meeting at 8:23 p.m. was made by Kristin Boyd and second by Arthur Knapp.
All in favor, 0 opposed

Planning Board

September 10, 2025

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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