

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
October 8, 2025

IN ATTENDANCE:

Kathleen Lara, Chairman	Laura Eppers, Secretary
Michael Hoyt	Steve Vegliante, Consulting Attorney
Arthur Knapp	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 approve the June 11, 2025, the June 25, 2025, the July 9, 2025, and the July 23, 2025 minutes was made by Shoshana Mitchell and second by Arthur Knapp.

All in favor, 0 opposed

A motion to approve the August 13, 2025, the August 27, 2025, and the September 10, 2025 minutes was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed

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

All in favor, 0 opposed

PUBLIC HEARING:

GABRIELLI – BUILDING EXPANSION

48 Bridgeville Road, Monticello, NY
Brian Baker, Project Engineer

Chairman Lara read the legal notice aloud.

Brian Baker presented the project to the public and updated the Board with changes/progress made since their last meeting:

- Island added in front of the building for a more formal access; per DPW's comments.
- Working with DOH on well testing.
- SWPP was finished and uploaded today for the town engineer's review.

Link to project: <https://townofthompsonny.municollab.com/planning-board/projects/gabrielli-48-bridgeville-road-building-expansion/dashboard>

Project opened up to the public for comment. No public comment.

A motion to close the public hearing was made by Shoshana Mitchell and seconded by Arthur Knapp.
All in favor, 0 opposed

The Board had the following questions/comments:

- How many trucks will there be at one time?

Brian Baker advised that he was not positive, but there are only 18 bays and no product being kept on site, so not too many.

- Requested an operations plan be submitted.
- Building currently looks vacant or like it is going out of business; façade needs to be updated/fixed.
- Requested renderings of what building will look like.
- Lighting out front is currently obnoxious; needs to be toned down and nighttime friendly.
- Aware of DPW's comments, but not sure about an island. The site needs more defined ingress/egress, but maybe can do some curbing or something similar to that instead.
- Feels a TIS (Traffic Impact Study) is not necessary. Proposed to be less than 100 trips per day and only a few employees, so should have low impact.

Brian Baker suggested they submit an impact statement for the record instead. The Board agreed that would be sufficient and could be part of the operations plan.

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

ACTION ITEM:

RHAPSODY – SPA EXPANSION

9 Anawana Lake Road, Monticello, NY
Rob Hayward, Project Representative

This project recently went to a work session to review their request to expand the existing spa building and install a shooting range. At the work session it was determined that additional information would be needed in order to proceed with the proposed shooting range and recommended that the two requests be separated, so that the applicant can proceed with the spa expansion only.

Requests were separated and this project is back in front of the Board tonight for review of the spa expansion.

Rob Hayward explained that since the work session and separation of the two requests, the proposed shooting range has now been changed to a soccer field. There was too much required to continue with the shooting range and the property owners decided that a soccer field would be easier.

Steve Vegliante advised that the request for the soccer field and the corresponding site plan was submitted after the agenda was created/posted. A new project was created for the updated modification request and therefore was not part of the information available/reviewed for tonight's meeting and could not be heard/acted on. Also, the site plan for the project being reviewed tonight still shows the shooting range, and not just the spa expansion, so the Board will not be able to approve an incorrect site plan.

The Board agreed that a soccer field is a more appropriate use for the property, but they need to see a full set of plans with the required zoning tables and all modifications now being proposed.

UNIQUE ESCAPES MODIFICATION – 21 ADD'L UNITS

9-17 Gartner Road, Monticello, NY
Ruben Diaz, Project Representative

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

Per Matt Sickler, there are some technical comments that need to be addressed, but nothing major.

Per Steve Vegliante, an approval resolution still needs to be drafted and reviewed/approved by him and suggested that conditional approval not be granted until that has been done.

Per Helen Budrock, probably should hold off on the approval, but the Neg DEC could be done tonight.

Ruben Diaz stated that he was under the impression that they would be receiving conditional approval tonight; they are looking to start site work as soon as possible.

The Board had the following questions/comments:

- What kind of site work are you looking to do?

Ruben Diaz advised that they wanted to start clearing bush and leveling the land.

Jim Carnell advised that the Building Department would need to see the limit of disturbance prior to issuing a site work permit. Also, usually the bond is determined/posted prior to site work being started.

Matt Sickler added that the applicant's engineer will need to provide a cost estimate in order for the bond amount to be determined.

- Improvements need to be made to Gartner Road. Should reach out to Camp Bobov and the Town Highway Superintendent to work on that.

No further questions/comments from the board.

Project to come back in 2 weeks; after the approval resolution and the cost estimate are submitted and reviewed.

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

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road, Monticello, NY
Dave Higgins, Project Engineer
Kristen O'Donnell, Project Planner

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

Kristen O'Donnell explained that since they were last in front of the Board, the EAF parts 2 & 3, the positive declaration, and the draft DEIS have been prepared and submitted for the Board's review.

Helen Budrock went over what the next steps in the SEQR process will be; the Board already declared their intent to serve as lead agency and those notices were circulated over 30 days ago, so the board may now declare lead agency, then declare positive declaration, and then schedule scoping workshop. The public needs to be aware/involved in the scoping workshop, so a notice will need to be published in the ENB (Environmental Notice Bulletin) and on the Town's website and/or paper of choice. Steve Vegliante added that the scoping session will be open for the public to give their input on what they would like to see reviewed during the scoping process, not to give their input/comments on the project itself.

It was determined that the public scoping workshop will be held at the November 12, 2025 meeting and the final review (red line) at the December 10, 2025 meeting. The applicant to provide a waiver as the December 10, 2025 meeting will be more than 60 days from the date the public hearing was closed. Applicant also to file the positive declaration and the public scoping notice with the ENB, as well as mail it to all property owners within 300 feet of all parcels involved. The Town will post the notice to their website and publish it in the Democrat.

The Board had the below comment:

- There has been a lot of comment received in regards to the river located on the other side of Heiden Road. The applicant has already expressed that they will not be touching anything on that side and may even donate it to the Town, but maybe they can put something in writing to that effect.

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

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

A motion for POS DEC was made by Arthur Knapp and second by Shoshana Mitchell.
All in favor, 0 opposed

WATKINS LOT LINE ADJUSTMENT

97 Serenity Road, Monticello, NY
Mike Watkins, Property Owner

This project is in front of the Board tonight to request a lot line change/improvement.

Mike Watkins explained that his personal house is on the left parcel and when he had some paving done, they went a little too far and ended up going over the property line. He is now looking to shift the property line over a little to remedy the situation.

The Board mentioned that the County may want the "lot line to be deleted" added to the plans before excepting/filing them.

No questions/comments from the Board.

A motion to approve the lot line improvement was made by Michael Hoyt and second by Drew Taylor.
All in favor, 0 opposed

MIKIRTYCHEV SUBDIVISION

198 Edwards Road, Monticello, NY
JJ Pavese, Project Representative

This project is in front of the Board to request approval for a minor, 2-lot subdivision.

JJ Pavese explained that the property owners are seeking to subdivide their 26.5-acre parcel into 2 lots for future development of a single-family, on the second lot. Both lots will be large and soils tests have been performed already.

Per Matt Sickler, he is okay with the proposal and the septic/well locations on the second lot.

Per Helen Budrock, this is a Type 2 action under SEQR and no action is required.

The Board had the below question:

- The new driveway is proposed to be only 50 feet wide; is that sufficient for emergency access purposes.

Jim Carnell advised that there are no requirements for emergency access as this is residential. However, they will need to obtain a permit from the Highway Department for the road cut.

No further questions or comments from the Board.

A motion to approve the minor subdivision was made by Arthur Knapp and second by Drew Taylor.
All in favor, 0 opposed

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

CONCORD FAIRWAYS

Concord Road, Monticello, NY
Henry Zabatta, Project Attorney

This project is back in front of the board tonight to request another 60-day extension on their approval.

Henry Zabatta explained that they are still working on obtaining water for the project. They cannot annex into the Village and were in negotiations with EPR to annex into the Adalar Water District. They petitioned the Town for expansion of the district, but the Town has not acted on their petition. The idea at this time, is to float a bond to buy out the lease of the casino and EPR's interest in the remaining acres of the district. It is not clear at this time which way the vote will go and therefore are asking for another 60-day extension. Jim Carnell added that the Public Service Commission approved the acquisition/merger of the Kiamesha Artesian Water Company just yesterday, so some progress is being made there. Steve Vegliante advised that the applicant will need time to tie up loose ends and feels it is reasonable to grant another 60-day extension. That would take us to the end of November and the project should have some answers by then.

The Board agreed that they are willing to grant another 60-day extension, but they need to see some movement.

A motion to approve the 60-day extension was made by Arthur Knapp and second by Shoshana Mitchell.
All in favor, 0 opposed

GORDON MACADAMS SUBDIVISION

Rose Valley Road, Monticello, NY
Glenn Smith, Project Engineer

Jim Carnell was recused.

This project is in front of the Board for initial discussion of the proposed major, 22-lot subdivision.

Glenn Smith gave a brief history of this project. In 2012 the Board gave conceptual approval to subdivide

parcels 61.-1-24.1 & 24.4 into 30 lots of at least ½ acre each. Those parcels were subsequently conveyed to the Delaware Conservancy Trust to remain forever wild. Then in 2023 conceptual approval to subdivide the adjacent parcel, 61.-1-24.3, was presented and conceptually approved, subject to extending the sewer district. Subsequently, that parcel was also conveyed to the conservancy. At this time, a new parcel, 61.-2-22, has been acquired and the property owner is proposing 22 residential lots of at least 20,000 sq. ft. each and is subject to annexation into the Melody Lake Sewer District. The property is split by Rose Valley Road and there will be lots on both sides of the road.

The Board had the following questions/comments:

- Was the ownership transferred for the other properties?

Glenn Smith advised he is not sure, but there is a recorded easement.

- Okay with the concept and agreed the plan presented conforms.

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

A motion was made to amend the agenda to add/discuss the Sikorski 13-lot Subdivision project was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

SIKORSKI 13-LOT SUBDIVISION

Adams Road, Rock Hill, NY

Drew Taylor was recused.

Per Jim Carnell, DOH approved 2 lots for test wells, however, a bond amount needs to be established/posted prior to the drilling of the test wells. The Town's consulting hydrologist has been involved and is amenable.

After some discussion, it was determined the bond amount will be \$3,000.00 per well, making the total bond amount \$6,000.00.

A motion to establish a \$6,000.00 bond for test well purposes was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed

A motion to go into an executive session, for a personnel issue, at 8:34 p.m. was made by Shoshanna Mitchell and second by Michael Hoyt.

All in favor, 0 opposed

A motion to close the executive session at 8:45 p.m. was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

A motion to close the meeting at 8:46 p.m. was made by Shoshana Mitchell and second by Drew Taylor.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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