

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
July 22, 2026

IN ATTENDANCE: Kathleen Lara, Chairman
Michael Hoyt
Kristin Boyd
Christina Cellini
Drew Taylor, Alternate
Shoshana Mitchell, Alternate

Steve Vegliante, Consulting Attorney
Kevin Schwenzfeier, Consulting Planner
Laura Eppers, Secretary
Jim Carnell, Building, Planning, & Zoning

Meeting was brought to order at 6:30 p.m.

SCOPING SESSION:

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY
S/B/L: 53.-1-1.1 & 52.V-3-15
Richard Steinberg, Property Owner
Justin Steinberg, Property Owner Representative

Chairman Lara advised that as per the public notice, mailed and published, only written comments on the draft scoping document will be accepted. The Board will not be taking any verbal comments tonight.

Link to public notice: <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=c8802a17-3cf2-41b7-b88a-546ccc90efd9>

Kevin Schwenzfeier explained the purpose of a scoping session – A scoping session is a public meeting held during the State Environmental Quality Review Act (SEQRA) process. Its purpose is to let the public and local agencies comment on a Draft Scope of Work. This ensures that the upcoming Environmental Impact Statement (EIS) focuses only on real environmental concerns.

Board went through the comments provided by both the Town Engineer and Planner:

The Town Engineer has provided the following comments:

1. For utilities and infrastructure, the DEIS stated that an evaluation of the capacity of the water and sewer systems would be conducted as part of the approval and permitting process. That evaluation needs to be completed as part of the DEIS, not delayed until later in the process. The regulatory status of each of those systems should also be noted. Any improvements required to collection, conveyance, source and/or treatment should be identified to the extent that impacts associated with them can be described.
2. For fire services, it is stated in the DEIS that the public system will provide fire protection and sprinkler service. The water system's ability to provide that service needs to be evaluated. The system will likely require improvements in order to accommodate this demand.
3. For stormwater, the scope doesn't mention the SP DES permit by number, but the DEIS references

the 2010 permit; the reference should be to the current permit. It is also mentioned that there was an assumed infiltration rate at the site. Actual testing is required to support the preliminary design and demonstrate that infiltration is feasible. The SWPPP prepared for the DEIS should include all required components of a full SWPPP and address stormwater quality and quantity for 1, 10, and 100-year 24-hour events. It should also be completed in accordance with the latest version of the NYS DEC design manual, evaluate the feasibility of green infrastructure, and describe maintenance of the stormwater facilities and responsible entity.

4. For geology and soils, it is noted that the available mapping and soil survey data will be used in the analysis. An actual field investigation is appropriate considering the size of this project in Rock Hill. Borings or test pits should be dug to determine the actual depth to rock and identify the need for blasting/rock excavation.
5. It is recommended that after the delineation of the wetlands, DEC and ACOE determinations should be obtained.
6. For traffic, this section seems very sparse as compared to other DEISs I've seen. It is recommended that the intersections to be studied be specifically identified and the timeframe for conducting counts noted. It is typical for future conditions studied with traffic projections to be included.

The Town Planner has provided the following comments:

1. While the Applicant submitted a DEIS on May 6th, 2026, the Planning Board is required to conduct a public scoping review session. The submitted scope fails to account for the required format fully and omits many sections included in the DEIS.
2. The Final Scope shall be submitted in a report format, similar to the DEIS provided. The cover pages shall include the project name, location, sponsor, lead agency, contact information, and date.
3. A table of contents shall be included with the following sections from the submitted DEIS:
 - a. Executive Summary
 - b. Description of Proposed Action
 - c. Existing Environmental Conditions
 - d. Potential Environmental Impacts
 - e. Mitigation Measures
 - f. Alternatives Analysis
 - g. Unavoidable Adverse Environmental Impacts
 - h. Irreversible and Irretrievable Commitment of Resources
 - i. Effects on the Use and Conservation of Energy
 - j. Growth-Inducing Impacts
 - k. Conclusions
 - l. Required Technical Studies and Supporting Documents
 - m. Required Licenses, Permits, and Approvals
4. Provide the procedural history, the steps/components of the DEIS process, and the input obtained through scoping within the SEQR Overview subsection.
5. Add the section in the Draft Scope titled 2.0 Purpose and Need and include an evaluation of the benefit of the proposed development.
6. Add the section in the Draft Scope titled 17.0 Methodology and Significance Criteria.
7. Separate ecology and wetlands into individual subsections under the Existing Environmental Conditions section, as was presented in the DEIS.
8. The Alternatives Analysis section shall include the following: No-build, Reduced density, Single-family dwellings, Two-family dwellings, Cluster development, Multiple dwellings, and Clubhouse

and recreation facility.

9. A section on Cumulative Impacts shall be included to consider impacts that could be experienced due to the synergistic effects of multiple impacts.
10. A section on Future Action Criteria shall be included to set specific conditions under which future actions will be undertaken or approved, including thresholds for supplemental submissions on impacts that were not adequately addressed or analyzed in the EIS.

The board had a couple comments to be added to the town's response letter:

1. Should include/mention the recently passed moratorium on package plant.
2. Should include/mention that the impact to Treasure Lake and all shared roads/access drives need to be addressed.

Links to written comments received:

- 7.4.26 Stian Nilsen email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=371ffb5e-02fd-431e-a67a-482991d2ff16>
- 7.7.26 Rick Barr email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=0058224d-383a-409b-8634-e427468116bb>
- 7.7.26 Deanna Prelvukaj email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=589ab500-f1d0-408f-9056-6485b5a63e1c>
- 7.7.26 Liz Wanttaja email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review#fileModal=true&projectDataId=66a22bf5-8995-4b42-8e38-57aefdc5a25c>
- 7.9.26 Elizabeth & Chris Matis email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=13d9ade0-eeed-4b57-980d-832312c310f5>
- 7.14.26 Marcia Wild email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=c46ebb27-ee00-46f9-b61b-ba74e814ff04>
- 7.14.26 Brad Wild email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=c2a884ed-c45d-4e11-af98-b9098bd73452>
- 7.15.26 Sherry & Kenny Friedman letter - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review#fileModal=true&projectDataId=52850e9a-689c-402e-a0b4-c1b350689b70>
- 7.15.26 Amanda LeTard email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review#fileModal=true&projectDataId=16dbd4e1-0d75-4fc0-a135-f1744bb7f079>
- 7.15.26 Marcia Golden & David Dukes email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=dd035d30-311c-48b0-91df-0fdaea919a03>
- 7.15.26 Richard Rabinovich email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=dd035d30-311c-48b0-91df-0fdaea919a03>

[environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=1f27fe4f-f832-4f25-b148-f7a39399c46d](#)

7.15.26 Jeffrey & Sheri Leventoff email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-](#)

[review?fileView=redacted#fileModal=true&projectDataId=e993a9ae-7995-49ec-bf9d-9be9872e30fe](#)

7.15.26 Robin Rabinowitz email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=b1df4351-e2d2-4f90-a250-a69d93223250](#)

7.16.26 Patricia Johnson email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=4d476fa9-85a0-4fcf-b5b9-e656fbc8ac42](#)

7.16.26 Connie Dong & Ross Frommer letter - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-](#)

[review?fileView=redacted#fileModal=true&projectDataId=7f258067-49cc-4a7e-aecc-793396e9f029](#)

7.16.26 Ilene Friedman email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=a077682c-910a-4043-8fcd-153a38174cfd](#)

7.16.26 Rolando Leal email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=c786915f-da6f-4246-a0b2-f812e8767c47](#)

7.16.26 Seth Bykofsky email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=ef5fbf12-a9f1-4f58-b9e4-52c565ae6c6f](#)

7.16.26 Susan Shapiro email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=dbdff9c7-02c0-4e40-ba60-9bc2c7ad4d71](#)

7.16.26 Barbara Brickner email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=2d86c447-d836-4d3c-b57d-9eddb3bf1fa8](#)

7.16.26 Margaret Perkins Dreyer email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-](#)

[review?fileView=redacted#fileModal=true&projectDataId=6a880d0a-f62e-4356-aba2-57394f937b23](#)

5.14.26 Envirotactics letter - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=7ee85d6a-7ad0-4112-b7d1-7a3c1b647b3b](#)

7.17.26 Linda A. Chrisey letter - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=bdf820be-7710-436b-8b76-6a0fca29c1b6](#)

7.17.26 Kelly Zuewsky email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-](#)

[environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=d4f7cac1-1551-49b0-9dc9-4a58ab687fd8](#)

7.17.26 Thomas L. Zuewsky email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=46caa7b-d80b-44b1-97af-33c20206615f](#)

7.17.26 Malka Fraenkel email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=13e5d605-4275-48ce-ad49-cef12141c7d8](#)

7.18.26 Stevan M. Cohen email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=e43f478f-1baf-4658-8a09-9bde1c9af614](#)

7.18.26 E. Ann Curry email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=239c8d67-ef61-40d1-94f9-374dfadbfa0c](#)

7.19.26 Melissa Katz email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=49beca63-14cb-4a6e-a251-580454a1fb0e](#)

7.16.26 Tracy M Kellogg, ESQ letter - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=5ddbe41a-84f9-4ac4-ae41-70b09276107a](#)

7.20.26 Marilyn Davidson & Stephen Barber email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=13fc83ce-18fb-4415-888b-bdde6a3f0808](#)

7.20.26 Marcy Kolter email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=c25f721a-f7e5-416f-b0e3-076697d89916](#)

7.20.26 Linda Correnti & Steven Gleicher email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=2935f0c8-966b-410b-ba6d-f9e6d20e64ed](#)

7.21.26 Aldis Ansons email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=946ae6df-c595-4617-86bd-8a39bf2ed49c](#)

7.21.26 Beth Gawinski - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=1738614d-9a1e-4151-b887-0ef3aa4ed3d4](#)

7.21.26 Laurie Gruenberger email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=518641a1-5aeb-412f-818b-41c072c0b34b](#)

7.22.26 Wendy Ansons email - [https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=0b942b56-4ada-4cc9-](#)

[9eb8-a87ce4437fe9](#)

7.22.26 Susan Shapiro email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=aad4351f-6ad3-4ecc-acd2-935d7d478385>

7.22.26 Ron Lindridge email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=224fb578-b585-46fe-b96b-d96705ffaf13>

7.22.26 EGPOA letter - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=f29d3c6e-6703-484b-977a-5efe9c5c7012>

7.22.26 Karen L. Linen email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=01f61377-e86e-4742-8abf-ca48dcb086cd>

7.22.26 Rosemary Sherman email - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review#fileModal=true&projectDataId=6dd68cb5-74f9-47c6-9e3e-1de509a5eee3>

7.22.26 Mahon, Rider & McKay letter - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=c29c8cae-12d2-44ea-a8f7-9ffe79c724a8>

7.19.26 Leona Vogel letter - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review#fileModal=true&projectDataId=6e91ec9e-8b97-4c9b-ac7a-9753607abb59>

7.22.26 Marcie Wild letter - <https://thompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/seqr-state-environmental-quality-review?fileView=redacted#fileModal=true&projectDataId=8ea420c7-8235-49c4-9fb6-dd138dd6994f>

Kevin Schwenzfeier advised that the next step in the SEQRA process would be for the Town to present a collective recommendation document (for edits to be made to the draft scoping document) to the applicant; using the concerns/impacts outlined by the board, consulting engineer, consulting planner, and public. Once that has been provided, the applicant would then provide a final draft scoping document, incorporating/addressing the collective recommendations, for the board/its consultants to review and either approve or ask for additional information.

A motion to close the meeting at 7:09 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

DRAFT