

APPROVED

TOWN OF THOMPSON  
PLANNING BOARD  
February 12, 2025

IN ATTENDANCE:	Kathleen Lara, Chairman	Christina Cellini, Alternate
	Arthur Knapp	Shoshana Mitchell, Alternate
	Michael Hoyt	Helen Budrock, Consulting Planner
	Kristin Boyd	Steve Vegliante, Consulting Attorney
	Matthew Sickler, Consulting Engineer	Laura Eppers, Secretary
	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 December 11, 2025 minutes was made by Michael Hoyt and seconded by Christina Cellini.

All in favor, 0 opposed

A motion to approve the January 8, 2025 minutes was made by Christina Cellini and made by Kristin Boyd.

All in favor, 0 opposed

A motion to approve the January 22, 2025 minutes was made by Michael Hoyt and seconded by Arthur Knapp.

4 in favor, 0 opposed, and 1 abstained

Chairman Lara appointed both Christina Cellini and Shoshana Mitchell as alternating voting members for tonight's meeting, starting with Christina Cellini.

**PUBLIC HEARING:**

**98 VARNELL – MULTI FAMILY USE**

Varnell Road, Monticello, NY  
Joel Kohn, Project Representative  
Marty Miller, Project Attorney  
John Fuller, Project Engineer

Chairman Lara read the legal aloud.

Proof of mailings were received.

Marty Miller and Joel Kohn presented the project to the public.

Link to Project Overview form:

[https://drive.google.com/open?id=1AL8ze2uFWvrmM\\_5GcAu81\\_I2UB0825ai&usp=drive\\_fs](https://drive.google.com/open?id=1AL8ze2uFWvrmM_5GcAu81_I2UB0825ai&usp=drive_fs)

Link to 11/6/24 site plan that was presented:

[https://drive.google.com/open?id=1AEln0h9PLUm9c3ia4gZ3pEzlpH2jN5T9&usp=drive\\_fs](https://drive.google.com/open?id=1AEln0h9PLUm9c3ia4gZ3pEzlpH2jN5T9&usp=drive_fs)

Link to Google Drive folder:

[https://drive.google.com/open?id=1A7gsITgGDse\\_9IMJGaii\\_0YNcGDjMpxa&usp=drive\\_fs](https://drive.google.com/open?id=1A7gsITgGDse_9IMJGaii_0YNcGDjMpxa&usp=drive_fs)

The Board advised that they are well aware of the long history this project has with the Town and all of the work the applicant has done to become compliant. They have no further questions or comments at this time.

This project was opened up to the public for comment. No public for this project.

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

#### **GARDEN COTTAGES**

Varnell Road, Monticello, NY  
Joel Kohn, project Representative  
John Fuller, Project Engineer

Chairman Lara read the legal notice aloud.

Proof of mailings were received.

Marty Miller and Joel Kohn presented the project to the public.

Link to the Project Overview Form:

[https://drive.google.com/open?id=1hjhQ1Dh8OZglSg9VpAo34BUNhJKDY79C&usp=drive\\_fs](https://drive.google.com/open?id=1hjhQ1Dh8OZglSg9VpAo34BUNhJKDY79C&usp=drive_fs)

Link to the 1/30/25 site plan presented:

[https://drive.google.com/open?id=1P7ePpZtbBUfyLqFcZJe04e8Q1xMBKK-V&usp=drive\\_fs](https://drive.google.com/open?id=1P7ePpZtbBUfyLqFcZJe04e8Q1xMBKK-V&usp=drive_fs)

Link to the Google Drive folder:

[https://drive.google.com/open?id=1XkVw\\_JvJ5VXp2Fqw-MmTelDCwj840Wu0&usp=drive\\_fs](https://drive.google.com/open?id=1XkVw_JvJ5VXp2Fqw-MmTelDCwj840Wu0&usp=drive_fs)

Like the application prior to this one, the Board is aware of the long process the project has gone through to become complaint and have no further questions or comments at this time.

Project was opened up to the public for comment. No public for this project.

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

A motion to go into an executive session, pending potential litigation, at 7:07 p.m. was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

A motion to come out of the executive session at 7:14 p.m. was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to amend the agenda to add the Silas Manor project as an action item was made by Kristin Boyd and seconded by Arthur Knapp.

All in favor, 0 opposed

A motion to re-send the Board's approval for site plan modification, made on January 22, 2025, was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

A motion to schedule a public hearing on February 26, 2025 for the Silas Manor project was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

### **ACTION ITEMS:**

#### **MINSKY GLAMPING**

Swinging bridge Estates Road, Monticello, NY

Abraham Mizrahi, Project Representative

The Board had the below comments and questions:

- Did you submit a plan for the replanting of the trees?

Abraham Mizrahi advised that they show some trees on the plan.

- How many trees are being proposed? Because it only looks like a few.

Abraham Mizrahi advised that he was not sure, but they will plant however many trees the Board would like. The Board stated that they are not sure how many trees were removed, but they know it was a lot and they would like to see as many replaced as possible. The applicant should try to replace the same amount of tree coverage as was removed. Abraham Mizrahi advised that they will plant as many as they can get along the roadway, but each tree will have to be a minimum 30 feet apart. The Board suggested that the applicant work with Shoshana Mitchell to come up with a plan and determine the exact number of trees the Board would be comfortable with.

- The Board suggested a bond be posted to assure that the trees get planted.

Matt Sickler advised that the bond amount would generally be determined by the cost of the trees. As the Board does not know the exact number of trees at this time, Steve Vegliante suggested that the Board determine a maximum number of trees to base the bond off of. The Board agreed on a maximum of 15 trees making the maximum bond amount \$25,000.00, but the exact amount will be determined after the applicant meets with Shoshana Mitchell.

- The trees should be planted no later than Memorial Day.
- Where do we stand with the SWPP?

Matt Sickler advised that there are a couple outstanding comments, but for the most part it looks good.

A motion to approve the modification to the previously approved site plan, subject to the bond amount for the trees being determined and paid and final SWPP review/approval, was made by Arthur Knapp and seconded by Christina Cellini.

All in favor, 0 opposed

### **CONTINENTAL COTTAGES**

381 Fraser Road, Monticello, NY

Bucky Loucks, Project Representative

Bucky Loucks explained that this project was denied and sent to the Zoning Board for some required variances. The Zoning Board granted those variances that last night's meeting, so they are back tonight for site plan approval.

The Board asked that the approved variances be added to the site plan.

A motion to approve a modification to the previously approved site plan, subject to the site plan being updated, was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

### **MICHAEL IVRY**

104 Old Route 17, Monticello, NY

Patrick Glowacki, Project Representative

The Board confirmed that an owner's proxy was received

The Board and their consultants had the following questions:

- Was a stamped plan received?

Laura Eppers advised that a stamped plan was received via email, but was blurry and hard to read.

- The Board requested a clear map be submitted.
- Are the utilities shown on the map.

Patrick Glowacki stated the he believes the septic tank is shown and Matt Sickler confirmed it was.

- Are there any utilities to the two accessory structures?

Patrick Glowacki advised that one is a garage and the other is a pool area, and there is no plumbing to either.

- Is the pole barn going in front of the pool?

Patrick Glowacki advised that it is going over the pool.

- To cover the pool?

Patrick Glowacki stated that was correct and the purpose is to keep the leaves and twigs out of the pool.

- Is the applicant filling in the existing pool and installing a new pool; because the site plan shows the pole barn in front of the pool?

Jim Carnell advised that it is a little confusing because there were many versions received, but the last submittal seems to show it over the pool.

- Will the structure be enclosed at all?

Patrick Glowacki advised that he wasn't sure, but thinks a portion may be enclosed as the applicant also wants to store ATVs under it.

- Can it still be considered a pole barn if it has walls?

Jim Canel advised that a pole barn is just the type of construction and it can have walls.

The Board agreed that they would feel comfortable approving this tonight subject to receiving a legible site plan within two weeks. Jim Carnell pointed out that the applicant will need to bring in an original copy to be stamped with planning board approval, so we should be able to get a legible copy then.

A motion to approve the site plan, subject to receiving a legible site plan, was made by Kristin Boyd and seconded by Shoshana Mitchell.

All in favor, 0 opposed

#### **ALAN TEO**

100 Serenity Lane, Monticello, NY

Ryan Mickelson, Project Representative

Ryan Mickelson explained that this applicant is looking to construct an oversized garage, that is proposed to sit closer to the road than the house, and for those reasons, will need planning board approval. A site plan and pictures of the property showing the proposed location were submitted.

The Board had the following questions and comments:

- The request fits the neighborhood character.
- Does this application need to be referred to the ZBA for the location of the garage, as it will be closer to the road than the house?

Jim Carnell advised that because they are not encroaching in the setbacks, this Board has the ability to approve the location to prevent an additional step.

- Is there an HOA?

Ryan Mickelson advised that he was not aware of an HOA and they have done other projects in the development. The Board asked for that to be confirmed.

No further questions or comments.

A motion to approve the oversized garage located closer to the road than the house, subject to confirmation there is no HOA, was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

#### **WEISS REALTY**

49 Kroeger Road, Bridgeville, NY

Kristen O'Donnell, Project Representative

The Board mentioned that this project has had approvals for almost two years and asked for an update on where they stand.

Kristen O'Donnell advised that they have been working on trying to obtain easements from the neighboring properties. There are multiple properties involved and a lot of negotiations happening. Also, after working for over six months with a potential end user, they recently backed out. They need to secure an end user to determine what kind of water system will be required before the water system can be designed and approved.

No questions or comments from the Board at this time.

A motion to approve a 6-month extension, to August 10, 2025, was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

#### **TARA ACRES**

968 Old Liberty Road, Monticello, NY

Moshe Attie, Project Representative

Moshe Attie explained that this project is a pre-existing, non-conforming bungalow colony in the SR district, who have built multiple extensions without building permits over the last 10 years. They are looking to now come into compliance and to do so, they will need some variances from the Zoning Board and amended site plan approval from this Board. An amended site plan has been submitted showing the additions that have already been constructed and a few proposed additions. They are looking to be denied and referred to the Zoning Board tonight so that they can start that process.

The Board asked Jim Carnell to explain the history of the property and what has been going on with the Building Department. Jim Carnell advised that this project has constructed illegal additions almost every year for the last 10 years, at least. They have received multiple stop work orders and building violations, including violations for failed septic systems. They did pull some permits to fix the septic systems, but then built some additions over them, destroying them again. When they realized they weren't working again, they used a sump pump to pump them onto the neighboring property, who brought their own lawsuit against them. The Building Department has numerous outstanding violations against this property, but due to the type of ownership, it is hard to get service on them. It is great that they are here tonight and willing to work on becoming site plan compliant because that will take care of some of the violations. The Board asked Jim to provide them with a list of the outstanding violations the next time the project comes in front of them.

The Board had the below questions:

- Does the plan you submitted show all construction going back for the last 10 years?

Moshe Attie advised that it does and it also shows some proposed stuff that hasn't been built yet.

- Was the Building Department able to clear up the ownership issue, or should we deal with that tonight?

Jim Carnell advised that the Building Department was eventually able to serve them and they are currently in court. Which is ultimately what probably prompted them to come in front of this Board. Laura Eppers added that the ownership of the property recently changed and an updated application was received to reflect the new ownership.

- Is it safe to say the units with the sewer issue won't be occupied until the issue has been resolved?

Moshe Attie confirmed that.

- Are there any structures without certificate of occupancy?

Jim Carnell advised that most structures do not have certificates of occupancy.

No further questions or comments at this time.

A motion to deny and refer this project to the Zoning Board of Approvals was made by Kristin Boyd and seconded by Arthur Knapp.

All in favor, 0 opposed

### **237 GLEN WILD LLC**

235-239 Glen Wild Road, Rock Hill, NY

Moshe Attie, Project Representative

The Board mentioned that this project is also in court for building violations. Mashe Attie explained that a new owner recently purchased the property and he is trying to clear the violations up, as well change the units to year-round use. Jim Carnell added that the work to convert the units into year-round use was started without a building permit, so they were issued a stop work order and advised that they would need this Board's approval to change the use. The Board expressed that no matter who owns the property now, it needs to be cleaned up and they are glad to see the new owner taking the steps to do so. Moshe Attie added that building permits have been submitted, which is what prompted them to be sent to this Board and once they can get the approvals they need, the work that has been started and needs to be completed, will get inspected to ensure it was done properly.

The Board/consultants had the below questions/comments:

- Is the Main house occupied now?

Moshe Attie advised that he believes it is and Jim Carnell added that he believes the main house is and always was year-round, so it is occupied year-round.

- What is happening on the third floor because they have been doing a lot of work there?

Moshe Attie advised that was not sure.

- What exactly are they looking to do in the main house?

Moshe Attie advised that they are looking to fix it up once they get the building permit. Jim Carnell added that the main house is currently 2 residential units. Steve Vegliante added that is really a code issue to be handled by the Building Department.

- This used to be a boarding house and there was an apartment on the 3<sup>rd</sup> floor at one time, so we need to just keep an eye on that because there is no fire escape there.

Jim Carnell advised that if the owner was willing to sprinkler the building, they could convert/use the third floor as an additional unit.

- Would adding a fire escape on the back of the building work?

Jim Carnell advised that most fire codes don't want fire escapes anymore.

- What about the other 2 units on the property, are they being occupied?

Jim Carnell advised that they are currently seasonal and are occupied during the summer. Michael Hoyt added that he thinks they have already been converted.

- There are currently 3 existing units on the property, so would this be considered pre-existing, non-conforming?

Jim Carnell confirmed that is correct and therefore would need ZBA approval if they want to enlarge any of the structures.

- Will it be owner occupied?

Moshe Attie advised that it will not be.

- Other than the main items that we usually request, such as showing parking and additional landscaping, is there anything else the Building Department would like to see on the plan?

Jim Carnell expressed that there was nothing additional he could think of at this time.

The Board asked for a more detailed site plan showing the below items:

- parking
- some additional landscaping

- lighting
- well/septic location
- previous bedroom counts and proposed bedrooms counts
- a note stating the 3<sup>rd</sup> floor will not be used as a separate apartment/unit, unless the building is sprinklered.

The applicant will work on a more detailed site plan and return to the Board when ready.

## **1 SCHROEDER ST MODIFICATION – ADDITION OF AWNING**

1 Schroeder Street, Monticello, NY

Shmiel Breuer, Project Representative

Shmiel Breuer explained that the applicant is looking to install an awning, along the side of the building, to be used for storage for the upcoming season. They are still looking to add permanent storage, but that won't be done intime for the upcoming season.

The Board/consultants had the below questions/comments:

- What will the awning be made of?

Shmiel Breuer advised that it will be a fabric.

- Are there any requirements for what they fabric has to be?

Jim Carnell advised that because of the use of the building, it would probably have to be fire retardant to meet the NYS fire code.

- Make sure the awning meets all codes and looks nice; no tarps.
- The black top that expands all the way up to the neighboring property still has not been taken care of and that was part of their approval granted for the last season. It needs to be addressed.

Shmiel Breuer advised that he will look into that.

- Also, the entrance on Cold Spring Road was supposed to be blocked off, so that trucks do not back out onto the road, and only a string was put up. It should be something more permanent.

Shmiel Breuer advised that all vehicles use the entrance off of Schroeder Street.

- The awning is just for temporary use and will be removed at the end of the season, right?

Shmiel Breuer explained that it will have removable legs so that it can be open in the summer and rolled up for the winter.

- Is this the same thing they did last year?

Jim Carnell advised that last year they used a tent and a land/sea container.

- What will be stored under the awning?

Shmiel Breuer advised it will be dry storage for packaging and paper products.

- Can it go in the back of the building?

Shmiel Breuer advised that it cannot because of the grading.

- Will it be visible for the road?

Chairman Lara advised that it will be extremely visible.

- Do you have any quotes or maybe a sketch drawn up yet for the permanent structure?

Shmiel Breuer advised that they have not started yet.

- The lights on the outside of the building are very bright and blinding from the road. The Board requested that they be made night time friendly.

After discussion between the Board and its consultants, it was determined that they would allow the use of a temporary structure, for the purpose of addition storage for dry goods, for one last season. The applicant is to construct permanent storage for future use.



A motion to approve the site plan modification, subject to conditions from the previous approval being met, lights being addressed, bond being paid, and awning being removed by 10/31/25, was made by Arthur Knapp and seconded by Arthur Knapp.

All in favor, 0 opposed

#### **MOONLIGHT COTTAGES MODIFICATION – UNITS 22 & 55**

58 Rubin Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that the applicant is seeking to modify the previously approved site plan by reconfigure the footprint of units 22 & 55, which makes the footprint slightly smaller than originally proposed.

The Board had the following questions:

- Are the basements unfinished?

Joel Kohn confirmed they are.

- Is the sufficient water/sewer?

Joel Kohn advised that there was.

The Board agreed that there have not been any recent issues with the property, since they have brought it up to compliance/code, and had no questions/comments at this time.

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

All in favor, 0 opposed.

#### **COLD SPRING COTTAGES MODIFICATION – SHUL REPLACEMENT**

378 Cold Spring Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that the applicant is looking to demolish and replace the existing shul in a bigger footprint, as well as clarify the previous approval for the lot consolidation; lots 49.-1-6.2 & 6.4 are to be combined with 49.-1-8.1.

The Board had the below question:

- Will the replacement building will affect the setbacks?

Joel Kohn advised that the existing building was already non-conforming, but they will not be increasing the non-conformity.

No further questions or comment.

A motion to approve the site plan modification and the lot combination was made by Kristin Boyd and seconded by Arthur Knapp.

All in favor, 0 opposed

## **LAND ROVER**

State Route 17B & Maplewood Garden Road, Monticello, NY  
Joel Kohn, Project Representative

Joel Kohn explained that this project was previously in front of the Board and they were back tonight to provide an update, request the Board to declare their intent to serve as Lead Agency, and possible schedule a public hearing. Lead Agency notices were previously circulated, in March of 2024, but per Helen's memo, she determined this project should be a Type 1 action, and not an Unlisted action, so the notice will need to be re-circulated. Well locations have been submitted to the DEC and the DOH for their approval. Preliminary effluent limits have been received from the DEC, for their wetlands, and the SPDES permit process has been started. The 239 review came back from the County as "incomplete" and the latest set of plans submitted have additional details to address their comments, so those can be forwarded to them to finish up that process. They did not get to fully review the review comments sent by MHE, but one of the comments was in regards to blasting. Test pits have been performed, which determined there is virtually no rock in this area where the bungalows are proposed, therefore, very little blasting will be required. There is more rock in the section for the trailers will be, but those will be on slab.

The Board/consultants had the following questions/comments:

- What will the owner type be?

Joel Kohn advised that both portions will most likely be condominium.

- How many stories will the bungalows be?

Joel Kohn advised they will be 1-story.

- This will require a special use permit because of the dual use.
- How many units total?

Joel Kohn advised that there will be 130 units, including the caretaker's unit.

- Will the wetlands effect this project?

Joel Kohn advised that they should not and a certified DEC wetland map has been submitted.

- Provide renderings of what the project will look like, especially from 17B.

No further questions or comments.

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

A motion to declare this project a Type 1 SEQR classification was made by Arthur Knapp and seconded by Michael Hoyt.  
All in favor, 0 opposed

A motion to schedule a public hearing for March 12, 2025 was made by Christina Cellini and seconded by Arthur Knapp.  
All in favor, 0 opposed

## **HAMASPIK MODIFICATION – ADDITION TO MAIN BUILDING**

238 Rock Hill Drive, Rock Hill, NY  
Joel Kohn, Project Representative

Christine Cellini and Jim Carnell were recused.

Joel Kohn explained that the applicant is seeking to construct a 63x63 addition to the main building. The addition will be used for a playroom and will be located off of the lobby. Currently the children, of families staying there, are running/playing in the lobby and need a place to play that will not be disruptive. There is a playground out back, but it can only be used during nice weather.

The Board asked if it would be used strictly for recreation and Joel Kohn advised it would be.

The Board agreed that being there has not been any recent public complaint/comment or other issues with the property, they would be okay with the modification. No questions or comments at this time.

A motion to approve the site plan modification was made by Shoshana Mitchell and seconded by Arthur Knapp.

All in favor, 0 opposed

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

**CONCORD ASSOCIATES**

Concord Road, Monticello, NY  
Henry Zabatta, Project Attorney

Henry Zabatta explained that the map, plan, and report was finalized last Friday, however, the Town will not adopt the plan unless they can enter into an agreement with the Village for additional water. They will be petitioning the Village. If that does not work, they can ask the EPR to possibly purchase rights to their water reserves. They are also going to petition the Public Service Commission to inquire about the inefficiencies of the Kiamesha water district, as they are supposed to be able to supply this project and the Concord Fairways project with water. There is talk of 51% of the water company being bought and therefore the necessary upgrades being made, and they want to know what rights they might have to get water before other projects approved after them. To help reduce the water usage, they have reduced the proposed number of hotel rooms from 500 to 250, plus the hotel amenities. So, between this project and the Fairways project, they are now requiring less than 100,000 gallons per day. All of these things in the works, but it is still going to take some time, so they are respectfully asking for a 60-day extension. In the meantime, we can provide copies of the petitions filed and keep the Board updated on any responses received.

Helen Budrock advised the applicant that Glenn Smith is currently working with the Village on a project to expand their well fields and suggested they reach out to him as well.

Steve Vegliante disclosed to the Board that he previously represented the EPR Properties, but have not represented them in over 2 years. If either the Board or the applicant is uncomfortable with that, he will recuse himself from the project. Neither the Board nor the applicant had an issue with the previous representation.

The Board agreed to the 60-day extension, but mentioned that a line has to be drawn somewhere. This

project has been approved for many years now and movement needs to be made at this point. Also, once water can be obtained, the amended site plan will need to be reviewed. Henry Zabatta pointed out that the SEQR would be stale by this time, so that process would need to be started again.

A motion for a 60-day extension was made by Kristin Boyd and seconded by Michael Hoyt.

All in favor, 0 opposed

### **CONCORD FAIRWAYS**

Concord Road, Monticello, NY

Henry Zabatta, Project Attorney

Henry Zabatta reminded the Board that this project was already granted a 6-month extension, that is good until June, but wanted to give the Board a quick overview of this project, since its approval pre-dates most of the current members. This is the residential project also proposed to be on Concord Road and in the Kiamesha water district. There will be 55 2-bedroom units with a garage and 31 2-bedroom units without a garage, and 24 3-bedroom units with a garage. They will be rental units and not for purchase. They meet all of the land use/zoning requirements, so this should be a good project once they can obtain water.

No questions or comments from the Board at this time.

### **ROCK RIDGE 123 LLC**

Rock Ridge Road, Monticello, NY

Tim Gottlieb, Project Representative

Tim Gottlieb explained that this project currently consists of 2 lots and the owner is looking to combined them and then subdivide them into 4 lots.

The Board/constants had the following questions/comments:

- Will the back lot need an easement for access to it?

Tim Gottlieb advised that they are leaving a small strip of land for access; essentially creating a flag lot.

- Will there be any disturbance to the wetland shown on the map?

Tim Gottlieb advised that there will be a small amount of disturbance.

- The applicant will need to ask the NTSDEC for a jurisdictional determination of the wetland and obtaining the required permits if determined to be state wetlands. They have 90 days to exert their jurisdiction and if they do not within that time frame, by default the wetlands are not regulated.
- The Water and Sewer Superintendent advised that he was okay with the sewer service.

A motion to approve the lot combination and 4-lot subdivision, subject to obtaining DEC determination of the wetlands, was made by Michael Hoyt and seconded by Christina Cellini.

All in favor, 0 opposed

### **ISAAC GROSSMAN**

789 Fraser Road, Monticello, NY

Moshe Attie, Project Representative

Moshe Attie explained that this is an existing multiple dwelling property, with 3 single-family homes, and one of the units is seeking to construct an addition.

The Board had the following questions/comments:

- Where is the parking?

Moshe Attie advised that there are 2 gravel driveways to access the property with some parking in the back.

- Has there been any issues with parking in the past?

Jim Carnell advised that he did not recall any issues with parking, but was concern with the possibility of another road cut/driveway. Matt Sickler suggested expanding the parking at the end of one of the existing driveways to make more parking there.

- Parking needs to be confirmed and added to the site plan, as well as a note stating there will be no additional road cuts/driveways or street parking.
- Will the addition be both stories?

Moshe Attie advised it will be only a 1-story addition.

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

It was discussed that this project will require a special use permit and therefore will also require a public hearing. The Board agreed that once parking has been added to the site plan, it would be far enough along to have a public hearing.

A motion to schedule a public hearing on March 12, 2025 was made by Arthur Knapp and seconded by Kristin Boyd.

All in favor, 0 opposed

## **BLUE STONE ESTATES**

268 Cold Spring Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that this project was first before the Board about a year ago and since then has delineated the federal wetland on the neighboring property, decided to go with private water/sewer, sent a well location map to the DOH, and requested preliminary effluent limits from the DEC. Originally, they were proposing to have an emergency access road through the neighboring property. However, that did not work out, so they are now proposing just the one access road off of Cold Spring Road, which requires all of the units to now be sprinklered. That is basically the progress this project has made so far and is looking to continue moving forward, by asking the Board to declare their intent to serve as Lead Agency.

The Board/consultants had the following questions/comments:

- There are currently improvements being done to the Cold Spring water district, so just keep that in mind while doing well testing for on this property.

Joel Kohn advised that they will most likely reach out to the Town to include those wells in their monitoring.

- Where is the waste water treatment plant proposed to be located?

Joel Kohn advised that it is conceptually proposed to be up at the front of the property, near the entrance.

- Where will the waste water treatment plant be discharging?

Joel Kohn advised it will discharge into the stream that goes to the DEC wetlands.

- Do you know yet if you are looking at intermittent stream standards?

Joel Kohn advised that they do not know yet, but there has been some communication between the project's engineer and the DEC in regards to that.

- Is this far enough along for us to declare our intent to serve as Lead Agency and start the SEQR process?

Helen Budrock advised that she felt it was.

- Should they submit a long form EAF?

Helen Budrock determined that this project would be a Type 1 action, so yes, a long form EAF is required and should be submitted prior to circulating the Lead Agency notices.

- Has this project had a work session yet?

Joel Kohn advised that it had not, but they would be happy to do so. After some discussion the Board agreed that we can hold off on a work session until Matt Sickler submits his initial review comments and Helen Budrock can out together a memo. Once those have been received and reviewed, if there is still a need for a work session, one can be scheduled.

No further questions or comments at this time.

A motion to declare the Board's intent to serve as Lead Agency was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

### **LEFKOWITZ BUNGALOWS – MASTER PLAN**

177 Old Route 17, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that they were here tonight seeking final site plan approval, subject Matt Sickler's final review of the SWPP and to any outstanding comments from the DEC and DOH.

The Board agreed that a lot of work has been put into this property to clear up all of the violations and to get a master plan in place. The applicant has taken all of the proper steps to complete the work that has been done and has improved the conditions of the property. There have not been any recent issues with the property and therefore, would be comfortable granting conditional approval tonight.

A motion for a NEG DEC was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to approve the master plan, subject to Matt Sickler's final review/approval, DEC approval, and DOH approval, was made by Arthur Knapp and seconded by Shoshana Mitchell.

All in favor, 0 opposed

### **CAMELOT WOODS – PHASE 3**

Winston Drive & Sackett Lake Road, Monticello, NY

Joel Kohn, Project Representative

Zach Kami, Project Engineer

Mark Younger, Project

Joel Kohn explained that this project got approval for a total of 3 phases decades ago and the last

modification that was approved was in 2006. Phase 3 was to be commenced within 3 years of that approval, which obviously did not happen. They have since amended the plan and it is now being proposed to include the entire 109 acres of property, not just the previously proposed 59 acres, which causes an issue with the zoning line. They may have to go through the process of removing it, or removing the PUD and going back to the normal zoning. However, that will be discussed with counsel for the Planning Board and Town Board. This is now proposed to be a mixed-use development; a cluster development with 137 single-family units and row housing with 72 units, as well as public amenities. Water will be from onsite wells. There were some wells drilled 20 years ago that they may be able to utilize, or they may possibly need to drill new ones. As for sewer, the entire property is located in the Sacket Lake sewer district and previously Mike Messenger did confirm there was capacity, but indicated that they main have to wait for a gravity main to be updated. Matt Sickler added that the bid for that work should go out later this year and should hopefully be constructed next year. Joel Kohn advised that as currently proposed, they are exceeding the density allowed in the SR zone, so if it moves forward as presented, it will need ZBA approval for that. Steve Vegliante added that before they can determine that, it will need to be decided as to whether the property will be removed from the PUD and follow regular zoning laws, or if the PUD can just be amended.

The Board/consultants had the following questions/comments:

- This is a completely different project then what was previously approved, so the deed will need to be reviewed again for possible restrictions.
- Keep in mind that the people who have purchased homes in Camelot Woods already, were under the impression that phase 3 of this project will look a certain way and now that is changing.
- If this moves forward, a public hearing early on would probably be helpful.
- Since the agreement was that the construction would commence within 3 years of approvals, what happens now that it was not?

Steve Vegliante advised that the agreement is pretty silent on that and it would need to be amended on a Town Board level; even if the number of proposed units were the same.

- Would like to see different style of housing throughout the development and not all cookie cut/the same.
- How many units are proposed to be in each row house building?

Joel Kohn advised that there are proposed to be 3 units in each building.

- The entrance onto Sackett Lake Road, by Winston, is dangerous, so maybe the other entrance can be used as the main entrance.

No further questions or comments from the Board at this time. The applicant is to straighten out more of the details and petition the Town Board, then come back to this board for further discussion.

## **FALLSBURG 239 REFERRAL – ZONING CODE UPDATES**

The Board reviewed the 239 referral and did not have any comments.

A motion to close the meeting at 9:23 p.m. was made by Michael Hoyt and seconded by Kristin Boyd. All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board



