

TOWN OF THOMPSON
PLANNING BOARD
March 26, 2025

IN ATTENDANCE:

Kathleen Lara, Chairman	Christina Cellini, Alternate
Arthur Knapp	Shoshana Mitchell, Alternate
Michael Hoyt	Laura Eppers, Secretary
Kristin Boyd	Steve Vegliante, Consulting Attorney
Michael Croissant	Helen Budrock, Consulting Planner
Matthew Sickler, Consulting Engineer	
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 February 12, 2025 and the February 26, 2025 minutes was made by Michael Hoyt and seconded by Arthur Knapp.
All in favor, 0 opposed

Chairman Lara advised that the Board has received dozens of written comments, with the majority of them being specifically for one of the public hearings. The Board welcomes and appreciates this kind of response, however, for the sake of saving time, to allow everyone a change speak, the Boards asks that people do not read their written comments aloud. All written comment received have been entered into the record and the applicant is required to responded to all public comment.

PUBLIC HEARING:

SILAS MANOR – JAN 2025 MODIFICATION

Old Sackett Road, Rock Hill, NY
Earl Silas, Applicant
Henri Shawn, Project Attorney
Joseph Berger, Project Engineer

Michael Hoyt and Christina Cellini were recused. Shoshana Mitchell was appointed as a voting member for this project.

Chairman Lara read the legal aloud.

Proof of mailings were received.

Steve Vegliante explained that the public hearing for this project was opened at the March 12, 2025 meeting with the understanding that it would be held open until this meeting.

Matt Sickler explained how a SWPP review works as there is a lot of confusion around the SWPP and what exactly it is. Projects that disturb over a certain amount of earth in the construction related are required to

prepare a SWPP and file it with the DEC to obtain coverage under a SPDES permit. That permit is a state permit and is issued by NYS DEC. Unless the local municipality has been designated as an MS4; in which case the DEC pushes that responsibility to the local municipality. Thompson is not designated as an MS4 and therefore that permitting process would be handled by the DEC. However, as part of the town code, applicants are required to submit a drainage report during their planning board review. The projects that exceed the threshold, for preparation of the SWPP, the Town has accepted the SWPP as the drainage report with the primary review purpose of evaluating post-construction run off management to ensure that it is controlled and managed to pre-development levels. We also request that the SWPP be developed to the point where it shows the features necessary to comply with DEC criteria for water quality management; such as retention features, rain gardens, and thing like that. At the preliminary approval stage, we review that to assure applicants have used proper methodology and features to cover what is required. We don't necessarily make sure that every "I" is dotted and "T" is crossed at that point because SWPPS are a dynamic document and are typically revised as the project proceeds from preliminary approval, to incorporate any changes necessary.

No questions or comments from the Board at this time.

This project was opened up to the public for comment.

Steve Barshov, attorney for Wolf Lake - Expressed that he is simply asking for all engineers to get together and get on the same page with the SWPP to ensure the bodies of water will be preserved. Also, submitted written comment prior to the meeting:

https://drive.google.com/open?id=1SfZStoEYsjpFLtIB8vQdqcf0bUewfPSS&usp=drive_fs

Barry Scheinfeld, 354 Old Sackett Road – Expressed that he is concerned with the traffic impact this project will have on Old Sackett Road and suggested that the dirt portion of the road be paved.

Larry Marshall, engineer for Wolf Lake,

https://drive.google.com/open?id=1eeSHwpMRCCNdddfnNlwh6rrqzhgj-xAC&usp=drive_fs

Jim Cappadona, Wolf Lake HOA president – Requested the public hearing be held open.

Barbara Mancroni, 164 South Lake Road – Requested the public hearing be held open.

Kenneth Harris, 18 Bristol Circle – Expressed that he is in favor of the project and feels the applicant has done his due diligence.

Tom Ganz, Emerald Green HOA member – Expressed that no matter how thorough a SWPP is, it will most likely change once construction starts. The DEC has passed a new regulation in regards to the SWPP inspection, which Mr. Silas had indicated he will comply with.

Penny Thelman, 2 East Road – Had the following questions:

- Who will be providing water and sewer?
- Is there sufficient sewer capacity?

Written Comment received prior to the meeting:

Marcie & Brad Wild –

https://drive.google.com/open?id=1YeVxhXK9Woy3XAPOehaHJxt6s7g0YoS4&usp=drive_fs

Richard Bar –

https://drive.google.com/open?id=1Mqp2SqBLWm9gCaMDtangaeFNnMYJ9t-5&usp=drive_fs

Alexandra Mihaescu –

https://drive.google.com/open?id=10uyIM_9NaklALGrSLq66hqTptxKi0IW&usp=drive_fs

Bracha Zuewsky –

https://drive.google.com/open?id=1x-sr2ayvyQzMDP9dDy165xvq0P4tIZRM&usp=drive_fs

James Carley –

https://drive.google.com/open?id=1HIQMm1yUzRpBL_KwWe-E6ulzn7zX4XyL&usp=drive_fs

Lauri Goldman –

https://drive.google.com/open?id=1qHTXlOn2PFYssIO-6dgpWvl7s_mTe7ai&usp=drive_fs

Liz Wanttaja –

https://drive.google.com/open?id=1_nZEirLmRCOJhilHcPDdIlNfCv7b1Ci3&usp=drive_fs

Marcy Kotler –

https://drive.google.com/open?id=1EuUHL9QUG23g5kF6U0TQIMWHTttBigr1&usp=drive_fs

Ruth Z. Mattes –

https://drive.google.com/open?id=1UOWsunKj-ZI9MGn1hD7u-ftQOFET4EX1&usp=drive_fs

Seth D. Bykofsky –

https://drive.google.com/open?id=19eS0OaIEIo_wfCpOtkxLWSSY3LHITsY&usp=drive_fs

Sharon Bobbins –

https://drive.google.com/open?id=1VtenmeqOiikuQkI9aITiZcwMnI3axalE&usp=drive_fs

Suzanne Broad –

https://drive.google.com/open?id=1ajCZzLbfMH1umTdqvjhAVhx-VZNLWCON&usp=drive_fs

Kelly Zuewsky –

https://drive.google.com/open?id=1a0mOpEMbW6HelDnsIPw6HYzwsjyK3A1O&usp=drive_fs

Arielle Ditkovich Mogil –

https://drive.google.com/open?id=14y-GCWcJxxFMhbYyB5ksN3ensm9q6vOO&usp=drive_fs

Dahlia Weinzoff –

https://drive.google.com/open?id=1NElglXGgha3FYppO-2fdo3iSSeCGMNlm&usp=drive_fs

Licelot Cruz Altagracia –

https://drive.google.com/open?id=1OQeAHe-W9J6EYswZvNi-d839TJ46SybR&usp=drive_fs

Marcia Golden –

https://drive.google.com/open?id=1rHgJlftaSe6wm1S6NUWk6fMfTULb0Rn_&usp=drive_fs

Marilyn Davidson –

https://drive.google.com/open?id=1xBFFsl2gvwjlmbpkYkXpOOM_Qdn6o969&usp=drive_fs

Susan Brody –

https://drive.google.com/open?id=1Zi0GCdJKKFBPlE-8PLr7r4wLwR7xmJku&usp=drive_fs

Thomas L. Zuewsky –

https://drive.google.com/open?id=1XPk_CFcCleoG-uGBYnKZJvW9dhZ2iDLF&usp=drive_fs

David Dukes –

https://drive.google.com/open?id=1jiUrYYeYFA1x8Tjli76ss1Rps_fwEEPL&usp=drive_fs

Paul Stankus –

https://drive.google.com/open?id=108XWmkoDI_aBehiHS3CQL-11iU5U95Tk&usp=drive_fs

Clifford Teich –

https://drive.google.com/open?id=1eKY7mvJNjs4uO7kxz-jmVRbWMMi65g74l&usp=drive_fs

Joseph & Geraldine Saladino –

https://drive.google.com/open?id=1SRuLGaByT9ukY9n_E4os0isPIQ-xIWOM&usp=drive_fs

Joseph Vona –

https://drive.google.com/open?id=1aiMMMax_cXshVNzpet1uHXDVM4UX8Bus6&usp=drive_fs

Karen Detert -

https://drive.google.com/open?id=109hw_JpNXICsvjdnQYsPMVTrsZ-JkaWx&usp=drive_fs

Malka Fraekel –

https://drive.google.com/open?id=1JGiBz0zDHo2wR6s5AYNB3wUMv37sNBtR&usp=drive_fs

Mark Weller –

https://drive.google.com/open?id=1FXkalCRGGkfk1phXO5fwSeUPy2FKNgfF&usp=drive_fs

Morton Vogel –

https://drive.google.com/open?id=1XU7JBJ-5WxMgQ-6fTjoH45GAHgnRz4Zj&usp=drive_fs

Rich Timberger –

https://drive.google.com/open?id=1RhfaLbQmUghTSt0EcEyGcYTvxYEIEHfC&usp=drive_fs

Roman Sorobay –

https://drive.google.com/open?id=1YduqD9uQbJlz7S8dBehw2_-qtEs8Pjc1&usp=drive_fs

Donald Mormino –

https://drive.google.com/open?id=1sUBskZ2HEuXWaZGsuv9DZEw6k68M3OI0&usp=drive_fs

Rosemary Sherman –

https://drive.google.com/open?id=1Whdt2i8-MaUhFQkSI-jlHZGetekFjGxt&usp=drive_fs

Taryn Duffy –

https://drive.google.com/open?id=1uXtLSdOdiU35BRlkQ78-PMuwkScPAG2u&usp=drive_fs

Turi McKinley -

https://drive.google.com/open?id=1CiyoSrxgUPtYic_dPGvnLXVsGyhtVZQ0&usp=drive_fs

No further comments/questions from the public.

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

LITTLE COMPASS

81 Pleasant Street Ext., Monticello, NY
Louis DiCostanzo, Project Representative

Chairman Lara read the legal notice aloud.

Proof of mailings were received.

Louis DiCostanzo presented the project to the public.

Link to Project Overview form:

https://drive.google.com/open?id=16j4-blBBrgOssHSxnGhpyQmCJGKJTpgU&usp=drive_fs

Link to site plan:

https://drive.google.com/open?id=1gln1rt82NS5VECvUrZDpRGGoZBEYESsF&usp=drive_fs

Link to the whole Google Drive:

https://drive.google.com/open?id=1Nf6-koB92NhPa6qNVZjOoBaPvt4INtJA&usp=drive_fs

No questions or comments from the Board.

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

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

ACTION ITEMS:

MICHELLE DIMILIA

20 Gold Point Road, Rock Hill, NY
Michelle & Peter DiMilia, Applicants

Michelle DiMilia explained that they inherited both this lot and the lot across the street with the house on

it. Her parents bought this lot with the intentions of building a garage on it, as it would not fit on the property with the house. They have since passed away, but never built the garage, and now that they are moving in full time, they would like to build it.

Jim Carnell explained that the applicants are coming before this Board as the proposed garage is over-sized, more than 1,000 sq. ft., and is also proposed to be on a lot without a main dwelling, which are both in this Board's purview to approve.

The Board had the following questions/comments:

- Why is there a need for the over-sized garage?

Applicants explained that they need it for storage purposes.

- Proposed garage fits the character of the neighborhood.

No further questions or comments from the Board.

A motion to approve the over-sized garage, located on a lot without a main dwelling, was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

LENNY WHEAT – 13-LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY

Adrian Velasco, Project Engineer

Lenny Wheat, Applicant

Michael Croissant and Jim Carnell were recused. Christina Cellini was appointed as a voting member for this project.

Chairman Lara started off by stating that neighbors have been reaching out to complain about the work being done and the condition of the property.

Lenny Wheat advised that he currently uses the property to store his heavy equipment, as he just built 4 houses across the street, and that he installed the road on this property prior to submitting his application for perc/soils testing. He is also cleaning up the property and that should not require a permit to do.

The Board had the following questions/comments:

- Have the wetlands been delineated?

Lenny Wheat advised that they were.

- Will need to submit the wetlands to the DEC for a jurisdictional determination.

A motion to declare the Board's intent to serve as Lead agency was made by Arthur Knapp and seconded by Christina Cellini.

All in favor, 0 opposed

A motion to schedule a public hearing on May 14, 2025 was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

A motion to refer this project to the County for a 239 review was made Christina Cellini and seconded by Arthur Knapp.

All in favor, 0 opposed

A motion to approve site work for infiltration/perc/deep soils testing only, subject to staying out of all wetlands/wetland buffers and letting the Building Department know when testing is taking place, was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

ISAAC GROSMAN

389 Fraser Road, Monticello, NY

Moshe Attie, Project Representative

Moshe Attie explained that the public hearing for this project was held at the last planning board meeting, March 12th. There were no public comments received and the public hearing was closed that night. At this time, they are seeking final approval.

No further questions or comments from the Board.

It was determined that this project requires a special use permit and as part of that, the Board would like to see the applicant back n a year for an update.

A motion to approve the site plan and special use permit, subject to returning to the Board for an update a year after receiving the Certificate of Occupancy, was made by Arthur Knapp and seconded by Kristin Boyd. All in favor, 0 opposed

237 GLEN WOLD LLC

235-239 Glen Wild Road, Rock Hill, NY

Moshe Attie, Project Representative

David Levin, Applicant

The Board had the following question/comments:

- Only 8 bedrooms, so no SPDES permit will be required, but need more info on the existing septic systems.
- Is the main house currently being occupied?

David Levin advised that it is.

- Is the 3rd floor being used?

David Levin advised that it is currently not being used and will not be used until the building is sprinklered.

- Want to see a floor plan.
- Need some more details on the proposed landscaping; clarify the types of trees.
- Concerned that people will park on the road and use the existing stairs, located by the road, to access the property.

The Board asked the applicant to submit a more detailed plan showing the items that were touched on tonight and to come back in 2 weeks.

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

VALLEING LLC (SAFARADY)

29 Golden Ridge Road, Monticello, NY
Moshe Attie, Project Representative

Moshe Attie explained that this property was issued some building violations that they are looking to clear up. They are proposing to demolish some dilapidated structures, add 2 new mobile homes, and construct a couple of additions. The work on the additions was started, but not finished due to the violations.

The Board had the following questions/comments:

- Are there any additional bedrooms?

Moshe Attie advised that there are actually less bedrooms than originally approved.

- Do not want any demo/construction being done during the season; while the property is being occupied.
- What is the use of the property?

Moshe Attie advised that it is a bungalow colony.

- Requested a work session and a time line for the proposed items.

No further questions/comments from the Board.

A motion to engage the Town Planner was made by Michael Croissant and seconded by Michael Hoyt.
All in favor, 0 opposed

CRESCENT LAKE HOLDINGS MOD – ADDITIONS TO 4 UNITS

924-928 Old Liberty Road, Monticello, NY
Mike Miele, Project Engineer

Mike Miele explained that since this project was last before the Board they got the 239 review back, which was determined to be local determination, and have provided contracts for the work to be done for the parking lot and the trash compactor.

The Board was satisfied with the contracts provided and did not have any additional questions or comments.

A motion to approve the modification to the previously approved site plan was made by Arthur Knapp and seconded by Kristin Boyd.
All in favor, 0 opposed

SUNNYDETOX

65 Town Road 102B, Monticello, NY

No one was in attendance for this project.

The Board requested engineered plans for the structures built without permits and also stated the business plan submitted is not sufficient. Would like these things addressed prior to returning.

VALLEY POINT ESTATES

428 Harris Road, Monticello, NY
Joel Kohn, Project Representative

Joel Kohn presented the project to the Board for the first time; a proposed new bungalow colony with a mixture of single-family and two-family homes, pools, sports courts, playgrounds, and a community building. Project will have 2 access roads, which will both need easements from neighboring properties. The easements have not been drawn up or filed yet, but there are written agreements in place. There will be on-site water/sewer, with a package sewer treatment plant. There is a DEC wetland located on the property with 1 proposed disturbance; a bridge over the thinnest section.

The Board had the following questions/comments:

- Mike Messenger requested the sewer plant be dedicated to the Town, which will also need an easement for access.
- Steve Vegliante to review all easements prior to them being filed.
- Asked Joel Kohn to send this to the County for a preliminary 239 review.
- Requested a work session with planning board consultants, as well as the Highway Superintendent and the Water & Sewer Superintendent.
- What kind of ownership?

Joel Kohn advised that it will most likely be condominium.

A motion to appoint the Town Planner was made by Michael Croissant and seconded by Michael Hoyt. All in favor, 0 opposed

CAMP SHALVA - EXPANSION

624 Heiden Road, Monticello, NY
Joel Kohn, Project Representative

Joel Kohn explained that the lot across the street (the old Gem Star property) has been purchased and Camp Shalva is proposing to expand to that property. They are proposing to demolish some units on the old side and move them to the new side, to open up some space on the old side. The new side will consist of 12 bunkhouses, 156 staff units, a lunchroom, a shul/mikvah, 12 classrooms, 3 pools, sports courts, and associated parking. There are existing wells on both sides/properties, but additional wells may be needed, and a new sewer plant will be constructed on the new side. The work is proposed to be done in a number of phases over a span of 2 decades.

The Board had the following questions/comments:

- What kind of camp will this be?

Joel Kohn advised that it is a sleepover camp with some day camp kids.

- Will there be additional traffic?

Joel Kohn advised that there will only be additional car traffic at the beginning and end of the season, but there will be bus traffic.

- The sewer plant will require both DEC and DRBC approvals.

- How will the 2 properties be connected?

Joel Kohn advised that they are proposing 2 tunnels; similar to those found at golf courses.

- Will there be car traffic through the tunnels?

Joel Kohn advised that there will only be foot and golf cart traffic; no cars.

No further questions/comments.

Jim Carnell explained that as this project is proposed to be done in phases, the planning board fees will be billed with each phase.

The Board requested a work session with the applicant, their team, the board consultants, and the Town Water & Sewer Superintendent.

A motion to engage the Town Planner, the Town Traffic Engineer, and the Town Hydrogeologist was made by Michael Hoyt and seconded by Michael Croissant.

All in favor, 0 opposed

BROADWAY BOWLING – VILLAGE 239 REFERRAL

The Board reviewed the referral and had no comments.

A motion to close the meeting at 8:58 p.m. was made by Michael Croissant and seconded by Arthur Knapp.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT