

APPROVED

TOWN OF THOMPSON  
PLANNING BOARD  
April 9, 2025

IN ATTENDANCE: Michael Hoyt, Acting Chairman                      Laura Eppers, Secretary  
Arthur Knapp                      Helen Budrock, Consulting Planner  
Kristin Boyd                      Steve Vegliante, Consulting Attorney  
Christina Cellini, Alternate  
Shoshana Mitchell, Alternate  
Matthew Sickler, Consulting Engineer  
James Carnell, Building, Planning, & Zoning

Michael Hoyt brought the meeting to order at 7:00 pm with a pledge to the flag.

Michael Hoyt appointed both Christina Cellini and Shoshana Mitchell as voting members for tonight's meeting.

**ACTION ITEMS:**

**CONCORD ASSOCIATES**

Concord Road, Monticello, NY  
Henry Zabatta, Project Attorney

Henry Zabatta read his project update letter aloud:

[https://drive.google.com/open?id=1pifCIMrqM3AZbRmbOfy5rM7ZwJdMP9En&usp=drive\\_fs](https://drive.google.com/open?id=1pifCIMrqM3AZbRmbOfy5rM7ZwJdMP9En&usp=drive_fs)

He also supplied copies of supporting documents –

Petitions to Town and Village for water district extension:

[https://drive.google.com/open?id=14oAu1hJuEI0t0MZHH6rdFjNe5OrjdpOC&usp=drive\\_fs](https://drive.google.com/open?id=14oAu1hJuEI0t0MZHH6rdFjNe5OrjdpOC&usp=drive_fs)

[https://drive.google.com/open?id=1mCnKI-9oXOCJrHA1glgqkiZaWImuLEFK&usp=drive\\_fs](https://drive.google.com/open?id=1mCnKI-9oXOCJrHA1glgqkiZaWImuLEFK&usp=drive_fs)

Letter to Kiamesha Artesian:

[https://drive.google.com/open?id=1MINTyCbo4q8\\_p3RKTjk8xuXqDjX-6Gfc&usp=drive\\_fs](https://drive.google.com/open?id=1MINTyCbo4q8_p3RKTjk8xuXqDjX-6Gfc&usp=drive_fs)

Applicant requested a 60-day extension, to return to the June 11<sup>th</sup> meeting, for time to finish up with securing water for the project.

A motion to approve a 60-day extension was made by Arthur Knapp and seconded by Kristin Boyd.  
All in favor, 0 opposed

**FARSITE MODIFICATION – MULT. ADDITIONS**

736 State Route 17B, Monticello, NY

Moshe Attie, Project Representative  
Levi Gold, Potential Purchaser  
Barry Karpen, Potential Purchaser

Moshe Attie advised that since the last meeting they had their site inspection with the Building Department and submitted an updated site plan; showing corrected unit numbers and the kitchen building to be converted into a day camp building. He mentioned that they also invited the DOT for a site inspection, but they were not interested in coming out.

Jim Carnell added that he is comfortable with the applicants plan to move forward.

Matt Sickler advised that he submitted a brief comment review letter to be addressed, but not significant.

The Board had no questions or comments at this time.

Project needs a 239 referral and a public hearing scheduled.

A motion to refer this project to the County for a 239 referral was made by Kristin Boyd and seconded by Christina Cellini.

All in favor, 0 opposed

A motion to schedule a public hearing on May 14, 2025 was made by Christina Cellini and seconded by Kristin Boyd.

All in favor, 0 opposed.

#### **CONG. ICHED ANASH MODIFICATION – BUILDING #2**

480 Anawana Lake Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that this building was originally approved back in 2022 to be a 2-story building with a basement. However, during construction the basement level became exposed, creating a 3<sup>rd</sup> story.

The Board had the following questions:

- Does the building still meet height requirements?

Joel Kohn advised it does.

- Does the additional story now require the building to be sprinklered?

Joel Kohn advised that the buildings in this development are already sprinklered.

No further questions or comments.

A motion to approve a minor modification to the previously approved site plan was made by Christina Cellini and seconded by Arthur Knapp.

All in favor, 0 opposed

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

## **FAMILY FUN FARM MODIFICATION – INDOOR REC BLDG**

65 Friedman Road, Monticello, NY  
Joseph Churgin, Project Attorney

Joseph Churgin advised that they had their public hearing on March 12, 2025, with no public comment. They are back tonight with 1 change to the site plan; a second driveway for circulation purposes and because the rides on that side of the site are different in nature.

The Board had the following questions/comments:

- How close is the new proposed driveway to the property line?

Joseph Churgin advised that it is very close.

- Uncomfortable that the change was made after the public hearing was closed; especially since it is for public use and so close to the neighboring property.
- Sight distance for the new driveway will need to be reviewed and approved by the Highway Superintendent.
- New driveway is close to the ROW (right-of-way). Will need to show the ROW on the site plan.
- Noise ordinance would still apply to the indoor rec building and a note should be added to the plan stating such.
- Matt Sickler submitted some review comments to be addressed.

No further questions or comments from the Board.

The Board determined that they are not comfortable with approving the modified site plan tonight as there has been a new driveway added. Joseph Churgin asked if the Board would grant approval tonight if they remove the second driveway and revert back to the site plan presented at the public hearing; the February 5, 2025 revised site plan. The Board agreed that they would be comfortable with that, but if the applicant want to install the driveway in the future, he will need to come back for approval.

This project/modification requires a NEG DEC.

A motion for a NEG DEC was made by Kristin Boyd and seconded by Christina Cellini.  
All in favor, 0 opposed

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

## **SOUTHWOODS MHP**

Southwoods Drive, Monticello, NY  
Joel Kohn, Project Representative  
Joseph Churgin, Project Attorney

Michael Hoyt recused. Kristin Boyd acting chairman for this project.

Joel Kohn advised that an updated sketch plan and short form EAF have been submitted for this project. They are now proposing 57 single-wide structures, as well as, the addition of a water treatment building, some dumpster, a bus stop, and various recreational areas. The updated sketch plan has also been

submitted to the DOH for their review.

The Board and their consultants had the following questions/comments:

- Will also need an updated long form EAF.
- Reducing the number of units to 57 will make this a Type 1 action.
- Will need a new TIS (traffic Impact Study) as the one on file is now 3 years old.
- Even though additional recreation areas have been added, the site can still use some more.
- Did access to the property change?

Joel Kohn advised that they are still proposing 2 driveways; one for inbound and one for outbound.

- Has this been submitted yet to the DEC for a jurisdictional determination?

Joel Kohn advised that it has been submitted and the wetlands have been delineated.

- This project can probably benefit from having a public hearing at the sketch plan phase.

Joel Kohn agreed.

- Site plan will eventually need to be sent to the fire department for their review.
- Units will still need to be sprinklered.

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

It was determined that the Board should re-declare their intent to serve as Lead Agency and have the notice recirculated due to the amount of time that has past since they were originally circulated.

A motion to redeclare the Boards 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 Shoshana Mitchell and seconded by Arthur Knapp.

All in favor, 0 opposed

## **SILVERCREST TOWNHOMES**

92 Fairground Road, Monticello, NY

Ryan Fellenzer, Project Engineer

Gary Goldstein, Project Attorney

Paul & Luca Spensieri, Applicants

Steve Vegliante disclosed that he has worked with the applicant in the past and stated would recuse himself if the applicant wanted. Applicant had no issues.

Ryan Fellenzer explained that it has been a while since this project was last in front of the Board. The reason for that is because the wetlands were re-delineated, causing some buildings to have to shift. They have submitted the updated site plan showing those changes, as well as, a further developed SWPP up to date with the current codes.

The Board had the following questions/comments:

- Matt, did you receive the SWPP?

Matt Sickler advised that he did, but has not reviewed it yet. He also mentioned that they will need to provide a more definitive number of gallons per day to the Town Water & Sewer Superintendent. Steve Vegliante added that they are working with the Town Board on easements for the water mains.

- Will need a Developer's Agreement

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

It was discussed that a public hearing was already held and the 239 sent, which came back as "local determination". The Board has declared their intent to serve as Lead Agency, but never declared Lead Agency; that can be done tonight. Helen Budrock to queue up parts 2 & 3 of the EAF. Applicant can possibly get conditional approval when they come back.

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

#### **ARTARCH USA LLC**

Buchanan Road, Glen Wild, NY  
Bob Zhang, Applicant  
Jason Pitingaro, Project Engineer

Jason Pitingaro presented the updated site plan to the Board. The proposed lot line change was modified; the lot with the single-family house went from approximately 1.5 acres in size to 1.97 acres. The bigger lot will have a farm house, some sports courts, and a barn on it. Both lots will have their own well and septic.

The Board had the following questions/comments:

- Is this project before us for a lot improvement only?

Jim Carnell advised that they also need approval for the proposed accessory buildings.

- What is the plan for the use of the property? Will it be commercial?

Bob Zhang advised that it will not be used as commercial.

- Will Bob be living in one of the houses?

Bob Zhang advised that he will not reside in any of the houses, they will be used for his company.

- Feels the use is not correct because it is being used more like a resort. Steve Vegliante to look into the code and advise if the use is correct or not.
- It looks like the connecting pathway goes over the property line, onto the neighboring lot?

Jason Pitingaro advised that it does, but Mr. Zhang also owns that neighboring property. Steve Vegliante advised that is an issue; entire pathway needs to be one this property. Jason Pitingaro stated that they can make that change.

- Matt Sickler provided some review comments to be reviewed and addressed.

The Board had no further questions or comments at this time.

The applicant to return with an updated site plan, showing everything on one site, and addressing Matt Sickler's review comments.

#### **74 HILLSIDE AVE LLC – VILLAGE 239 REFERRAL**

The Board reviewed this project and feels that there is a lack of pedestrian infrastructure.

## **USHER STEINMETZ – VILLAGE 239 REFERRAL**

The Board reviewed this project and feels that there is a lack of pedestrian infrastructure.

A motion to close the meeting at 8:06 p.m. was made by Kristin Boyd and seconded by Shoshana Mitchell.  
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

