

APPROVED

TOWN OF THOMPSON  
PLANNING BOARD  
May 14, 2025

IN ATTENDANCE:	Kathleen Lara, Chairman	Laura Eppers, Secretary
	Michael Hoyt	Helen Budrock, Consulting Planner
	Kristin Boyd	Steve Vegliante, Consulting Attorney
	Shoshana Mitchell, Alternate	
	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 enter into an executive session, pending potential litigation, at 7:02 p.m. was made by Shoshana Mitchell and seconded by Kristi Boyd.  
All in favor, 0 opposed

A motion to end the executive session at 7:06 p.m. was made by Michael Hoyt and seconded by Kristin Boyd.  
All in favor, 0 opposed

Chairman Lara appointed Shoshana Mitchell as a voting member for tonight's meeting.

A motion to approve the March 12, 2025 minutes, the March 26, 2025 minutes, and the April 9, 2025 minutes was made by Michael Hoyt and seconded by Kristin Boyd.  
All in favor, 0 opposed

Chairman Lara took a moment of silence for the passing of Chet Smith of Rock Hill, NY.

**PUBLIC HEARING:**

**LENNY WHEAT – 13-LOT SUBDIVISION**

State Route 42 & Hemlock Lane, Monticello, NY  
Adrian Velasco, Project Engineer  
Lenny Wheat, Property Owner/Applicant

Adrian Velasco presented the project to the public.

Link to site plan presented: [https://drive.google.com/open?id=1\\_0xfpHernbW5LZEgtvhin-7eDBITmi-F&usp=drive\\_fs](https://drive.google.com/open?id=1_0xfpHernbW5LZEgtvhin-7eDBITmi-F&usp=drive_fs)

Link to project folder: <https://townofthompsonny.municollab.com/planning-board/projects/wheat-lenny-13-lot-subdivision-48-1-2231-p-2024-004/dashboard>

No comment from the Board at this time. The meeting was opened up to the public for comment.

**Ben Richards @ 19 Hemlock Lane** – Had the below questions/comments:

- Was an EAF done?

Steve Veglainté advised that will be required as part of the SEQR process.

- There are issues with the houses the applicant built across the street and is concerned these will be the same.
- Concerned about water run-off and the effects it will have on the water quality/existing spring.
- Concerned about preservation of the wetlands. Wetland markers were moved and trees were cut down.
- Concerned about effects this will have on the wild life.
- Applicant doing work without approvals/permits; such as putting in pipes and roads.
- What will be the source of water and sewer?

**Tim Crumley @ 11 Osborn Road** – Had the below comments:

- Understands there is a housing crisis, but feels 13 houses may be excessive.
- Board should take a good look at the demo/topo of this site.
- Concerned the additional wells will cause a water shortage in the area.
- Suggested raised septic systems be installed.
- Would be nice to see some trees/landscaping added to the plan.

Written comment received prior to the meeting:

Debora Bausenwein -

[https://drive.google.com/open?id=1Z8Vd1CpSlqUIdPuCJTynHpX41ZdeZj7k&usp=drive\\_fs](https://drive.google.com/open?id=1Z8Vd1CpSlqUIdPuCJTynHpX41ZdeZj7k&usp=drive_fs)

Laura Smith - [https://drive.google.com/open?id=15lkJH-IIWR7rpgmpenVwOM0PZxsCdAlt&usp=drive\\_fs](https://drive.google.com/open?id=15lkJH-IIWR7rpgmpenVwOM0PZxsCdAlt&usp=drive_fs)

No further questions/comments from the public.

A motion to close the public hearing was made by Kristin Boyd and seconded by Shoshana Mitchell.

All in favor, 0 opposed

#### **FARSITE MODIFICATION – MULT ADDITIONS**

736 State Route 17B, Monticello, NY

Moshe Attie, Project Representative

Moshe Attie presented the project to the public.

Link to site plan presented: [https://drive.google.com/open?id=1U3Fkb42HCLCHlon-zXW0J\\_udT0KzU-GZ&usp=drive\\_fs](https://drive.google.com/open?id=1U3Fkb42HCLCHlon-zXW0J_udT0KzU-GZ&usp=drive_fs)

Link to project folder: <https://townofthompsonny.municollab.com/planning-board/projects/farsite-modification-mult-additions-11-1-381-p-2025-022/dashboard>

The Board had the followings questions/comments:

- Did you get anywhere with the DOT?

Moshe Attie advised that he had a conversation with the DOT just today in regards to addressing the items in their right-of-way.

- What is the timeframe for the improvements?

Moshe Attie advised that they would like to start as soon as possible, but may not be able to get everything done prior to the start of the summer.

- Would like to see at least the parking lot done prior to the start of the season.

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

The meeting was opened up to the public for comment. No public in attendance for this project.

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

### **SOUTHWOODS MOBILE HOME PARK**

Southwoods Drive, Monticello, NY

This public hearing was cancelled by the request of the Planning Board.

### **ACTION ITEMS:**

#### **237 GLEN WILD LLC**

235-239 Glen Wild Road, Rock Hill, NY

Moshe Attie, Project Representative

David Levin, Property Owner/Applicant

Moshe Attie explained that when they were last here the Board asked for parking to be shown on the site plan and for a floor plan to be provided; both have been done. There was also a comment from Matt to have the septic tested and it was. Turns out the septic is in failure, so they are replacing it and a septic plan has been submitted. There are 3 holding tanks shown, but the 3<sup>rd</sup> tank will not be installed until the sprinkler system is.

The Board had the following questions/ comments:

- What's going on with the 3<sup>rd</sup> floor?

David Levin advised that it is unoccupied and will remain that way until they can install a sprinkler system.

- Is there a way to enforce that?

Jim Carnell advised that the building would require yearly fire inspections, so it could be monitored that way.

- Is the work to convert to year-round finished?

David Levin advised that it has been finished.

- Will the 3<sup>rd</sup> floor be its own apartment?

David Levin advised that it will be part of the 2<sup>nd</sup> floor apartment, not its own apartment.

- The storage area on the 1<sup>st</sup> floor is quite large, what will it be used for?

David Levin advised it will be used for regular storage, no bedrooms.

- What is the plan for the rest of the property?

Moshe Attie advised that they are working on plans to develop the remaining property and will come back to the Board when those plans are ready.

- As the buildings being upgraded are already existing, there shouldn't be a segmentation issue.

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

NEG DEC not needed.

A motion to approve the site plan, subject to Matt Sickler's review/approval of the septic plan, was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

#### **SILAS MANOR – JAN 2025 MODIFICATION**

Old Sackett Lake Road, Rock Hill, NY

Henry Shawn, Project Attorney

Steve Veglainte explained the history of this project and the work done in regards to the SWPP. He also explained that they are currently in the process of reviewing the draft NEG DEC and Approval resolutions and suggested that the Board hold off on any action until those have been finalized; should be done by the next meeting.

Matt Sickler went over what was done on the SWPP since the last meeting. All engineers are now in agreeance with what needs to be done and a time frame in which they are to be done. He also mentioned that the project will require preliminary approval from the Planning Board in order to get DOH approval.

Henry Shawn commended Steve and Matt for all of their hard in helping get this project to this point. Asked if there was any way they could get the preliminary approval tonight. Steve Veglainte recommended that they come back in 2 weeks, to give time for the resolutions to be completed, and the Board agreed.

#### **CATSKILL HOSPITALITY – EXTENDED STAY HOTEL**

29 Golden Ridge Road, Monticello, NY

Brijesh Patel, Property Owner/Applicant

This project is back tonight to proceed with the SEQR process. The Lead Agency notices had been mailed out and the 30-day time frame to respond has passed. Per Helen Budrock, okay to proceed.

No questions or comments from the Board at this time.

Matt Sickler mentioned that the applicant should make sure there are no existing easement(s) that will affect the new hotel building. If there are, they will need to be added to the site plan.

A motion to declare Lead Agency was made by Michael Hoyt and seconded by Shoshana Mitchell.

All in favor, 0 opposed

A motion to refer this project to the County for a 239 review was made by Kristin Boyd and seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to schedule a public hearing on June 25, 2025 was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

### **1 SCHROEDER MOD – STOARGE ADDITION**

1 Schroeder Street, Monticello, NY

Shmiel Breuer, Project Representative

This project is seeking to add a permanent addition to the existing building for storage purposes. However, the addition will encroach in the setbacks and will require variances from the Zoning Board.

The Board had the following questions/comments:

- The proposed is a welcomed addition.
- The plans submitted are not stamped; who prepared the plan?

Shmiel Breuer advised that they were prepared by an engineer.

No further questions/comments from the Board.

A motion to refer this project to the Zoning Board of Appeals was made by Michael Hoyt and seconded by Shoshana Mitchell.

All in favor, 0 opposed

Shmiel Breuer explained that the addition will not be able to be built in time for the upcoming summer season and asked if they can have a temporary tent for the season. The Board advised that they previously approved the request for a temporary awning for the season and the applicant should use that approval.

### **LAKEVIEW MOD – UNIT 57**

135 Coral Drive, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn advised that since this application was last in front of the Board, the site meeting for the pump station was held. The pump station is now operating correctly and there a just a couple items left before it can be dedicated to the Town. Jim Carnell confirmed this.

No questions/comments from the Board.

No NEG DEC required.

A motion to approve the minor modification to the previously approved site plan, subject to no Certificates of Occupancy being issued until the pump station is dedicated, was made by Michael Hoyt and seconded by Shoshana Mitchell.

All in favor, 0 opposed

**HAMASPIK MODIFICATION – ADD’L PARKING**

283 Rock Hill Drive, Rock Hill, NY

The applicant requested the project be removed from the agenda prior to the meeting.

**HOLLYWOOD CC MODIFICATION – UNIT 15**

215 Cold Sprong Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained the applicant is proposing to construct a 20x24 addition and a 20x24 porch to the existing unit.

The Board had the following question/comments:

- Was the owner of the unit caught building without a permit?

Joel Kohn advised that his understanding was that the work is only being proposed at this time and had not been started. Jim Carnell clarified that the work being done without a permit was on a different unit in the community.

- Will the bedroom count be increased.

Joel Kohn advised that it will not be.

No further questions or comments from the Board.

A motion to approve the minor modification to the previously approved site plan was made by Kristin Boyd and seconded by Michael Hoyt.

All in favor, 0 opposed

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

**ESTATES AT ROCK HILL – SECTION B**

N Emerald Drive & Treasure Lake Road, Rock Hill, NY

Richard Steinberg, Property Owner/Applicant

Rondal Steinberg, Project Attorney

This project is back tonight to update the Board after the work session has been held.

The Board had the following questions/comments:

- We asked multiple times for your engineer to attend the meeting to clarify some things; where is your engineer tonight?

Richard Steinberg advised that he was out of town and could not attend.

- Is the open space for the Town Houses?

Richard Steinberg advised that it will be.

- Need bulk tables added to the site plan.

No further questions/comments from the Board.

Helen Budrock advised that the next step would be to start SEQR and schedule a public hearing. However, a long form EAF will need to be submitted prior to the Lead Agency notices being circulated.

A motion to declare intent to serve as Lead Agency was made by Shoshana Mitchell and seconded by Kristin Boyd.

All in favor, 0 opposed

A motion to schedule a public hearing on June 25, 2025 was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

The Board asked again for the engineer/surveyor be present at the next meeting.

#### **ARTARCH USA LLC**

100 Buchanan Road, Glen Wild, NY

Bob Zhang, Property Owner/Applicant

Ted Taylor, Project Engineer

Ted Taylor explained that since they were last in front of the Board the site plan has been updated and soils tests performed.

Steve Vegliante advised that this property is owned by an LLC, but the use will be residential.

Matt Sickler advised that he had 2 comments on the septic and Ted Taylor advised they are moving the location.

No questions/comments from the Board.

No NEG DEC required.

A motion to approve the site plan, subject to Matt Sickler's review/approval of the septic, and lot line change was made by Michael Hoyt and seconded by Shoshana Mitchell.

All in favor, 0 opposed

#### **UNIQUE ESCAPES MODIFICATION – 21 ADD'L UNITS**

9-17 Gartner Road, Monticello, NY

Ruben Diaz, Project Representative

Zach Peters, Project Engineer

Zach Peters advised that when they were last here, they presented a conceptional site plan to the Board. They have since submitted a more detailed plan with grading, stormwater and sewer being shown. There are a few more items that need to be address, but they wanted to come back tonight with an update for the Board.

The Board had the following questions/comments:

- We recently visited the site and it is really cool and well kept.
- A work session was never held, but one is no longer needed at this point.

- Will the proposed additions be done in phases?

Ruben Diaz advised that they will be constructed in phases; starting on the Old Liberty Road, units 1-8, and the community building/office.

- Biggest concern is the entrance off of Old Liberty Road and the DOT may also have an issue with it. Suggested that entrance be used for incoming traffic only to decrease traffic flow there.
- Retain as much vegetation as possible.

Ruben Diaz advised the plan is to have limited disturbance. They want people to have the “upstate” experience so they will be doing selective harvesting.

- The proposed stormwater pond is large; maybe some vegetation can be planted in between that would help absorb some of that water.
- Where will the dumpster(s) be located?

Ruben Diaz advised that they will be located by the Gartner Road entrance so that the garbage trucks will not need to go through the site.

- Where the wetlands delineated?

Ruben Diaz confirmed they were.

- Add pathways/trails to the site plan.

Ruben Diaz advised that they are not adding any trails, so as to have the least disturbance as possible. The only pathways will be from the parking lot to the domes.

No further questions/comments from the Board.

Helen Budrock mentioned that this project will need coordinated review and the next step would be for the Board to declare their intent to serve as lead agency and refer the project for a 239 review. A public hearing is not required. However, one was held during the first/original application, per the Boards request, so they may want to request one this time as well.

A motion to declare intent to serve as Lead Agency was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

A motion to refer this project to the County for a 239 review was made by Shoshana Mitchell and seconded by Kristin Boyd.

All in favor, 0 opposed

The applicant is to draft the Lead Agency notice and sent to Steve Veglainté and Helen Budrock for review/approval.

### **JUMPCHA MODIFICATION – PETTING ZOO**

410 State Route 17B, Monticello, NY

Mayer Lichtenstein, Applicant

Isaac Lichtenstein, Applicant

This project is back before the Board requesting a modification the their previously approved site plan to add a petting zoo at the rear of the property. However, there is an issue with encroachment into the setbacks that would require some variances.

The Board had the following questions/comments:

- What is the issue with the setbacks?



Jim Carnell advised that by code, due to the order the animals produce, there is a 150-foot setback for both side yards, and the whole lot is only 187 feet wide. Also, the number of animals being proposed are more than the code allows, so they would need a variance for that as well.

- The site looks nice and they seem to get a lot of business.

No further questions/comments from the Board.

A motion to refer this project to the Zoning Board of Appeals was made by Michael Hoyt and seconded by Shoshana Mitchell.

All in favor 0 opposed

**828 BROADWAY LLC (BILLY STOP)**

686 Wolf Lake Road, Rock Hill, NY

No one in attendance for this project.

**EVERGREEN HILLS ESTATES LLC**

401 Harris Road, Thompson, NY

Avi Pomerantz, Property Owner/Applicant

Dan Griffiths, Project Engineer

Dan Griffiths explained that this project is in front of the Board tonight for conceptual review. The project is a proposed 58-unit mobile home park with on-site water and sewer.

Steve Vegliante pointed out that the County record still shows the property being owned by the previous owner and asked if a deed had been filed. Avi Pomerantz advised that a deed showing him as the new owner has been filed.

The Board had the following questions/comments:

- What are you doing with the lot across the street?

Avi Pomerantz advised that there is a body of water with a dam and would require DEC approvals, which is a whole process.

- For segmentation reasons, if there is a possibility of that side being developed at any point in the future, that would need to be shown now as part of the master plan.
- The layout is very dense. No green space or recreation shown, besides the sports courts. Should revisit the design to add more of both. There will be recreation fees required and if there is ample on-site recreation, the Board has the ability to reduce those fees. There is also a minimum requirement of 10% of open space.
- What type of ownership will this be?

Avi Pomerantz advised that it will be condominium.

- Will the homes be on slabs or basements?

Avi Pomerantz advised that they will be on slabs.

- Will the homes be custom built?

Avi Pomerantz advised that they will be and they are working on that now.

- Would like to see renderings as early on as possible.
- Why are you proposing only 1 well?

Avi Pomerantz advised this is only a preliminary plan and they may end up needing 2 wells. Matt Sickler

added that the DOH will require at least 2 wells.

- There is a development being proposed next door, so will need cumulative review.
- With the number of units being proposed, this would be considered a Type 1 action under SEQR. If the number of units can be reduced to less than 50, it would then be considered an Unlisted action and would make the SEQR process easier.
- Will the septic be a package plant?

Dan Griffiths advised that it will be and it will discharge into the stream.

- Will need to get effluent limits from the DEC.

Avi Pomerantz advised that they have made a submission to the DEC already.

- Will it discharge into the same stream as the project next door?

Jim Carnell advised that he is not sure, but there was a meeting because of the 5 projects being proposed in the area. A pump station may be needed at this point.

- If the project can connect, that would eliminate the need for on-site septic.
- Project will need a work session

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

A motion to engage the Town Planner for this project was made by Kristin Boyd and seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to engage the Traffic Consultant for this project was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

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

