

TOWN OF THOMPSON
PLANNING BOARD
July 23, 2025

IN ATTENDANCE:	Michael Hoyt, Acting Chairman	Shoshana Mitchell, Alternate
	Arthur Knapp	Drew Taylor, Alternate
	Kristin Boyd	Steve Vegliante, Consulting Attorney
	Christina Cellini	Laura Eppers, Secretary
	Matthew Sickler, Consulting Engineer	Helen Budrock, Consulting Planner
	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 Shoshana Mitchell and Drew Taylor as alternating voting members for tonight's meeting.

PUBLIC HEARING:

SIKORSKI 13-LOT SUBDIVISION

Adams Road, Rock Hill, NY
Glenn Smith, Project Engineer

Drew Taylor was recused.

Steve Vegliante read the legal notice aloud.

Glenn Smith presented the project to the public.

Link to the site plan presented: <https://townofthompsonny.municollab.com/planning-board/projects/sikorski-13-lot-subdivision-25-1-492-p-2025-032/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=613807b6-b0f7-47f1-9f95-a56e6987c940>

Link to the project folder: <https://townofthompsonny.municollab.com/planning-board/projects/sikorski-13-lot-subdivision-25-1-492-p-2025-032>

The Board had no questions/comments at this time.

The meeting was opened up to the public for comment.

Debra Brown @ 65 Adams Road – Had the following comments:

- Neighborhood is comprised of single-family, owner-occupied homes, so this project is out of character for the neighborhood.
- What will the ownership be? Co-op? Condos?

- Why rentals?
- Concerned about the impact the new wells will have on the neighboring wells. If they are affected, what happens?
- Concerned about drainage. Who owns the property everything will be draining onto? Do you have their permission?
- Concerned about explosives during the construction process.

Glenn Smith advised that there will be no explosives used.

Chris Edwards @ 92 Adams Road – Had the below comments:

- Concerned about traffic noise. Entrance to the proposed project will be right across from his master bedroom.
- Concerned about drainage. There are 3 existing coverts already and there is still overflow into the ditch that plugs everything up. If the catch pond overflows, it will end up on his property.
- What will the ownership be? Will these units be rented?

James Jackson @ 81 Adams Road – Stated has the same comments as his neighbors, plus the below additional comments:

- There is an issue with ice in the winter because of the current issue with flooding and is concerned this project will add to the issues.
- The plans show a pipe coming down the hill into a bason there, but nothing for the bason on the left.

Glenn Smith advised that he will update the plan to show that.

No further comment from the public.

A motion to close the public hearing was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed

1 SCHROEDER – STORAGE ADDITION

1 Schroeder Street, Monticello, NY
Shmiel Breuer, Project Representative

Steve Vegliante read the legal notice aloud.

Shmiel Breuer presented the project to the public.

The site plan presented: <https://townofthompsonny.municollab.com/planning-board/projects/1-schroeder-modification-storage-addition/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=f7516fc7-b9a1-4a4d-9831-556d30f44475>

Link to project folder: <https://townofthompsonny.municollab.com/planning-board/projects/1-schroeder-modification-storage-addition>

No questions or comments from the Board at this time.

The project 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 Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed.

Project to return in 2 weeks for possible approval.

ESTATES AT ROCK HILL – SECTION B

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

Richard Steinberg

Justin Steinberg

Steve Vegliante read the legal notice aloud.

Justin Steinberg presented the project to the public.

Link to site plan presented: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectId=b6b2487b-79ea-429c-aef8-6ece7937f811>

Link to project folder: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036>

Steve Vegliante read the letter received from the Emerald Green Lake Louise Marie Water Company aloud; stating that they cannot provide domestic water service to this property at this time.

Link to letter: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=e778c967-f2e1-4647-8a96-62c9fe73669b>

No questions/comments from the Board at this time.

The project was opened up to the public for comment.

Michael Gutnick @ 4 Lakeview Court – Had the following comments:

- Concerned about segmentation.
- This project will have significant impacts.
- SEQR review is vital for this project.

Marcie Wild @ 27 Scarborough Circle – Read her written comment aloud and submitted it for the record.

Link to written comment - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=096c09ad-b5da-45ee-b150-d9b2fa3fe7e8>

Joel Cohn @ 20 Manchester Road – Stated at the meeting that he is concerned with the quality of work this developer does, as there have been issues in the past with houses he built in the area. He also submitted written comment expressing additional concerns.

Link to written comment: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=78118b37-435b-41e5-9db6-d0d24ef0ef3c>

Linda Chrisey @ 15 Picadilly Court – Read her written comment aloud and submitted it for the record.

Link to written comment - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=77f1e542-3685-445c-8d61-f7ec7d95958f>

William Southerland @ 30 Stratford Road – Had the following comments:

- The world is comprised of 66% water and we the people are the problem.
- Asked the Board to require a bond be posted for at least \$100,000.
- The Town should take over the property and make it recreation.

Rich Rabinovich @ 98 Lake Shore Drive South – Had the following comments:

- When was the zoning changed to allow this type of development? Was there a public hearing for that?
- Why is this project not subject to a full SEQR review?
- Is the DEC involved?
- Does the Planning Board have any objections to this project?
- Will all correspondence regarding this project be available to the public?

Steve Vegliante advised that all documents and written correspondence in regards to this project can be found in the MuniCollab project folder, which can be access via the Town website. He also advised that the Board has consultants, such as an engineer and planner, who review/address all required items.

Marcy Kotler @ 144 Lake Shore Drive West – Had the following comments:

- The thought that this project may be approved is devastating.
- The original plan was for single-family homes, which fits the area, and now townhouses are being included, which does not fit. Urges the developer to keep the original plan.
- Concerned how this project will affect the property values.
- Concerned about over developing.
- How many trees will be removed?
- How many houses have been built already?
- What has the developer/applicant given back to the community?
- This will look like a small city within their community.
- Developer has no care or concern for the community or the people living in it.

Georgette Laskowski @ 15 Deerfield Court – Had the following comments:

- Concerned about the noise impact.
- Concerned about the environmental impacts.
- Homeowners in the community pay taxes and assessments, but the developer does not.

Loretta Duarte @ 9 Deerfield Court – Submitted written comment prior to the meeting that she read aloud.

Link to written correspondence: <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=a8207432-810c-48b0-b70f-d39c09ec1e6d>

Patrick Kennell (President of EGPOA) @ 440 Over Look Road – Had the following comments:

- Their community is unified in their concerns and objections to this project.
- Proud to see the community turn out for this project.

Allison Hoffman @ 29 Surry Street – Stated she is in opposition of this project and agrees with everyone's concerns, especially in regards to water. Has only lived here for 1 year, but has experienced issues with the

water in that short period of time. Also stated that she bought her house in the area for peaceful quality of life; please don't ruin that.

Marty Kolter @ previous resident of the area – Stated that he came out tonight because of how bother everyone is and glad he did. Concerned that this project will end up having the same issues that Davos ended up having.

Judy Cutler @ 2 Douglas Street – Spoke at the June 25th meeting, but had the following additional comments:

- Where is ingress/egress proposed to be for this project? Concerned it will directly affect her as she is only 50 feet away.
- Left the city to get away from noise and air pollution and if this project gets approved, it will be just like living in the city all over again.

Marilyn Davidson @ 26 Nottingham Gate Road – Stated that she has watched, for many years, what this developer has done in the past and his building methods are scary and make her nervous.

Sam Nelson @ Nottingham Road – Asked what the backup plan is if the project cannot get water.

Leslie Okeefe @ 21 Lakeview Court – Had the following comments:

- The community used to be unique until this developer started building “cookie-cutter” houses.
- Concerned the developer won't comply with building code as he has a history of not doing do. He didn't follow height restrictions in the past and there have been issues with sewers overflowing.
- Concerned about increased congestion.

Aldos Antins @ Treasure Lake Road– Had the following comments:

- No need for a development like this.
- Requested that a special use permit be required.

Written comment received prior to the meeting:

Margaret Dreyer - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=eb699e3c-7d5c-4460-b2b7-4d4ccfee3af0>

Richard Barr - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=47de3342-7f77-4097-b5d4-c81818db044c>

Donna Goldoff - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=bb7a09d0-a77c-4b0e-9e30-85af509b19dd>

Robin Rabinowitz - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=82183d3b-5092-4a1f-aa54-d56206b3f68f>

Max Cannon - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=82183d3b-5092-4a1f-aa54-d56206b3f68f>

[hearing#fileModal=true&projectDataId=eb064e61-7c3a-4634-babb-bb8cb59bcd34](#)

Kristina Douglas - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=913b00a4-b7b7-4301-80b2-e2aeb4a83bdf](#)

Desiree Laguna - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=2a447382-5f5b-47a9-ac78-a54ec884454f](#)

Elizabeth Wanttaja - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=19145940-34cb-466e-a5f9-cb34f8c48db3](#)

Cory Waichman - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=159a7be6-a6d6-423c-8ab0-ae90d948e6f8](#)

Alexandra & David Bourne - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=422c5e25-f8f7-4c18-8572-19afd94b8824](#)

Brad Wild - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=1c5c46dc-eae2-4d7b-8d61-5e684028f666](#)

JoEllen Hundeland - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=7cdee175-a8fd-4774-98fe-52452f6a17af](#)

Jacqueline Burris - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=4c07a9d5-a5fd-40ea-9b0a-5e6a06d57ac7](#)

Richard Canin - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=8f92f250-83ee-49f0-b44c-64b43e5dc6a6](#)

Jean & Jack Bernice - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c11c7351-90ea-404b-9159-cac8db33068c](#)

Bashiri Johnson - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=11727cd6-d0d0-469e-a3b1-91a7cda11815](#)

Joan & Seth Bykofsky - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-](#)

[hearing#fileModal=true&projectDataId=1dcd0c57-bf1c-4b78-b9c6-592967f2b2cb](#)

Gina Deda - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=f68732bc-86ee-473e-abdd-b9cb0c18f1b2](#)

Kathleen McGreal & John O'Donnell - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=f03af350-59cb-4fa6-a158-497b23f4a510](#)

Natalie Kosenko - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=cbbbf32d-9db9-4a4a-a0e3-0b3418845d5e](#)

Jeffrey & Sheri Leventoff - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=6f8f29bc-cc21-4ba8-aa76-7a6bbfca2cb8](#)

James Carley - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=d821f901-2815-4651-8d8a-c34e11b9a285](#)

Boris & Tatyana Mamkin - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=1f427152-b588-48f6-9d89-c3ff512a7204](#)

Shari Cohen - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=36f76e99-9af0-4dc2-af9c-404988e315d1](#)

Lauri Goldman - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=47a2747f-8576-4f8e-9fd0-a5181d927b03](#)

Robyn Hannes - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c7a9e7ac-7a94-4bcc-9fb0-791510350543](#)

Hiral Manwani - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c49bf594-aad1-4666-916e-6d950a137d9f](#)

Sunilkumar Manwani - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=4830d625-92b4-4777-8624-1b2c0e5a2dca](#)

Loretta Duarte - [https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-](#)

[hearing#fileModal=true&projectDataId=a8207432-810c-48b0-b70f-d39c09ec1e6d](#)

Laurie Gruenberger - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=2b265b27-c080-4c01-ace2-37f3069a09e1>

Linda Morgan Kenny - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=e9ac1bc2-f1ee-4ecd-9295-44b5a7f5eb7f>

Lauren Horowitz - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c39e7e72-c3ac-4eba-8c98-eabe9f46ba12>

Joe Kenny - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=133b433c-3743-4a32-b37e-eeb7f2c484fb>

Patrizia Lloyd - <https://townofthompsonny.municollab.com/planning-board/projects/estates-at-rock-hill-section-b-53-1-11-p-2023-036/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=8b478932-a26f-44e8-9c71-b93480baec29>

No further public comment.

Helen Budrock advised that SEQR will be reviewed/addressed when the project is far enough along. At this time, the project is just in the very early stages of review.

Steve Vegliante explained that once the public hearing is closed, the applicant will be required to respond to all comments in writing. There is no time frame in which that has to be done, however, the project cannot come before the Board to proceed with review until that written response has been received and reviewed.

It was discussed and agreed that the Board, its consultants, and the public need additional time to review and submit comments on the revised site plan that was submitted just today. The Board agreed to leave the public hearing open for another 4 weeks. Richard Steinberg advised that he has no issue with that, but would be on vacation during that time frame and asked for 6 weeks.

A motion to hold the public hearing open for another 6 weeks, until September 10, 2025, was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

ACTION ITEMS:

WEISS REALTY

Kroeger Road, Bridgeville, NY
Hershy Tannenbaum, Project Representative

This project is back in front of the Board tonight to request another 6-month extension. Hershy

Tannenbaum explained that they are still working on the widening of Kroeger Road and require some additional time to do so.

Steve Vegliante advised the Board that there is currently no Owner's Proxy on file for Mr. Tannenbaum and one will need to be submitted. He also suggested that maybe the Board consider granting only a 30- or 60-day extension at this point.

Jim Carnell briefly went over the history of this project and the conditions of their approval.

After some discussion the Board agreed that they are okay with granting the 6-month extension requested, as long as an Owner's Proxy for Mr. Tannenbaum be received no later than August 13, 2025.

A motion to approve the 6-month extension, making the new expiration date February 8, 2026 and subject to receiving an updated Owner's Proxy, was made by Kristin Boyd and second by Christina Cellini. All in favor, 0 opposed.

65 HARRIS ROAD

65 Harris Road, Harris, NY
John Greenmeier, Applicant
Shasha Perez, Property Owner

This project is in front of the Board tonight for an oversized garage. John Greenmeier explained that they are proposing to construct an addition on the existing house and a pole barn in the back. However, only the pole barn requires Planning board approval due to its size.

The Board had the following questions/comment:

- What will the pole barn be used for?

John Greenmeier advised that they are looking to put a gym in the pole barn for physical therapy purposes for his soon to be mother-in-law.

- Will there be a paved walkway to the pole barn?

John Greenmeier advised that there will be a walkway, but it will be loose rock, not paved.

- Suggested the walkway to paved for safety purposes, especially if the person going to and from requires physical therapy.
- Does not appear septic/well locations are shown on the survey.

No further questions/comments from the Board.

Helen Budrock advised this would be a Type 2 action under SEQR and therefore does not require coordinated review or a public hearing.

A motion to approve the oversized garage was made by Christina Cellini and second by Arthur Knapp. All in favor, 0 opposed

161 STARLIGHT

161 Starlight Road, Monticello, NY
Joel Kohn, Project Representative

Steve Vegliante was recused.

This project is in front of the Board tonight for an oversized garage.

Joel Kohn explained that the property owner is proposing to construct an oversized garage in the location where a shed used to be. He also explained that this application was previously approved, but the approval has since expired.

No questions or comments from the Board.

A motion to re-approve the oversized garage was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed

CONTINENTAL COTTAGES – UNIT 2

381 Fraser Road, Kiamesha Lake, NY
Moshe Attie, Project Representative

This project is in front of the Board tonight to request a modification to the previously approved site plan. Moshe Attie explained that the unit owner is proposing to construct an addition, which will be a second floor as to not affect the percentage of lot coverage, however, they will require Zoning Board approve for increasing a non-conforming building first.

The Board had the following question:

- Is there is still an issue with getting water from the Kiamesha Artesian Water Company?

Jim Carnell advised that they have made some improvements, but there is still an issue. However, this request will not have an effect on that.

No further questions/comments from the Board.

A motion to refer this project to the Zoning Board of Appeals was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

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

UNIQUE ESCAPES MODIFICATION – 21 ADD’L UNITS

9-17 Gartner Road, Monticello, NY
Larry Marshall, Project Engineer

This project is back in front of the Board to give an update. Larry Marshall explained more advanced, updated plans have been submitted and they are working on finishing up the SWPP.

The Board had the following questions/comments:

- This will need DOH approval.

Larry Marshall advised that they are working on a submission to them.

- What about the sewer?

Larry Marshall advised that it will be a standard system, but will wait for MHE, the Town Engineer's) decision on that.

- Concerned about the entrance on Old Liberty Road.

Larry Marshall advised that they are waiting on comments from DPW. If there is adequate sight distance, there should be no issue with that access drive.

- Advised that comments from the DPW were received today and state that that entrance does not meet the sight distance requirements.
- Requested a public hearing be held for this modification.

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

Helen Budrock advised that at this point the Board has declared their intent to serve as Lead Agency and the 30-day timeframe has concluded. The Board can declare Lead Agency at this time if they want.

A motion to declare Lead Agency was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

A motion to schedule a public hearing on August 27, 2025 was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

EVERGREEN HILLS ESTATES LLC

402 Harris Road, Monticello, NY

Avi Pomerantz, Property Owner

This project is back in front of the Board tonight to give an update and start the SEQR process. Avi Pomerantz advised that the work session has been held and subsequent to that, a request has been submitted to the DEC for effluent limits. They might be looking to connect to municipal sewer instead, but are waiting on plans from MHE, the town engineer, to see if that is possible. Jim Carnell added that the town is looking to do some upgrades to the pumpstation in this area, so this project, as well as other project being proposed in the area, maybe be able to connect. The town Water and Sewer Supervisor is trying to avoid package plants because they are an issue when used seasonally. There is also an issue with plant operator being on site.

Steve Vegliante advised that this project is being proposed as a Mobile Home Park and there are specific codes and regulations, especially in regards to ownership, for this use. Suggested that the applicant take a detailed look at those. The town code is geared towards a traditional Mobile Home Park, but there is also state code and HUD regulations that apply. Helen Budrock added that the Comprehension Board has had some discussion regarding this topic as well as changing/updating the definition of a "bungalow colony". Avi Pomerantz asked if any changes will be made and if so, when. Helen Budrock advised that the Town Board is reviewing the final plan and has scheduled a public hearing for some time in August.

The Board had the following questions/comments:

- What will the ownership be?

Avi Pomerantz advised that it will be a co-op. Steve Vegliante advised that might be an issue.

- Have you considered possibly a different use?

Avi Pomerantz advised that he did consider a bungalow colony, but he will have to reduce the number of units.

- Is the DOH okay with the well location?

Avi Pomerantz advised that they were not, so the proposed location has been changed and re-submitted to them for new comments.

- Advised that there is a current issue with water in the area and this project will need review from the town's consulting hydrogeologist.
- Will this development be used year-round?

Avi Pomerantz advised that some people will stay year-round. Jim Carnell added that will create more issues with the sewer system because of the low flow and the inability to create the necessary bacteria for decomp.

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

Avi Pomerantz asked if the Board is still comfortable with a proposed Mobile Home Park. Steve Vegliante advised that the Board, nor its consultants, can give legal advice, but if he is comfortable that he can comply with the requirements of a Mobile Home Park, there should not be any issues.

Helen Budrock advised that the number of proposed units has been reduced to 49 units and therefore has changed the SEQR classification to an unlisted action. She also advised that the Board can start the SEQR process tonight, by declaring their intent to serve as Lead Agency.

A motion to declare intent to serve as Lead Agency was made by Christina Cellini and second by Kristin Boyd.

All in favor, 0 opposed

GABRIELLI – BUILDING EXPANSION

48 Bridgeville Road, Monticello, NY

Chris Pawlowski, Project Engineer

This project is in front of the Board tonight for initial discussion and possible referral for a work session. Chris Pawlowski explained that this is an existing business whose operation is growing and they are looking to expand. They are proposing a couple of additions to the building, some additional docks, and additional employee parking spaces. They sent a jurisdictional determination out to the DEC already to start that process. He also mentioned that this use is not allowed in the EBG district, but it is pre-existing and will require a special use permit. Jim Carnell added that a request may have already been submitted to change the zoning of this property and it may be in a highway commercial district.

The Board has no questions or comments at this time and agreed that this project would benefit from a work session.

DILLION ROAD DEVELOPMENT – MAJOR SUBDIVISION

Dillon Road, Monticello, NY

Randy Resnick, Property Owner

Steve Vegliante was recused.

This project is in front of the Board tonight for initial discussion. Randy Resnick explained that he wanted to come before the Board to get some feedback and possibly schedule a work session for a potential,

future subdivision/residential development. It is currently proposed to be a housing development with a mixture of single-family buildings, duplex buildings, and townhouses; possibly some condos as well. He also mentioned that he previously proposed a project on this property that did not go anywhere.

The Board had the following questions/comments:

- There is an issue with sewer capacity in the area. What is the plan for sewer?

Randy Resnick advised he will either have to get an outside user agreement with the Village or possibly extend/connect to the sewer plant down the road. Helen Budrock added that there is currently a PUD being proposed in the Village that is located adjacent to this property, so the Village may not have the capacity.

- Looks like water for this project will be served by wells; where there any test wells drilled with the previously proposed project?

Randy Resnick advised there have not been any test wells drilled since he has owned the property.

- Agreed this project can benefit from a work session.

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

A motion to close the meeting at 9:13 p.m. was made by Kristin Boyd and second by Christina Cellini.
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

