

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
July 9, 2025

IN ATTENDANCE:

Kathleen Lara, Chairman	Shoshana Mitchell, Alternate
Michael Hoyt	Helen Budrock, Consulting Planner
Arthur Knapp	Steve Vegliante, Consulting Attorney
Kristin Boyd	Laura Eppers, Secretary
Christina Cellini	
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 April 23, 2025, May 13, 2025, and the May 27, 2025 minutes was made by Michael Hoyt and seconded by Christina Cellini.
All in favor 0 opposed.

PUBLIC HEARING:

TARA ACRES

968 Old Liberty Road, Monticello, NY
Moshe Attie, Project Representative

Chairman Lara read the legal notice aloud.

Moshe Attie presented the project to the public.

Link to site plan presented - <https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=dd1fb447-132a-435d-be71-9785c4b829e1>

Link to project folder - <https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008>

There have been recent complaints made to the Building Department in regards to possible sewer overflow onto a neighboring property and excessive garbage on this property. Moshe Attie addressed both issues; the overflow was due to a faulty French drain, not sewage, and is being fixed & the garbage has been cleaned up.

Matt Sickler went over his comments submitted on 7/8/25 - <https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=496517e4-d22e-4021-98ad-f5967ab2edd5>

The Board had the following questions/comments:

- Where do you stand with the fence on the neighboring property? Is it being moved?

Moshe Attie confirmed the fence will be moved.

- Where do you stand with the driveway that is on the neighboring property? Is it being moved?

Moshe Attie advised that is being settled in court and will ask the attorney to provide a letter in regards to that.

- Update the site plan with the adjoining property owners.

No further questions/comments from the Board.

The project was opened up to the public for comment.

Richard Sush @ 998 Old Liberty Road – Stated that he feels the occupants are lovely people, but he does have some concerns. He submitted written comment at the ZBA public hearing outlining those concerns and he wishes for that correspondence to be part of this public hearing as well.

Link to letter submitted to the ZBA - <https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=10a3a0c8-64ac-4803-985b-76b5e9037763>

Roger Betters @ 1059 Old Liberty Road – Stated that he feels the occupants are lovely people, but has the below comments:

- Concerned about the safety and integrity of the ground water
- There have been septic issues for years that have never been addressed

Walter Fedun @ 954 Old Liberty Road – Stated that he has never had any issues with the occupants, but has an issue with the ongoing septic issue. He submitted a letter & pictures in regards to this -

<https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=18a51fdc-31be-4017-97cd-7a8169973096> and <https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=2466c1c1-2385-4fda-ad0b-cd963c441ca9>

Other written comment received prior to the meeting:

Anne Delio - <https://townofthompsonny.municollab.com/planning-board/projects/tara-acres-2-1-29-p-2025-008/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=c78d7659-c69c-47e3-9508-af79c15e6b96>

No further public comment.

A motion to close the public hearing, but leaving the written comment period open for 2 weeks, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

KRASNA

203 Anawana Lake Road, Monticello, NY
Joel Kohn, Project Representative

Chairman Lara read the legal notice aloud.

Joel Kohn presented the project to the public.

Link to site plan presented - <https://townofthompsonny.municollab.com/planning-board/projects/krasna-8-1-41-p-2025-047/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectId=ac60fe8c-fe0e-48e3-88ad-f32bca57130d>

Link to project folder - <https://townofthompsonny.municollab.com/planning-board/projects/krasna-8-1-41-p-2025-047>

No questions or comments from the Board at this time.

Matt Sickler advised that he will review the project with the Town Water & Sewer Superintendent, Mike Messenger, to see if he has any comments.

The meeting was opened up to the public for comment.

Joanne Rochlle, resident of Patio Homes – Had the below question:

- Why did some people in their community receive a legal notice and other did not?

Steve Vegliante explained that the legal notice is mailed to any/all property owners within 300 feet of the property. A mailing list of all property owners and the proof of the mailings can be found in the project folder.

Jose Perez, Patio Homes HOA president – Stated that he just received notice yesterday and read the letter he submitted as written comment aloud - <https://townofthompsonny.municollab.com/planning-board/projects/krasna-8-1-41-p-2025-047/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=0ebcf46a-0bdf-4fe9-aa73-5c1de10005b1>

Chairman Lara advised that the legal notices were mailed in the required timeframe.

No further comments from the public.

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

ACTION ITEMS:

A motion to take the agenda out of order was made by Arthur Knapp and seconded by Christina Cellini.
All in favor, 0 opposed

237 GLEN WILDLIC – LOT LINE CHNAGE

235-237 Glen Wild Road, Rock Hill, NY
Moshe Attie, Project Representative
Steve Barshov, Project Attorney

This project is back in front of the Board for continued discussion and possible approval. Moshe Attie advised that an updated site plan has been submitted. Steve Barshov went over the letter he submitted

prior to the meeting explaining why the existing project and future proposed project, associated with this lot line change, does not create a segmentation issue.

Link to letter submitted: <https://townofthompsonny.municollab.com/planning-board/projects/237-glen-wild-road/site-plan-subdivision-application#fileModal=true&projectDataId=e0022978-c6a5-4f2a-96bc-efe917287b46>

After some discussion it was determined that there is not a segmentation issue.

A motion to approve the lot line change, subject to the conditions associated with the change of use application being addressed, was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

SOUTHWOODS MOBILE HOME PARK

Southwoods Drive, Monticello, NY

Joel Kohn, Project Representative

This project is back in front of the Board to close the public hearing that was left open from the last meeting, June 25, 2025.

A motion to close the public hearing was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

Steve Vegliante explained to the public that at this time, the applicant is required to respond to all public comment in writing and will not be able to appear back in front of the Board until that has been done. No action will be taken at this time.

COLD SPRING COTTAGES – CHANGE OF OWNERSHIP

378 Cold Spring Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained this project is back in front of the Board for approval to change the ownership of the property from single ownership to condominium ownership. As part of that process, 2 parcels will be created to separate commercial from residential; one for the shul and one for the rest of the property.

Steve Vegliante advised that this is technically a minor subdivision and under the code requires Planning Board approval.

The Board had the below question:

- Does the shul meet all required setbacks?

Joel Kohn advised that there will not be any setbacks.

No further questions/comments from the Board.

A motion to approve the minor subdivision was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

218 HILLTOP

218 Hilltop Road, Monticello, NY
Joel Kohn, Project Representative

This project is back in front of the Board to request a 6-month extension on their approval. Joel Kohn advised that they are still awaiting DEC and DOH approvals and hope to obtain those within the next 3 months or so.

The Board had no questions/comments.

A motion to approve a 6-month extension, until January 12, 2026, was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

EVERGREEN HILLS ESTATES LLC

401 Harris Road, Thompson, NY

No one was in attendance for this project.

Jim Carnell suggested to the Board that DOH approval of a well location should be received prior to granting approval to drill any test wells; for all projects going forward. The location being proposed may change after DOH review/approval and they may need to know what the required water flow/yield is first. An applicant can submit a limited application to the DOH for these purposes alone. The Board agreed with this suggestion and asked that the applicant provide DOH approval prior to them granting approval to drill a test well(s).

Steve Vegliante advised the Board that this applicant may have an issue with the ownership being proposed with the use being proposed. Per the town code a mobile home park is required to be single ownership and the applicant is proposing condominium ownership. The applicant may need to revisit our code for mobile home parks.

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

ROCK HILL MOTEL

295 Lake Louise Marie Road, Rock Hill, NY
Shakeel Kazmi, Property Owner

This project is back in front of the Board for continued review. Shakeel Kazmi advised that an updated site plan has been submitted showing the items the Board previously requested.

The Board asked Matt Sickler if he had a chance to review the updated site plan. Matt Sickler advised that he did take a look at it, but it was not clear what was changed/added. There are no notes or tables on the plan, which are required under code, so the plan is still incomplete. The applicant stated that the lighting and parking has now been added and questioned what exactly needs to be on the site plan. He was advised that the professional drawing the plan should know; it is 250-50 of our code. The Board will need

to see/review a legal/formal site plan prior to issuing any approval.

The Board had the following questions/comments:

- There does not appear to be any lighting shown on the building.

Shakeel Kazmi advised that more light poles were added in the parking lot.

- Building mounted lights will be required.

Jim Carnell added that is something the Building Department will also review/enforce.

No further questions/comments from the Board.

Applicant to return with a formal site plan when ready.

MONTICELLO MOTOR CLUB – SEWER PLANT

67 Cantrell Road, Monticello, NY

Usman Chaudhry, Project Engineer

Matt Sickler, Helen Budrock, and Jim Carnell were recused. Glenn Smith as consulting engineer for this project.

Steve Veglainte disclosed that he has worked with this applicant in the past. Both the Board and the applicant's attorney stated that they did not have any issue with that.

This project is back in front of the Board tonight for an update. Usman Chaudhry advised that a preliminary site plan has now been submitted and went over the changes between that plan and the conceptual plan. He also mentioned that they have started working on the SWPP.

Glenn Smith had the following questions:

- Where is the project at with obtaining a SPDES permit and DEC approval?

Usman Chaudhry advised that they are still in the process of working with the DEC to obtain the required permits.

- Do you plan to start construction after DEC approvals are received?

Usman Chaudhry advised that is the plan.

The Board had no questions/comments at this time, but asked Glenn Smith to coordinate with the Town Sewer & Water Superintendent, Mike Messenger, to get any comments he may have.

HOLIDAY MOUNTAIN – STAFF HOUSING

Bridgeville Road, Monticello, NY

Glenn Smith, Project Engineer

Mike Taylor, Property Owner

This project is in front of the Board tonight for initial discussion and to request a public hearing be scheduled and a 239 referral. Glenn Smith advised that this is a proposed building for staff housing purposes, similar to a dormitory.

Steve Veglainte explained that this project already went before the ZBA, for the proposed undersized units, and they received all requested variances limited to the staff housing building be used for the

Holiday Mountain project only. Glenn Smith added that a note outlining the limitation has been added to the site plan.

The Board had the following questions/comments:

- Is the septic already existing?

Glenn Smith advised that there are existing sand pits, not a septic system, and the SPDES permit is still in place/active.

- Will the rooms have kitchens?

Mike Taylor advised that there will be one full, shared kitchen, but not individual kitchens in the rooms.

- How many people to a room?

Mike Taylor advised 1 person per room.

- Suggested possible providing a shuttle service for the tenants to go to and from town.
- Is there any clearing required?

Glenn Smith advised that there will be no additional clearing required.

No further questions/comments from the Board.

Per Helen Budrock, this project is an Unlisted action under SEQR and does not require coordinated review. The Board could declare Lead Agency, request a 239 review, and schedule a public hearing tonight if they are ready to do so.

A motion to declare Lead Agency was made by Kristin Boyd and second by Arthur Knapp.
All in favor, 0 opposed

A motion to refer this project to the County for a 239 review was made by Michael Hoyt and second by Christina Cellini.
All in favor, 0 opposed

A motion to schedule a public hearing on August 13, 2025 was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

PARDESS BUNGALOW COLONY

236 Old Liberty Road, Monticello, NY
Glenn Smith, Project Engineer

This project is in front of the Board tonight to discuss modifying the previously approved site plan. Glenn Smith explained that they are proposing to add 3 new triplex buildings (9 units), making a total of 34 units overall, as well as a new septic system. The current system is failing and needs to be increased to support the additional units. He also mentioned that the new buildings will require some variance from the ZBA.

The Board had the following questions/comments:

- The site needs to be cleaned up.
- Do they get water from the Village?

Glenn Smith advised that they get water from an on-site well.

- How many variances will be needed?

Glenn Smith advised that he is not exactly sure and they may need a variance due to the increase in density.

- This project will eventually need a 239 review and would like to have that prior to referring this to the ZBA.

No further questions/comments from the Board.

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

All in favor, 0 opposed

A motion to close the meeting at 8:11 p.m. was made by Arthur Knapp and seconded by Christina Cellini.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

