

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
December 10, 2025

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

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

A motion to appoint Shoshana Mitchell as a voting member for tonight's meeting was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

A motion to approve the October 22, 2025 minutes was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

ACTION ITEM:

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road, Monticello, NY
Kristen O'Donell, Project Planner

Helen Budrock explained that at this time, a positive declaration has been issued, a draft scoping document has been submitted, and a scoping workshop to review said document has been held. Subsequent to the workshop, the draft scoping document has been updated and the final version submitted. If the Board is satisfied with the final version, they can adopt it tonight and the applicant can move onto the DEIS (Draft Environmental Impact Study). It can take several months to complete all of the required studies, so it may be a while before this project comes before the Board again. Anyone interested in doing so, can follow the project via the MuniCollab system and receive notifications of any changes/updates made to the project.

The Board had the following questions/comments:

- Appreciates all of the public comment submitted in regards to the scoping document.
- Requested renderings be submitted for a visual of how far the building will be from the river, as a lot of comments received were in regards to the vicinity of the building to the river.
- Another major concern submitted by the public was the impacts a package sewer plant will have; there is no package plant being proposed, right?

Kristen O'Donell confirmed they are not proposing a package plant; they are proposing a sub-surface discharge septic system.

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

A motion to adopt the final scoping document was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed

COWARD – LOT COMBO

42 Manchester Road, Rock Hill, NY

Applicant requested to be removed from the agenda prior to the meeting.

PARDESS BUNGALOW COLONY

236 Old Liberty Road, Monticello, NY

Moshe Attie, Project Representative

This project is back in front of the Board tonight for continued discussion.

Moshe Attie explained that they have received the review comments from MHE; which they will address and the fire department has reviewed the site plan; which they are okay with. As the property is over the permitted density, at this time they are looking to be denied and referred to the Zoning Board to request a variance and to be referred back to the County for another 239 review.

The Board had the following questions/comments:

- The current unit count is not changing, but this project requires a variance because they are currently over what is permitted, right?

Moshe Attie confirmed that is correct.

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

A motion to deny and refer this project to the Zoning Board of Appeals (ZBA) was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 00 opposed

A motion to refer this project back to the County for another 239 review was made by Shoshana Michell and second by Arthur Knapp.

All in favor, 0 opposed

Steve Vegliante advised that the Board should hold off on re-sending this to the County until after the Zoning Board makes their decision.

A motion to rescind the motion to refer this project back to the County was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed

BLUE STONE ESTATES

268 Cold Spring Road, Monticello, NY
Joel Kohn, Project Representative

This project is back in front of the Board tonight for continued discussion.

Joel Kohn explained that at the last meeting the Board declared lead agency and they are back tonight to review the EAF parts 2 & 3 to determine if an EIS will be required. Was surprised to see that a draft positive declaration was drawn up as he feels an expanded EAF part 3 should be sufficient. Advised that a TIS (Traffic Impact Study), hydrogeological reports, and a SWPP have been submitted for review. Also, getting ready to submit to the DEC for a SPDES permit and was hoping to get a public hearing scheduled for January.

The Board questioned if an EIS (Environmental Impact Study) would be necessary and asked Helen Budrock to briefly go over the EAF part 2.

Helen Budrock explained that she drafted the positive declaration due to the issues with water/sewer at this site. Went over the sections of the EAF Part 2 that were determined to have moderate to large impacts and advised the Board that they can wait until after the public hearing, to get the public's input, before making a decision.

Link to EAF Part 2 - <https://townofthompsonny.municollab.com/planning-board/projects/blue-stone-estates-29-1-261-p-2024-013/site-plan-subdivision-application/application/SEQR#fileModal=true&projectDataId=e785aade-6555-464a-ba03-6c927b6eb0be>

The Board agreed that they will wait until after the public hearing to make a decision.

A motion to schedule a public hearing on January 14, 2026 was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

OLD LIBERTY ESTATES

766 Old Liberty Road, Monticello, NY
Joel Kohn, Project Representative

This project is back in front of the Board tonight for continued review and for the Board to declare lead agency.

Joel Kohn explained that since they were last before the Board, lead agency notices have been circulated and the County has responded to the 239 referral. They had a few comments/recommendations, which can/will be addressed. DOT requested the sight distance, which will be provided in the future submission. Well locations have been submitted to the DOH for their approval and they are working on designing the subsurface disposal septic system. There are more advanced plans to come, but the project is moving along and at this time they were looking for the Board to declare themselves lead agency.

No questions or comments from the Board at this time.

A motion to declare lead agency was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed

Helen Budrock reminded the Board that this project is a Type 1 action under SEQR and asked if she should

prepare the parts 2 & 3 of the EAF. She also advised that she would recommend a positive declaration for this project as it is over 50 units that are not connected to central water or sewer. Steve Vegliante added that if not a positive declaration, at least an extended EAF. Also, mentioned that either way the Board decides to go, they should wait until the 239 comments have been addressed and more details have been supplied. Matt Sickler added that in the meantime, we may want to see more information on the soils testing and information on the subsurface system/water supply; to make sure they are feasible. Joel Kohn advised that once they can drill test wells, they will be able to submit a more advanced site plan and will come back to the Board at that time to see how they would like to proceed.

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

CONCORD FAIRWAYS

Concord Road, Monticello, NY
Henry Zabatta, Project Attorney

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

Henry Zabatta explained that they are still working on obtaining water. They have had some more communication with Kiamesha Artesian Water Co., but that route will take years. There was a map, plan, & report done to connect to the Adelar water district, but the Town Board did not want to act on the annexation. At this time, they are asking for another 6-month extension for time to try and persuade the Town Board differently.

The Board had the following questions/comment:

- Asked Jim Carnell to get some clarification on where Kiamesha Artesian Water Co. stands with DOH.
- This approval is now 20+ years old and extension requests are getting old. At this point the Board is comprised of all new members and they will need the entire project to be re-presented to them.

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

After some discussion, the Board agreed to granting another 6-month extension because the project is currently in front of the Town Board and movement is being made. Steve Vegliante to reach out to the Town Board attorney and see where they stand with the project.

A motion to approve a 6-month extension, until June 15, 2026, was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed.

KRASNA

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

This project is back in front of the Board tonight for continued review.

Joel Kohn explained that this project had their public hearing in July and written response to the public comment has been submitted. A revised SWPP and updated site plan, changing the access road, have also been submitted. They received review comments from Matt's office today; which can/will be addressed with no issues. They also receive a response from the County, and they are now okay with the parking; being it will now be on the same side of the road. At this time, they were hoping for conditional approval.

Jim Carnell mentioned that the building plans received by the building department indicate that the kitchen/dining building will be constructed/renovated in phases. Joel Kohn confirmed that the plan is to do the front portion first and then the back. Jim Carnell expressed his concerns about construction happening while camp is in session and stated that if the building will be constructed in phases, those details should be added to the plan. Also, this building is located at the front of the property and at the main entrance, so concerned about truck deliveries with all of the foot and vehicle traffic there. Joel Kohn advised that they will work on plans to start and possibly finish the construction prior to the start of the season.

The Board had the following questions/comments:

- Appreciates that the area across the street no longer looks like a parking lot, which should eliminate people trying to park there and cross the street.
- Not comfortable granting conditional approval prior to the construction details with the kitchen/dining building being addressed.
- Where will water runoff go?

Joel Kohn advised that there will be stormwater features as part of the SWPP.

- Maybe some more storm water features can/should be added.
- Would like to see a more finalized SWPP prior to any approvals.

Matt Sickler advised that his office is in the process of reviewing the SWPP submitted and will provide some comments/suggestions.

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

TARA ACRES

968 Old Liberty Road, Monticello, NY
Moshe Attie, Project Representative
Maria Zena, Project Attorney

This project is back in front of the Board tonight for continued review.

Moshe Attie explained that since they were last in front of the Board they were able to address a lot of items. Sheet C104 of the site plan shows proposed areas for septic systems and they are looking to go back to the Zoning Board to request variances again for unit 9; which was originally denied by them.

The Board had the following questions/comments:

- As the issues with the neighbors and their properties still continue, requested an updated letter from the attorney on where this project stands in court. Will not move forward until these issues have been addressed.
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No further questions/comments from the Board.

Matt Sickler went over his 12.10.26 comments, which contained two repeat comments and two new comments. The repeated comments were in regards to clarification on the density figures provided in the

bulk table and clarification on the features labeled “septic”. Sheet C104 shows the septic tanks, but need clarification on exactly what they are and where they will discharge. The two new comments are in regards to requesting soils testing data and details for construction of the new/replacement systems and identifying the number of bedrooms tributary to each system and the design flows. Moshe Attie advised that they will fix the density shown on the bulk table and submit septic plans.

Maria Zeno stated that they are unable to obtain any building permits, in order to address some of the violations, until conditional approval has been granted. As some of the issues have been addressed already and in hopes of moving forward, they are proposing to post a bond for unit 9; pending the Zoning Board’s decision. Steve Vegliante advised that the Zoning Board already denied the variance requests once, so the applicant would need a compelling argument to persuade them otherwise. Jim Carnell added that not only is this project not in compliance with the Zoning Board conditions, this project has been nothing but an enforcement issue for the building department with all of the building without permits and failed septic systems.

After some discussion, the Board agreed that they are absolutely unwilling to grant any type of approval at this time. This project has not been good neighbors and at bare minimum, the issues with the neighbors will need to be addressed first.

HAMASPIK MODIFICATION – PREP KITCHEN & TEMPORARY TENT

283 Rock Hill Drive, Rock Hill, NY
Joel Kohn, Project Representative

This project is in front of the Board tonight to request site plan modification.

Joel Kohn explained that this project is proposing to modify their previously approved site plan by adding a prep kitchen in the recreation building and a temporary tent; for 3 to 4 months during construction.

The Board had the following questions/comments:

- Will the tent be seen from the road?

Joel Kohn advised that it will be.

- Will need to add the temporary tent to the site plan.
- Where does this project stand with the additional parking lot that was previously approved?

Joel Kohn advised that the SWPP has been approved, the building permit has been updated, and they will start construction in the spring.

- Did you see the comments Mike Messenger (town’s water and sewer superintendent) provided?

Joel Kohn advised that he did see them and they may need to do an upgrade to the pumpstation. Jim Carnell added that they may need a holding tank for the effluent before it leaves the building.

- Suggested having another work session, with Mike Messenger, to figure out how to address the sewer issue.

Joel Kohn advised that they have no issue with that, however, this modification does not have any effect on the sewer issue.

- Suggested not holding any big events until the sewer issue has been addressed and if any have already been booked, should use port-a-potties.
- Mentioned that this building was originally a recreation building and now seems to be an event building.

Joel Kohn advised that a letter was previously submitted addressing that and explaining that the building is now a multiple use building.

- Will need to establish a bond for the temporary tent; in the amount of \$2,000.00, and tent removed in a reasonable time frame.

No further questions/comments from the Board.

Per Helen Budrock, being there have been multiple modifications since the Board has issued the special use permit, the Board may want to consider re-opening the special use permit.

A motion to approve the modification to the previously approved site plan, subject to a work session to address the effluent issues and the tent being removed by September 15, 2026, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

A motion to establish a \$2,000.00 bond, for removal of the temporary tent, was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY
Ronald Stienberg, Project Attorney

This project is back in front of the Board tonight for continued discussion.

Ronald Stienberg explained that this project is looking for the Board to declare Lead Agency tonight and possibly issue a negative declaration.

As this project has been around for a while and has changed/been consolidated, Helen Budrock comprised a timeline and reviewed that with the Board. She explained that due to the time that has already passed, the Board will need to make a SEQR determination tonight. To help with that decision, she queued up parts 2 & 3 of the EAF and went over the items that were determined to have moderate to large impacts. Her recommendation is to issue a positive declaration and submitted a Positive Declaration SEQR Resolution in preparation for that. After some discussion, the Board agreed that a positive declaration would be appropriate. Helen Budrock advised that the next step would be for the applicant to submit a draft scoping document.

The Board mentioned that the Town's Water/Sewer Superintendent provided comments stating that this property has been deemed unserviceable. The wastewater treatment plant that would service this project is undergoing upgrades and cannot reasonably service this project until those upgrades have been completed. The estimated time of completion is the end of 2027. Ronald Stienberg advised that they are aware of the situation and are willing build their own water system. Steve Vegliante added that if they decide to go that route, they will need DOH approval.

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

A motion for Positive Declaration was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed

LENNY WHEAT – 10 LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY
Adrian Velasco, Project Engineer

This project is back in front of the Board tonight for an update.

Adrian Velasco explained that since this project was last in front of the Board, they have submitted a response to the public comments received during the public hearing, the DEC re-delineated the wetlands and a new/updated map has been submitted, and they submitted an updated site plan.

The Board had the following questions/comments:

- Looks like you are now proposing 10 lots, not 13?

Adrian Velasco confirmed that is correct. They will not be able to get more than 10 lots with the new wetland delineation.

- What happened with your encounter with the DEC?

Adrian Velasco advised that they were okay with the road cut, as it was done prior to 2020, and stated not to break anymore ground before receiving approvals. Steve Vegliante advised that the Board will need to see that in writing.

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

Per Helen Budrock, this is a Type 1 action under SEQR and will need coordinated review. The Board declared their intent to serve as Lead Agency back in March, but it does not appear notices have been circulated yet. Adrian Velasco stated that he was not sure who was supposed to mail them. Helen Budrock advised that the Board usually asks the applicants to circulate them and provide proof of mailings. She added that they can send her and Steve everything to review prior to circulation.

Per Matt Sickler, he prepared/submitted some review comments for the applicant to take a look at and he will review the recently submitted wetlands map. He also advised that a SWPP and soils testing will be needed.

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY
Ben Halberstam, Project Representative
Paul Woodward, Project Engineer

This project is in front of the Board tonight for an initial review of a site plan modification.

Paul Woodward explained that this project is an existing bungalow colony that is looking to demo/replace the existing 21 units and construct an additional 15 units.

Per Jim Carnell, as mentioned, this is an existing colony and the Town created a sewer easement crossing through this property, 20+ years ago, with the caveat that they can connect in the future. At the time the easement was created, flow calculations were done. Matt Sickler added that the map, plan, and report was based on 36 units with a flow of 13,30 gallons per day. Paul Woodward advised that they will update the flow chart to confirm that they will not exceed that.

Per Helen Budrock, this is an Unlisted action under SEQR and therefore coordinated review is not required. However, the Board can declare their intent to serve as Lead Agency if they want and a 239 review will be required. Also, noticed that the lot coverage and density have not been calculated yet, but it appears neither will be an issue.

The Board had the following questions/comments:

- How is the property serviced by water?

Ben Halberstam advised that there are 3 existing wells on the property, but only 2 are in service. They can use the 3rd one if need be.

- Will there need to be clearing done for the new units?

Ben Halberstam advised that the area the new units are proposed to be constructed is already pretty clear, so limited clearing/grading will be required. He also mentioned that specific tree species will be kept.

- Would like to see some additional landscaping added to the site.
- Referred this project to a work session.
- Will declare intent to serve as Lead Agency after the work session.

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

Per Matt Sickler, he provided some review comments that they can go over at the work session.

ROSEWOOD PROJECT – TOWN & VILLAGE

Southwoods Drive & Bridgeville Road, Monticello, NY
George Duke, Attorney from Fox Rothschild
Vincent Pietrzak, Engineer from Pietrzak & Pfau Engineering
Thomas Shepstone, Representative from Shepstone Management Company
Mikal Wydra, Member of 4 Pan, LLC (Property Owner)
Ralph Zucker, Representative from Summerset Developments
Dave Martino, Representative from Shepstone Management Company
Ken Gold, Representative from SWMT

This project is in front of the Board tonight for preliminary review.

George Duke explained that this is essentially the same project that was previously presented to the Board as “A New Neighborhood in Monticello – Thompson”. The basis of the project is still the same and will still require joint review between the Village of Monticello and the Town of Thompson, as there are parcels located in both municipalities. They went before the Village Board last night, who requested joint meetings and to be Lead Agency. The joint meetings should involve all four boards that the project will require approvals from; the Village of Monticello Village Board and Planning Board and the Town of Thompson Town Board and Planning Board. This project will require a positive declaration and therefore a draft scoping document will need to be submitted and a scoping work session held. They are seeking this Board’s approval tonight to coordinate consultants.

The Board had the following questions/concerns:

- This project is unlike anything the Board has seen/reviewed before.
- Is the idea to get everyone in one room?

George Duke confirmed that is the idea.

- Will there be a special, dedicated night for these meetings?
- Asked for a link for this project be added to the Town’s website for additional public access (not just via MuniCollab).
- Will need to go before the Town Board for them to refer this project to this Board for their comment.

Per Steve Vegliante, believes this project will require a zone change for the PUD, in the town’s portion, and that will need to go before our town board; who should then refer the project back to this Board for their comments. George Duke confirmed that is correct. Steve Vegliante advised that it is important to keep all involved boards and consultants in the loop. Helen Budrock suggested there be a joint email group,

including all board members and consultants. George Duke concurred and stated that is their expectation.

214 HAMILTON ROAD

214 Hamilton Road, Monticello, NY

No one in attendance for this project.

A motion to take the agenda out of order, to move this project to the end allowing more time for the applicant to appear, was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed

AERO STAR PETROLIUM – ROCK HILL MOBIL STATION

37 Katrina Falls Road, Rock Hill, NY

Glenn Smith, project Engineer

This project is in front of the Board tonight for initial review of the proposed site plan modification.

Glenn Smith explained that this project is seeking site plan modification to construct an addition on the rear of the existing convenience store. The addition will be 16' x 58' cooler-freeze space. The addition will not cause an increase in traffic or customers.

The Board had the following questions/comments:

- This site needs better directional flow. Currently it is a free-for-all for cars coming and going. Probably cannot add an apron and/or any curbing, due to DOT right-of-way, but maybe some striping could help.
- Will any clearing and/or grading be required?

Glenn Smith confirmed some grading will be required as there is a pretty steep slope behind the building.

- There I currently a retaining wall, right?

Glenn Smith confirmed there is.

- Referred the project to a work session.

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

Per Helen Budrock, this will be a Type 2 action under SEQR. A public hearing is not required, but is at the Board's discretion. However, a 239 review is required.

After some discussion, the Board determined they do not feel a public hearing is necessary and directional striping should be added to the site plan prior to sending it to the County for the 239 review.

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

All in favor, 0 opposed

AERO STAR PETROLIUM – ROUTE 42 MOBIL STATION

4375 State Route 42, Monticello, NY

Glenn Smith, project Engineer

This project is in front of the Board tonight for initial review of the proposed site plan modification.

Glenn Smith explained that this project is proposing to modify their site plan by adding a 6-bay car wash. The car wash will be a separate building and will create a dual use on the site. He believes the town code, therefore, requires the site plan to demonstrate the property can be subdivided in the future.

The Board had the following questions/comments:

- Did you see the comments Mike Messenger provided?

Glenn Smith advised that he did see them and will get more information for him. Matt Sickler added that the Town will be doing some upgrades to the pump station, so now would be a good time to discuss tying in.

- There always seems to be trash behind the back of the existing building that should be cleaned up.
- The access drives on both Anawana Lake Road and Route 42 need to be revisited and better defined. People are using the access drive, closest to Taco Bell, to exit and turn left onto Route 42 and believes the original approval required it to be an entrance only. Some additional signage may need to be added there. The access drive off of Anawana Lake Road is very wide and there is no defined in and out. The addition of an apron or maybe some striping would help.
- Referred project to a work session and asked that Mike Messenger attend.

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

Additional Board Discussion:

The Board brought up the Mountain Villas project, that is being proposed in the Village of Monticello, as they were asked to provide some potential dates for the upcoming scoping session. After some discussion, it was decided that they would prefer it to be on a Wednesday evening, that is opposite the Planning Board meetings, if possible.

A motion to close the meeting at 9:09 p.m. was made by Shoshana Mitchell and second by Arthur Knapp. All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT