

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
October 22, 2025

IN ATTENDANCE: Kathleen Lara, Chairman
Michael Hoyt
Arthur Knapp
Christina Cellini
Drew Taylor, Alternate
James Carnell, Building, Planning, & Zoning

Laura Eppers, Secretary
Steve Vegliante, Consulting Attorney
Matthew Sickler, Consulting Engineer

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

Chairman Lara appointed Drew Taylor as a voting member for tonight's meeting.

PUBLIC HEARING:

FAMILY FUN FARM – ADDITIONAL ACCESS DRIVE

65 Friedman Road, Monticello, NY
Joe Churgin, Project Attorney
Joel Kohn, Project Representative

Chairman Lara read the legal notice aloud.

Joe Churgin presented the project to the public and advised that the proposed road is mainly to serve the previously approved indoor recreation building.

Link to site plan: <https://townofthompsonny.municollab.com/planning-board/projects/family-fun-farm-modification-additional-access-drive/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=c049b38e-cf26-4ed0-a632-39fb99520c99>

The Board had the following questions/comments:

- Is the proposed road for public use?

Joe Churgin confirmed that it is.

- The road will need to be able to handle bus traffic and a turnaround spot.
- Is there any plan to improve the parking lot?

Joe Churgin advised that there is currently no plan to improve the parking lot.

- Is the proposed bike path being removed?

Joe Churgin advised that they will be proceeding with installing the previously approved bike path. It was the walking path that was blocked off, and possibly even removed.

- Is there a new proposed building on the site plan?

Joe Churgin advised that all proposed buildings on the site plan have been previously approved.

- What kind of signage will be added?

Joel Kohn advised that they are not sure yet, but any additional signage will need to be approved by the Building Department.

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

The meeting was opened up to the public for comment.

Marcie Wild @ 27 Scarborough Circle – Had the following comments:

- Concerned about the welfare of the animals on-site. There have been several complaints made in regards to this.
- What happens to the animals when the site is closed?

Jay Azzado @ 26 Goldfarb Road – Had the following comment:

- At the public hearing for the Camp Bobov project, he asked if the projects were affiliated or if they will be connected in anyway, via road, and was told no because the back of the Camp Bobov project cannot be developed. Now this road is being proposed.

The Board advised that the projects are not affiliated in any way and that the proposed road does not connect to the Camp Bobov property, it is not even close to it. Joe Churgin added that due to the existing/proposed buildings, they would not even be able to get a road through this property.

Joe Amorin @ 18 Goldfarb Road – Had the following comment:

- Concerned about the additional traffic impact. Will additional road signage be added?

No further comments from the public.

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

ACTION ITEM:

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY
Richard Steinberg, Property Owner

This project is in front of the Board tonight to close their public hearing.

No questions or comments from the Board at this time.

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

Steve Vegliante advised that there is a 62-day time frame from the close of the public hearing for the Board to take action. He suggested that the applicant provide a waiver for that time frame as there were a lot of public comments to review/address. Richard Stienberg advised that he does not wish to provide a waiver and would like to stick with the 62-day time frame.

UNIQUE ESCAPES MODIFICATION – 21 ADD'L UNITS

9-17 Gartner Road, Monticello, NY
Ruben Diaz, Project Representative

This project is back in front of the board tonight for continued review and possible conditional approval.

Steve Vegliante advised that the Approval Resolution has been drawn up and he went over all listed conditions with the board. Also, a restoration bond amount of \$55,900.00 has been established.

Matt Sickler advised that there are some minor SWPP comments to be addressed and some outstanding third-party approvals to be obtained, but does not see an issue with starting site work once the restoration bond has been received.

No questions or comments from the Board.

A motion to approve the site plan, subject to all conditions listed in the Approval Resolution, was made by Christina Cellini 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 an update.

Joel Kohn explained that the work session was held and the site plan updated to address the comments received; the use was added to the bulk table and the easement and water tower are now shown. At this time, they were hoping the Board could declare their intent to serve as Lead Agency so that notices can be circulated and the SEQR process started.

The Board had the following question/comments:

- How will you get water/sewer?

Joel Kohn advised that there were 3 options for septic; a surface discharge system, a subsurface discharge system, or annexing into the Town's sewer district. They are too far away to annex and the DEC cannot get approvals from all required property owners for a surface discharge system, so they are left with a subsurface discharge system. As for water, there will be wells.

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

Per Steve Vegliante, he does not see any reason why SEQR could not be started at this time. Also, a 239 referral will also be required, so the Board could make that motion tonight as well if they wish. Joel Kohn advised that the site plan is not complete at this time, but is not opposed to it being sent to the County for a preliminary 239 review.

A motion to declare intent to serve as Lead Agency was made by Arthur Knapp and second by Drew Taylor.
All in favor, 0 opposed

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

All in favor, 0 opposed

CAMP ARUGATH HABOSEM

203 Witaker Road, Monticello, NY
Joel Kohn, Project Representative

This project is in front of the Board tonight to request a minor modification.

Joel Kohn explained that this project is proposing to increase the size of two units that were previously approved. Unit 12 is looking to add another 6 feet and unit 16 is looking to add another 2 feet. These additions do not impact anything.

The Board had the following questions/comments:

- Any setback issues?

Joel Kohn advised there is no issues with meeting the setbacks.

- Will the proposed additions increase the occupancy?

Joel John advised there will be no change to the occupancy.

No further questions/comments from the Board.

A motion to approve the minor modifications to the previously approved site plan was made by Arthur Knapp and second by Drew Taylor.

All in favor, 0 opposed

CAMP BOBOV

Goldfarb Road & Gartner Road, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained that nothing has changed with the layout of the site, but the plans have been substantially engineered at this time. Also, the SWPP has been completed and submitted for review, a submission was made to the DEC for the SPDES permit, a response to the public comments has been submitted, Lead Agency notices have been circulated, and a jurisdictional determination has come back from the DEC. The DEC are taking a wetland, so a disturbance permit may be needed.

The Board had the following questions/comments:

- Is the care taker's unit on a separate parcel?

Joel Kohn advised that it is currently on a separate parcel, but the parcels will be combined after approval has been granted.

- Reiterated that Goldfarb Road be used for emergency access only and no other traffic! Requested that the 911 address assigned be for Gartner Road and signage added to assure Gartner Road be used.

Joel Kohn advised that the site plan shows Goldfarb Road is to be used for emergency access only and the shows that entrance is to be gated to assure that.

- Where does the project stand with test wells?

Joel Kohn advised that test wells have been drilled and are currently being pump tested.

- Requested some renderings be provided.

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

After some discussion it was determined the next step in the SEQR process would be to declare Lead Agency.

A motion to declare Lead Agency was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

COMBINED ENERGY SERVICES (CES) THOMPSONVILLE

505 Heiden Road, Monticello, NY
Glenn Smith, Project Engineer

Drew Taylor was recused.

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

Glenn Smith explained that this project is proposing to modify their site plan by adding a 30,000 gallon fuel tank to the existing site, which will have to be added to/included in their DEC bulk storage permit.

The Board had the following questions/comments:

- The DEC has very strict rules and regulations for this kind of site/storage, right?

Glenn Smith confirmed that is correct.

- Feels the site is in a good location and is well maintained.

No further questions/comments from the board.

A motion to approve the modification to the previously approved site plan was made by Christina Cellini and second by Michael Hoyt.

All in favor, 0 opposed

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

CATSKILL HOSPITALITY – EXTENDED STAY HOTEL

Golden Ridge Road, Monticello, NY

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

118 BRIDGEVILLE ROAD

118 Bridgeville Road, Monticello, NY
Kris Kyler, Property Owner

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

Kris Kyler explained that he went to the ZBA and received the variance he needs.

The Board had the below comment:

- Need to submit a proper/full site plan that includes all zoning requirements.
- Need to add the approved variance to the site plan.

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

Per Steve Vegliante, the code section that lays out the zoning requirements needed and can be referenced is 250-50E.

After some discussion it was determined that this project will come back to the November 12th meeting

and, per the applicant's request, may be able to attend via Zoom; only if a full site plan has been submitted/approved and applicant will be appearing for approval.

TARA ACRES

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

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

Moshe Attie explained that the last time they were in front of the Board was for the public hearing, which had public comments, and written response to those public comments have been submitted. The main concerns were in regards to the failed septic system and garbage overflow; both issues have been addressed.

The Board had the following questions/comments:

- The written response was reviewed; what does "One tank found its way into an old leach field" mean?

Jim Carnell advised that the new system was installed where an old leach field was and started to leach there. Also, the Building Department only witnessed one dye test, which was administered incorrectly, and a video was supplied for the second test, but it was not clear which system was being tested. There is a history of issues with these septic systems.

- Where is it leaching now?

Jim Carnell advised it is leaching to the neighboring property (Fedun). Moshe Attie added that the property owners are now proposing three totally new systems.

- Suggested possibly not using peat systems this time.

Matt Sickler advised that the peat systems do get rated for capacity and as long as it is properly rated, they should not experience the same issues they currently are. They would need to show that the new systems are rated correctly prior to installation.

- Grateful that the property owners are here to address the issues, but the property needs better management and site control.
- Is the property still in litigation with the neighboring property (Delio)?

Moshe Attie confirmed that they are.

- Not comfortable moving forward while in litigation.

Moshe Attie advised that there have been discussions to remove everything off her property. Steve Vegliante added that the site plan should be updated to reflect that.

- Need to comply with all ZBA conditions on the variances granted prior to moving forward.
- Project is moving in the right direction and may want to schedule a site visit when everything is done.

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

Per Matt Sickler, all septic systems, and the units that go to them, will need to be located on the site plan to help avoid these issues in the future. Also, the density listed on the bulk table appears to be incorrect and should be checked.

PARDESS BUNGALOW COLONY

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

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

Moshe Attie explained that the original modification request for 3 new triplex buildings was disapproved by the County for density issues, so they are no longer proposing any additional buildings. They are now proposing to demo one of the buildings, combined some of the buildings, and replacing some of the units.

The Board had the following questions/comments:

- Does this project need a variance for the density?

Moshe Attie advised that they are no longer proposing to add additional buildings, so a variance should not be required. Matt Sickler added that the density calculation is not clear, but in reviewing the site plan, they seem to already be over the permitted density. Moshe Attie advised that they are currently at 3.3 units per acre. Jim Carnell questioned if there are only 13 units, why do the numbers on the units exceed that. Matt Sickler suggested that maybe the number of buildings were used during the calculation, instead of the number of units.

- Need to re-calculate the current density.
- The bedrooms per unit needs to be updated and possibly a floor plan showing the layout of the units/buildings being combined.
- Looks like there is now a new proposed road into the back of the property; is there any issues with that?

Jim Carnell advised that it appears to comply, but maybe should be sent to the fire department for review/approval. Moshe Attie added that the road is not steep at all.

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

Per Steve Vegliante, project should be re-submitted to the County once finished updating the site plan. The Board agreed and stated it should also be sent to the fire department for review at the same time.

237 GLEN WILD - GLAMPING

237 Glen Wild Road, Rock Hill, NY

Moshe Attie, Project Representative

Tom Papas, Project Engineer

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

Tom Papas explained that this is a proposed 20-unit glamping site with amenities and gravel walking paths. The units will be elevated geodesic domes with a small kitchenette, bathroom, and loft bedroom. There will also be 3 amenity domes, with no water or sewer to them, a hot tub area, and some fire pits throughout. Both the units and the parking lot will be ADA compliant. There will be some clearing required, but no grading. There was a farm on the property years ago, so there is an existing well that they are currently trying to locate and an existing covert that they plan to utilize. As for sewer, there are 6 possible locations for septic systems that will require some testing prior to design.

The Board had the following question/comments:

- Best use for the property.
- Do the walking paths need to be ADA complaint as well?

Jim Carnell advised that at least a percentage of them would need to be. Tom Papas added that they may need to change the material proposed, but the grading should be fine.

- There is a lot of debris, such as chicken coops, glass, etc., that has been dumped at the back of the property and will need to be cleaned up.
- Nice conceptual site plan.
- Don't love the idea of amenity domes, as they may become glamping domes in the future. Need more details on them and it needs to be made clear on the site plan what the use of each dome is.

- Dumpsters will need to be secure and large enough to handle the amount of trash produced.
- Should have a discussion with the building department about the materials they intend to construct the domes out of to make sure they are acceptable and can comply.

Moshe Attie advised that the domes will be year-round and they have been in contact with the same designer that designed the geodesic domes for the existing glamping site in the town.

- What is the intension with the old farm house?

Moshe Attie advised that the farm house is on a separate parcel as the parcel had been subdivided.

- Issues with speeding on this road.
- What will the maximum capacity be per dome?

Moshe Attie advised that each dome will be 1 bedroom only.

- Should be clear rules/guidelines posted for the use of the fire pits.
- Will need an operations plan.
- May want to install fencing at the font of the property to avoid trespassing.
- Will there be a caretaker's unit?

Tom Papas advised that they are not proposing a caretaker's unit as there will not be a caretaker on-site at all times. The Board stated that may not be the best route to go. Steve Veglainté suggested there at least be a maintenance schedule. Moshe Attie advised that the property owners also own a management company, so they will probably use that company.

- Need a better access road.
- Requested a work session.

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

A motion to engage the Town Planner was made by Christina Cellini and second by Drew Taylor.
All in favor, 0 opposed

EVERGREEN HILLS ESTATES

402 Harris Road, Monticello, NY
Avi Pomerantz, Property Owner
Tom Papas, Project Engineer

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

Avi Pomerantz explained that they have changed the proposed use of the property from a 49-unit mobile home park to a 22-unit bungalow colony comprised of duplex units. They took another look at the site to see what vegetation could be preserved; they are now looking at an 11-acre preservation and have change the layout of the units to leave open, preserved space in the middle of the site as well. This also moved the units further away from all property lines. Other changes made to the site plan were that, only 1 access point is now being proposed and a trash compactor has been added. Originally the DOH did not approve the well location, so it has been shifted it over and they are now okay with the location.

The Board had the following questions/comments:

- What are you doing for sewer?

Avi Pomerantz advised that they may connect to the town's sewer district and are willing to handle the upgrades required. Jim Carnell added that there are currently 5 proposed projects in the area and the Town is amenable to them tying in, but improvements will need to be made first.

- Would rather see the project connect to the town then a package plant be installed and referred this project back to a work session; that should include the Town Supervisor and Water/Sewer Superintendent to discuss the sewer connection.
- Requested rendering be provided.
- Project may need a secondary access road, but can discuss that at the work session.

- Project will need a traffic study.
Avi Pomerantz advised that a traffic study is already in the works.
- Project will need a landscaping plan.
- Recreation for the project will need to be shown on the site plan and maybe some more added; to help with the rec fees that will be determined later on.
- Should reach out to NYSEG now to advise them of the proposed project.

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

Avi Pomerantz asked if they can drill test wells at this point since they did receive DOH approval for the location. Steve Vegliante advised that would require a bond to be posted.

AYOMA

118 Hilltop Road, Monticello, NY
Bradley Cleverly, Project Engineer

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

Bradley Cleverly explained that this project is a proposed low-impact cluster development for a recreation and wellness campground.

Steve Veglainte advised that there is no Owner's Proxy on file. The Board can listen to tonight's presentation, but no action can be taken until one is submitted.

The Board had the following questions/comments:

- The site plan provided does not appear to fit the definition of a campground.

Bradley Cleverly asked if lodges/cabins fit the definition. Jim Carnell advised that he does not believe they do. Steve Veglainte suggested they go back and review the code.

- Are there proposed bathrooms in each unit?

Bradley Cleverly confirmed that is correct and there will be a septic system for each cluster of units.

- Project is located in a very residential area.
- If this is going to be a campground, DOH will need to regulate, so may want to submit the preliminary plan to them as well.
- Referred the project to a work session to iron out the use/all of the details.

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

Additional Discussion:

After some discussion the Board agreed to cancel the second meeting in November, on November 26, 2025, due to the Thanksgiving holiday. If need be, a meeting can be scheduled after the holiday.

A motion to close the meeting at 8:51 p.m. was made by Christina Cellini and second by Drew Taylor.
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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