

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
April 22, 2026

IN ATTENDANCE:

Kathleen Lara, Chairman
Arthur Knapp
Michael Hoyt
Christina Cellini
Kristin Boyd
Shoshana Mitchell, Alternate
Drew Taylor, Alternate

Steve Vegliante, Consulting Attorney
Matthew Sickler, Consulting Engineer
Kevin Schwenzfeier, Consulting Planner
Laura Eppers, Secretary
Jim Carnell, Building, Planning, & Zoning

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

PUBLIC HEARING

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY
Tuly Roth, Project Representative

Chairman Lara read the legal notice aloud.

This public hearing was originally opened on February 25, 2026 and has been left open since for multiple reason.

Tuly Roth advised that since the March 25, 2026 meeting, the 239 has come back from the County, as local determination, and the SWPP comments have been addressed.

The Board advised that even though a response to the 239 has been received, an owner's proxy for Jim Bates, the engineer who presented the project at the original public hearing, has not been provided yet. The public hearing will remain open until the next meeting to give the applicant some additional time to provide one.

Meeting was opened up to the public for comment. No public in attendance or written correspondence received for this project.

A motion to continue to hold the public hearing open, until May 13, 2026, was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

EVERGREEN HILLS ESTATES

402 Harris Road, Monticello, NY
Dan Griffiths, Project Engineer
Avi Pomerantz, Property Owner

Chairman Lara read the legal notice aloud.

The legal notice for this hearing was mailed out too late; however, it was published in a timely manner. The applicant will be allowed to present and the meeting will be opened to the public for comment, but the public hearing will be left open and re-noticed/published for the first meeting in May.

Dan Griffiths presented the “4.14.26 full set site plan” to the public. He also advised the Board that they have been working with the DOH and should be close to being able to drill test wells. They are also close to completing the SWPP for review.

The Board had the following questions/concerns:

- The proposed project is now significantly smaller than originally proposed.
- What is happening with sewer?

Dan Griffiths advised that it will be municipal sewer and they are currently working with Glen Illing from the DOH.

- The trash compactor is kind of close to the sports courts.

Kevin Schwenzfeier advised that there is a required separation distance for these kinds of uses.

- Will the units be sprinklered?

Avi Pomerantz advised that they do not need to be sprinklered and adding them would be a financial burden. He also stated that it is up to local code enforcement, who did not indicate sprinklers would be required. Jim Carnell advised that the buildings are required to be sprinklered as there is only 1 access road being proposed and that he has mentioned this a few times now.

- Appears the units will have walk-out basements. Is there a possibility of additional bedrooms being built in the future and if so, have those bedrooms been accounted for?

Matt Sickler advised that was one of his comments and does not believe it has been addressed yet. Avi Pomerantz stated that they have accounted for 5 bedrooms per unit and that is reflected in the bedroom counts and sewer flows.

- Need to know how many trees will be removed so that they know how many trees need to be replanted.
- Need more details on the playgrounds.
- Show adjoining parcels on the site plan.

No further questions/comments from the Board.

Kevin Schwenzfeier went over his “4.21.26 comment memo”, submitted prior to the meeting.

Meeting was opened up to the public for comment.

Chris Bini, at 436 Harris Road – Expressed his concern test wells being drilled and the effect it will have on the neighboring wells.

The Board allowed a response to the concern as it would be simple enough.

Matt Sickler advised that any existing wells within a certain distance from the test well(s) being drilled will be automatically monitored and a report with those results will be submitted for the hydrogeologist’s review. However, if you are not within that distance, you can still request your well be monitored.

A motion to hold this public hearing open until the May 13, 2026 meeting was made by Christina Cellini and second by Kristin Boyd.

All in favor, 0 opposed

PRESTIGE EST. BUNGALOW COLONY

220 Cold Spring Road, Monticello, NY
Bernie Weiser, Property Owner

This project is back in front of the Board tonight to request a public hearing and 239 referral.

Bernie Weiser explained that they had their work session a couple weeks ago and bungalow colony designation has since been clarified. They are willing to remove the proposed commercial component, if need be, and have prepared a set of plans with and a set of plans without the commercial building. They have also obtained 5 acres from Aron Village, the parcel next door, to ensure they have the required acreage and have prepared renderings for both the playgrounds and the units. At this time, they were looking to get a 239 referral, if another one is required being one was done in the past, and a public hearing scheduled.

Per Steve Vegliante, another 239 will be required, as the site plan has changed significantly, and advised that the applicant will need to decide if they are keeping or removing the commercial component prior to sending out the 239 referral. Jim Carnell added that they can have dual uses on the property as long as both uses are permitted, they can meet all zoning requirements if subdivide off in the future, and each use needs to meet the bulk requirements for lot area.

The Board had the following comments:

- Requested the renderings prepared be uploaded to MuniCollab.
- "Retail" does not appear to be a permitted use in the zone, so will need to choose a different use.

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

The applicant decided to remove the commercial component and move forward with only residential. Board advised a clean, updated site plan will need to be uploaded to MuniCollab before the 239 can be sent out.

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

A motion to schedule a public hearing on May 27, 2026 was made by Christina Cellini and second by Kristin Boyd.
All in favor, 0 opposed

MONTICELLO GREENHOUSE SUBDIVISION

217 East Broadway, Monticello, NY
Tony Siciliano, Project Surveyor

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

Jim Carnell advised that a handful of applicants received fraudulent Planning Board/Zoning Board statements; this applicant being one of them. It is a nationwide issue, of which the Town is aware and has implemented some prevention protocols.

Tony Siciliano explained that the owner is proposing to subdivide the property into 2 lots; to separate commercial from residential. The existing house will be on one lot and the existing commercial structures

will be on the other lot. No other proposed changes.

Jim Carnell advised that this project is going to require some variances from the ZBA to bring some of the pre-existing, non-conforming structures into compliance prior to this Board taking any action.

The Board had the following questions/comments:

- Understands all structures are pre-existing and some are non-conforming.
- Some of this property is in the Town and some is in the Village of Monticello; where is the Village line?

Tony Siciliano advised that the Village line goes through the greenhouses to the right of the house.

- Both lots will have great road frontage.
- County Real Property wants to make sure the Village is okay with the subdivision.
- Prior to going to the ZBA, confirm the lot coverage for both lots is okay; after wetlands have been subtracted.

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

Per Steve Vegliante, it appears that one of the barns are in the 12-foot right-of-way; granted to one of the adjoining properties. Tony Siciliano confirmed it is. Jim Carnell added that the barn was existing when the easement was created. Steve Vegliante advised that a note should be added to the site plan stating that both the Village and Town portions/lots of what is proposed to be "Lot 1", the residential lot, need to be sold together.

Per Matt Sickler, he submitted a few brief comments; one of the comments being in regards to water/sewer service. Tony Siciliano advised that both lots have their own, existing septic systems. As for water, the lot with the house gets Village water and the other lot has a well. Matt Sickler asked for them to be identified on the plan.

A motion to deny and refer this project to the ZBA was made by Arthur Knapp and second by Kristin Boyd. All in favor, 0 opposed

KINNEBROOK MHP

Hamilton Road, Monticello, NY
Tyler Sweet, Project Engineer

This project is in front of the Board tonight for a Town Board recommendation.

Tyler Sweet explained that this project went to the Town Board for a zone change request and was referred back to this Board for their recommendation. Their request is to change the smaller portion of the parcel, separated by Hamilton Road and on the opposite side of the road, from SR to RR-1, which is the zone as the rest of the parcel.

Kevin Schwenzfeier went over his "4.22.26 comment memo", submitted prior to the meeting.

Per Matt Sickler, he does not have any comments at this time.

The Board had the following questions/comments:

- Were you able to ask the other surrounding property owners if they were willing to change zoning districts?

Tyler Sweet advised that they did reach out to those neighbors, but they were not interested.

- What type of housing will the new units be?

Tyler Sweet advised that they will be rentals.

- Stated the site will need a cul-de-sac and better turn around areas.
- Will need to bring a copy of the survey to County Real Property.

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

After some discussion, the Board decided that they would be okay with recommending the zone change, however, they have some reservations pertaining to the comments Kevin provided/reviewed tonight. They asked that a copy of those comments be provided to the Town Board along with their recommendation.

A motion to make a recommendation to the Town Board in favor of the zone change request, with reservations pertaining to the town planner's comment memo, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

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

WALMART – OPD EXPANSION

41 Anawana Lake Road, Monticello, NY
Marah MacKenzie, Project Representative

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

Marah MacKenzie explained that this project is proposing a 7,457 sq. ft. expansion to the north side of the existing Walmart. The expansion will be for their OPD (online purchases and delivery) services and therefore will be used by employees only and not open to the public. With this expansion the number of pickup stalls will increase from 11 to 48 stalls and the number of overall parking spaces will decrease from 852 to 808 spaces, which is still in compliance with the number of parking spaces required.

The Board had the following questions/comments:

- The main entrance to the site is a disaster, so it is recommended that the second entrance be promoted for use of pickup orders to help with traffic flow.
- Request that additional landscaping be added and/or the existing landscaping upgraded.
- Suggested adding some walkways for the employees to use during pickup.
- Should reach out to NYSEG as soon as possible in regards to the increase to electrical services.
- Would this project benefit from a work session?

Matt Sickler advised that he felt one was not necessary.

- Does this modification require a 239 review?

Jim Carnell advised it does.

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

Per Matt Sickler, he submitted some review comments and one of those comments were in regards to the sizing of the proposed parking stalls. Per the updated code, the spaces are required to be 10'x20', not 10'x18'. However, the Board has the ability to waive that requirement.

Jim Carnell mentioned that the fire hydrant is not the towns. Walmart has an agreement with the Village of Monticello for fire flow.

Per Kevin Schwenzfeier, will need to see circulation patterns and how the two sections, parking area up front and parking area to the side, will change.

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

All in favor, 0 opposed

KEREN HATORAH

689 State Route 17B, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained that since last before the Board, MHE review comments have been received and will be addressed, and the septic system has been inspected and determined will need to be re-inspected during the summer; while in use. At this time, they were hoping to get conditional approval.

The Board had the following questions/comments:

- The site needs to be cleaned up.

Joel Kohn advised the owners hired a company, so the site should be cleaned up soon.

- Is the intension to build the proposed building this year?

Joel Kohn advised that is the plan.

- Where do they stand with fixing the ramp on the shul building?

Joel Kohn advised they are working on that. Jim Carnell added that they have attempted to build it at least 3 times now.

- Project needs to comply with the original approval first.
- All septic inspections need to be completed prior to any additional approvals.

Joel Kohn pointed out that there were no prior issues with the septic system and not really sure why it is being inspected.

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

Determined that the Board is not comfortable issuing any further approvals until the septic system has been approved by the town engineer and all prior conditions have been met. As the septic system cannot be re-inspected until in use, that gives the project time to address all of the outstanding conditions.

HIDDEN RIDGE – COMMUNITY BUILDING & POOL

191 Hidden Ridge Drive, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained that since this project was last before the Board all review comments have been addressed and a letter addressing the drainage has been submitted. He also advised that it has been brought to his attention that there are some outstanding and new building violations. Some of the violations have already been addressed and they are working on addressing the rest. The HOA board has been informed so that they can prevent future violations.

Per Jim Carnell, this development's water system went dry last season and had to bring in tankers for water; not sure where they stand at this point with the DOH or the Public Service Commission. Joel Kohn

advised that in the past, zero maintenance had been done by the water company (Crystal Springs); who has the same operator as the Kiamesha Artesian Water Company. The HOA is currently working on purchasing the water company so that they can maintain it and hopefully avoid issues like this in the future. Also, the proposed structures will not generate any additional water demand.

The Board had the following questions/comments:

- Was the number of proposed stories for the community building addressed?

Matt Sickler confirmed there are to be no buildings greater than 1-story above grade, however, that still will need to be demonstrated. Joel Kohn advised that their response letter addressed that.

- The legality of this application was questioned by the public; was that addressed?

Steve Vegliante advised that he read the PUD law and the bi-laws, that were provided at the Board's request, and it is his option that at this time, the Board has done their due diligence. However, both the existing and proposed community buildings must be open to use by the entire community; not to be used as a shul limiting the use to one religion/demographic.

- Is the Building Department okay with the progress being made with the building violations?

Jim Carnell advised that several building permit applications have now been submitted.

- Are there any open court cases.

Steve Vegliante advised that there were no open cases that he is aware of.

- Need to add the total number of units to the site plan.
- Where will the water come from to fill the pool?

Joel Kohn advised the pool will not be built/filled this year. They still need to get DOH approval and a building permit first; which will take some time.

- Recognize that the new HOA board is working hard to work with/appease all community members.

No further questions/comments from the Board.

A motion for NEG DEC was made by Arthur Knapp and second by Christina Cellini.

A motion to approve the modification to the previously approved site plan, subject to the Town Engineer's final review/approval, was made by Kristin Boyd and second by Michael Hoyt.

All in favor, 0 opposed

A motion to close the meeting at 8:49 p.m. was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT