

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
April 8, 2026

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Michael Hoyt
Christina Cellini
Kristin Boyd
Shoshana Mitchell, 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.

A motion to approve the February 25, 2026 and the March 11, 2026 minutes was made by Christina Cellini and second by Kristin Boyd.
All in favor, 0 opposed

ACTION ITEM:

SACKETT LAKE LP

Sackett Lake Road & State Route 42, Monticello, NY

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

Due to the Passover holiday, the project representative could not be present at the meeting, but wanted to submit the extension request prior to the approval expiring.

Per Matt Sickler, he submitted some review comments yesterday that basically gives an update on the outstanding items that are being worked on. He has no issues with the extension request.

No questions/comments from the Board.

A motion to approve the 6-month extension, making new expiration date September 12, 2026, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

Per Steve Vegliante, a decision was made today to annul the wetland regulations NYSDEC put in place a few years back for non-compliance with SEQR, so the Board will probably see an influx in extension requests.

TREEHOUSE GARAGE

402 Harris Road, Monticello, NY
Jerry Cohen, Project Representative

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

The Board advised that a proper site plan has now been submitted. Matt Sickler has reviewed it and is okay

with everything.

No further questions or comments from the Board.

A motion to approve the over-sized garage was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

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

DOLLAR GENERAL – ROOFTOP SOLAR

37 Glen Wild Road, Rock Hill, NY

This project was on tonight's agenda for continued review. However, the Board requested it be removed as there are still some outstanding items to be submitted prior to any continued discussion.

AERO STAR PETROLEUM – ROUTE 42 MOBILE STATION

4375 State Route 42, Monticello, NY

Glenn Smith, Project Engineer

Tariq Gujar, Property Owner

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

Glenn Smith reminded the Board that the last time this project was before them was for their public hearing, which did not have any public comment/turn out, and it was discussed that, per Mike Messenger's comments, the water district currently lacks adequate water supply for this project and that wastewater must be treated on-site prior to discharging. Since that meeting, they have obtained the anticipated design of the building and its proposed flows and have updated the site plan by adding screening behind the proposed building, such as fencing and landscaping. They also received the latest set of Matt Sickler's review comments and see no issue with addressing those.

Per Matt Sickler, the proposed design flows and recycling system will need to be reviewed/approved by Mike Messenger and the DPW will need to review/approve the grading plans for proposed changes to the Anawana Lake Road entrance. He also mentioned that planting big trees behind the building may not be the best idea, due to their root structures and all of the underground pipes, so maybe just some shrubs instead.

The Board had the following comments:

- The proposed fence may not be the best idea, for maintenance reasons. They would be okay with just some additional landscaping.
- Requested to see renderings of the carwash building.

No further questions or comments from the Board.

After some discussion, the Board determined that the applicant is very responsive, does good work, and keeps the site presentable, and therefore, they would be comfortable granted conditional approval at this time.

A motion to approve the site plan modification, subject to final approval from Matt Sickler, Mike Messenger, and DPW and the Board's review of the renderings, was made by Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to close the meeting at 7:11 p.m. was made by Kristin Boyd and second by Arthur Knapp.
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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