

DRAFT

TOWN OF THOMPSON  
PLANNING BOARD  
February 11, 2026

IN ATTENDANCE: Kathleen Lara, Chairman  
Arthur Knapp  
Kristin Boyd  
Christina Cellini  
Shoshana Mitchell, Alternate  
Drew Taylor, Alternate  
James Carnell, Building, Planning, & Zoning

Steve Vegliante, Consulting Attorney  
Matthew Sickler, Consulting Engineer  
Helen Budrock, Consulting Planner  
Laura Eppers, Secretary

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

A motion to approve the December 10, 2025 and November 12, 2025 was made by Christina Cellini and Shoshana Mitchell.

All in favor, 0 opposed

Shoshana Mitchell was appointed as a voting member for tonight's meeting.

**PUBLIC HEARING**

**JUMPCHA MODIFICATION**

410 State Route 17B, Monticello, NY  
Moshe Attie, Project Representative

Chairman Lara read the legal notice aloud.

Moshe Attie presented the proposed project to the public and advised the Board that they are no longer proposing to have any animals on-site; only the shed and security building.

Link to site plan presented: <https://thompsonny.municollab.com/planning-board/projects/jumpcha-modification-12-1-623/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=c0eb1efe-bae6-481c-b5bb-6d6a2a22826a>

The Board had the following questions/comments:

- Are all setbacks okay?

Matt Sickler confirmed that nothing appears to be encroaching in any of the setbacks, but he did notice that there is still a note on the plans in regards to the proposed animals. Moshe Attie advised that he will have the note removed.

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

The meeting was opened up to the public for comment.

**Tony Poli**, owner of Maplewood Auto – Stated he is in favor of any project that provides activities/recreation for children and has no issues with the modifications being proposed, now that they are no longer proposing to bring animals onto the site.

No further public comment.

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

**ACTION ITEM:**

**HAY STREET LOT LINE ADJUSTMENT**

24 Dillon Road, Monticello, NY  
Patrick Sikorski, Property Owner  
Kevin Sikorski, property Owner

This project is in front of the Board for the first time tonight to request a lot line change.

Patrick Sikorski explained that they are proposing to adjust the lot line between parcels 22.-1-4 & 22.-1-7. They are currently working on annexing parcel 22.-1-4 into the Village of Monticello and reconfiguring the lots creates the necessary setbacks, lot dimensions, and open space requirements for a future development in the Village.

The Board had the following questions/comments:

- Are there any deed restrictions on either lot?

Jim Carnell advised that is something that gets reviewed during the annexation process.

- Once annexed, will need to file the deed with the County.

No further questions/comments from the Board.

Per Matt Sickler, will need to confirm the proposed lot line adjustment will not cut off sewer or water from the other property. Kevin Sikorski advised that the bigger lot will get water from the Village and septic is okay. Matt Sickler added that the septic location should be added to the site plan.

Per Helen Budrock, this is a Type 2 action under SEQR, so no action required there.

A motion to approve the lot line adjustment was made by Christina Cellini and second by Shoshana Mitchell.

All in favor, 0 opposed

**CAMP YESHIVA SERDAHEL (LEFKOWITZ) – MASTER PLAN**

117 Old Route 17, Monticello, NY  
Joel Kohn, Project Representative

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

Joel Kohn explained that approval for this project was granted back on February 12, 2025 and they are here tonight to request a 6-month extension on that approval, as they are still working on obtaining approvals from the DEC and DOH. DOH last requested another well to be drilled and that has since been done.

No questions or comments from the Board.

Per Matt Sickler, the SWPP will need to be updated when DOH approval is received.

A motion to approve the 6-month extension, until August 12, 2026, was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

### BINYAN UVOIS

666 State Route 17B, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn advised that since this project was last in front of the Board, 2 weeks ago, both the NEG DEC and the site plan approval resolutions have been drafted and submitted for review.

Steve Vegliante advised that he did review the approval resolution and just needs to confirm the dates provided within the resolution prior to granting his approval.

The Board brought up the notes provided by the building department today in regards to this project:

1. *What will be the designated use of all existing buildings?*

Joel Kohn advised they were all previously single-family home that will be converted back to single-family homes.

2. *How will the existing structures connect to the rest of the site?*

Joel Kohn advised there is no need to connect the uses.

3. *What is the proposed use for the land locked parcel (11.-1-33.3)?*

Joel Kohn advised they can add the parcel to one of the other lots. Jim Carnell added that the parcel can be combined with another parcel or, at least, easements established.

4. *Need to address the open violations.*

Joel Kohn advised that he thought the violations had previously been addressed and will follow up on those.

The Board had the following questions/comments:

- There is currently a mikvah in one of the existing dwellings; will they be keeping the mikvah?

Joel Kohn advised that they will be keeping the mikvah, but it is a private mikvah. He will have the structure labeled as "single-family with mikvah".

- Will there be a community mikvah on-site?

Joel Kohn advised that the school will have a community mikvah.

No further questions/comments from the Board.

Per Matt Sickler, he previously issued comments and has a call set up with the project engineer to go over those comments; mostly regarding the SWPP. Nothing too major and would be okay with approval being conditioned on those being addressed.

Per Helen Budrock, parts 2 & 3 of the EAF need to be prepared/signed, a NEG DEC issued, and a note should be added to the approval resolution stating no building permits to be issued for the new building/school until the outstanding violations have been addressed. Also, it has been quite some time since the Board declared Lead Agency and the application has been altered a few times, so it wouldn't hurt to re-declare Lead Agency.

A motion to re-declare Lead Agency was made by Arthur Knapp and second by Christina Cellini.  
All in favor, 0 opposed

A motion for NEG DEC was made by Shoshana Mitchell and second by Arthur Knapp.  
All in favor, 0 opposed

A motion to approve the site plan, lot line change, and lot combination, subject to the town engineer's final approval of the site plan and SWPP, the town attorney's final approval of the approval resolution, and all conditions listed in the approval resolution, was made by Christina Cellini and second by Kristin Boyd.  
All in favor, 0 opposed

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

Joel Kohn requested the Keren Hatorah project be moved to the end of the agenda to allow time for all attendees to arrive.

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

**EVERGREEN HEIGHTS**

Old Route 17, Monticello, NY  
Avi Pomerantz, Property Owner  
Chris Stastny, Project Engineer

This project is in front of the Board for the first time tonight for preliminary site plan review and lot combination.

Chris Stastny explained that this is a proposed bungalow colony consisting of 90 duplex buildings, 180 units, with associated amenities and utilities, which they are proposing to build in 3 phases. Access is proposed to be from Strong Road and Old Route 17 and utilities are proposed to be on-site wells and septic systems. A Jurisdictional Determination was sent to the DEC and that came back negative; no DEC wetlands. However, there are some army corp. wetlands and they may need a wetland crossing permit from them.

The Board had the following questions/comments:

- What will the total acreage be when the lots have been combined?

Avi Pomerantz advised there will be approximately 143 acres.

- Will each phase be a different development?

Avi Pomerantz advised that will most likely be the case, unless someone wants all 3 of them.

- No recreation has been shown yet. Maybe less units and more amenities/recreation/open space.

Avi Pomerantz advised that they are currently proposing to preserve over 50% of green space.

- What will parking be?

Avi Pomerantz advised that they are proposing 2 spaces per unit.

- Will the Old Route 17 entrance be for emergency use only?

Avi Pomerantz advised they are proposing it to be a main entrance.

- Project will benefit from a work session.

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

Per Matt Sickler, the primary issue with connecting to the town's sewer district is that district goes to the Village, which the Town has an agreement with as to the amount of waste they will accept per day and this project may put us over the allowed amount. With that being said, the Town may need to amend their agreement with the Village; if possible. Also, mentioned that the elevations are a little tough to make out at this time, so he will have to take a deeper look at those when the plan is further developed. Avi Pomerantz mentioned that the steep slopes are about 14%.

Per Helen Budrock, what is being proposed may not meet the definition of a bungalow colony and will need to know if the project will be served by central sewer before a SEQR classification can be made, but those things can be further discussed at the work session. She also had the below questions/comments:

- Is the plan to subdivide each session/phase after the site plan has been approved?

Avi Pomerantz advised that the intension is for each section to be a separate lot.

- May need some easement for access purposes.

Steve Vegliante added that they may also need a transportation corporation if all 3 lots will be sharing the septic system(s).

- Will the buildings be 1-stories with basements?

Avi Pomerantz advised that they would like basements, but if that is not possible, due to the rocky terrain, then they may end up being 2-story buildings.

A motion to engage the town planner was made by Shoshana Mitchell and second by Arthur Knapp.  
All in favor, 0 opposed

#### KEREN HATORAH

689 State Route 17B, Monticello, NY  
Joel Kohn, Project Representative  
Yoel Wisz, Administrator  
Jacob Polatseck, Staff  
Hersch Friedman, Staff

This project is back in front of the Board tonight for continued discussion with the property administrator and staff members.

The Board expressed their frustration with this property. They explained that there have been some ongoing issues for some time now, that need to be resolved, and that they receive endless complaints from the surrounding neighbors about the site; mainly in regards to the blinding lights. The site sits high and is very viable, so the neighbors see everything.

Joel Kohn explained that the lights have been turned off now and night compliant lights will be added to the site plan. Also, he looked at the conditions attached to the previous approval and couple of them have been completed; the front entry way has been power washed, the pool and the dumpster enclosures are about 80% complete, and some of the landscaping has been done.

The Board had the following questions/comments:

- Are there new owners or just new tenants?

Joel Kohn advised there are new owners. Steve Vegliante added that ownership/leadership documentation will need to be provided, as well as, minutes authorizing the new members.

- Would have to have all improvements done by July 1<sup>st</sup>.
- Need to be good neighbors going forward.

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

Per Helen Budrock, this project is an Unlisted action under SEQR, which does not require coordinated review, unless the Board would like to.

Joel Kohn mentioned that this project requires a 239 review and public hearing and explained they were hoping those things could be taken care of tonight.

After some discussion the Board determined they did not feel coordinated review was necessary and would be willing to refer the project for their 239 review and schedule the public hearing tonight.

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

A motion to refer this project to the County for a 239 review, pending an updated site plan to include landscaping, was made by Arthur Knapp and second by Christina Cellini.  
All in favor, 0 opposed

A motion to schedule a public hearing on March 11, 2026 was made by Christina Cellini and second by Shoshana Mitchell.  
All in favor, 0 opposed

**[TOWN OF BETHEL PROPOSED LOCAL LAW #1-2026](#)**

The Board reviewed the 239 referral and did not have any comments.

A motion to close the meeting at 7:50 p.m. was made by Christina Cellini and second by Kristin Boyd.  
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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