

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
January 14, 2026, 2025

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

Chairman Lara brought the meeting to order at 7:12 pm with a pledge to the flag.

A motion to approve the October 8, 2025 and November 12, 2025 was made by Micheal Hoyt and Kristin Boyd.

All in favor, 0 opposed

PUBLIC HEARING

BLUE STONE ESTATES

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

Shoshana Mitchell was recused.

Chairman Lara read the legal notice aloud.

Joel Kohn presented the proposed project to the public.

Link to project: <https://thompsonny.municollab.com/planning-board/projects/blue-stone-estates-29-1-261-p-2024-013/dashboard>

The Board had the following questions/comments:

We received some comments back from the County and one of those comments was their concerns for the lack of pedestrian amenities in the area. Maybe you can encourage people to stay on the property or maybe you can see about getting some shoulders.

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

The meeting was opened up for public comment.

Ben Richards, at 11 Haddock Road – Had the following comment:

- Concerned with the water quality. They already experience issues in the summer season and this project will just increase the issues.
- Concerned that the sewer is due to drain into the spring, after it is treated, and will put off a smell.
- Concerned about the increase in vehicle and pedestrian traffic. Road is already busy and there are no sidewalks for people walking down the road.

- Concerned about the impact on the wetlands. How close will this project get to them?

Chairman Lara advised that the wetlands were delineated already and the project will be staying away from them.

- Concerned about the increase in noise pollution.
- Concerned about the impact on the wildlife.

Dom Longobardo, on behalf of Anthony Longobardo at 251 Cold Spring Road – Read letter aloud expressing Anthony’s concerns.

Link to letter: <https://thompsonny.municollab.com/planning-board/projects/blue-stone-estates-29-1-261-p-2024-013/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=2dc01881-ce58-4f72-8e5c-ceb89a61c91c>

Written comment received prior to the meeting:

Chairman Lara advised that written correspondence was received and to please disregard the last sentence. The Board reviews the use of the proposed project, not the user. Steve Vegliante added that correspondence of this nature is not helpful and could weaken the record instead.

Patricia Coll - <https://thompsonny.municollab.com/planning-board/projects/blue-stone-estates-29-1-261-p-2024-013/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=02057e74-73a3-4470-bcdf-e992ee6933f0>

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

The Board advised the public that at this time the applicant is required to respond to all public comment in writing and will not be able to come back before the Board until that response has been received. No action will be taken at this time.

ACTION ITEM:

COWARD – LOT COMBO

42 Manchester Road, Rock Hill, NY
James Carley, project Representative

This project is before the Board tonight to request the combination of two lots.

James Carley explained that they are looking to combined the two lots for tax purposes and to have the required property to install a shed.

Chairman Lara advised that the lots should be combined prior to March 1st for tax purposes.

No questions or comments from the Board.

A motion to approve the 2-lot combination was made by Michael Hoyt and second by Arthur Knapp. All in favor, 0 opposed

OLD ROUTE 17 WAREHOUSE

1283 Old Route 17, Ferndale, NY
James Martinez, Project Representative

This project is back in front of the Board tonight to request a 1-year extension.

James Martinez explained that this project was conditionally approved on January 8, 2025. They are requesting a 1-year extension tonight as they are still waiting on third party approvals and therefore could not start construction yet. Also mentioned that the property owner is looking to sell the property.

The Board had the following questions/comments:

- As the request for extension was submitted prior to the approval expiring, on January 8, 2026, it is okay to grant an extension, right?

Steve Vegliante confirmed that is correct.

- Willing to grant a 6-month extension, not 1 year.

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

A motion to approve a 6-month extension, until July 8, 2026, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

[WEISS REALTY](#)

Kroeger Road, Bridgeville, NY

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

Chairman Lara advised that the project's engineer, Dave Higgins, reached out to advise that he had a conflict with tonight's meeting and would not be able to appear. The Board agreed to proceed without him and the letter submitted requesting the extension was read aloud.

After some discussion about whether to grant a 30-day or 6-month extension, the Board agreed that even though they are a little uncomfortable with granting more than a 30-day extension without further explanation on where this project stands, they would be willing to grant another 6-month extension. However, if a future extension is required, someone will need to attend the meeting to answer any questions the Board may have.

A motion to approve a 6-month extension, until August 8, 2026, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

[218 HILLTOP](#)

218 Hilltop Road, 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 this project is requesting another 6-month extension as they are still waiting on DEC approval for the septic system and then can get DOH approval for the well. Also mentioned that since they were last before the Board, the wetland map has been re-verified.

The Board had no questions/comments at this time.

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

All in favor, 0 opposed

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY

Ben Halberstam, Project Representative

Paul Woodsworth, Project Engineer

This project is back in front of the Board tonight for an update and 239 referral.

Ben Halberstam explained that since this project was last before the Board they had their work session and written response was submitted to address the comments received there. Also, plans have been submitted to the water/sewer department to connect, submission has been made to the County for additional access, a lighting plan was added to the site plan, and the well, currently on-line, has been tested and those results sent to DOH. It was determined that the one well is sufficient and supplies enough water to service the existing and proposed units. At this time, they are waiting on third party approvals.

Per Helen Budrock, there is no further SEQR action required, however, a 239 is. Also, a public hearing is not required, but is at the discretion.

The Board had the following questions/comments:

- Even though this has been a long-standing colony, feels a public hearing would be good for the record.
- Need a better grading and landscaping plan prior to sending this to the County for the 239 review.

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

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

All in favor, 0 opposed

A motion to schedule a public hearing on February 25, 2026 was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

Ben Halberstam asked if they can begin the renovation portion of the project prior to receiving final approval. Jim Carnell advised that would not be permitted as they will be expanding and would need to wait for site plan approval.

MOONLIGHT COTTAGES – UNIT 57

58 Rubin Road, Monticello, NY

Moshe Attie, Project Representative

This project is back before the Board tonight for continued discussion, after ZBA approval granted.

Moshe Attie explained that the ZBA granted the requested front yard variance at last night's meeting and they are back tonight seeking final approval. Jim Carnell added that this particular unit did previously receive Planning Board and Zoning Board approvals for a slightly smaller addition. They are now proposing a slightly larger addition, that will square off the building, and therefore need new approvals.

Helen Budrock noticed that there is also an issue with density and asked if they received a variance for the density in the past. Jim Carnell confirmed that they did. Helen Budrock suggested that approval also be added to the site plan for clarification in the future.

No questions/comments from the Board.

A motion to approve the minor modification to the previously approved site plan was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

[AERO STAR PETROLEUM – ROUTE 42 MOBIL 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 239 referral.

Glenn Smith explained that this project had their work session and have been able to make some progress on the items discussed there. They are currently waiting on the proposed water use for the car wash and both access drives have been updated; a median has been added to the Anawana Lake Road side and a right turn only sign added to the Route 42 side; access drive closest to Taco Bell. Also, a letter was sent to Jeff Bank informing them of the proposed project. The owner is willing to do whatever screening is required, if it be fencing or vegetation, but there has been no response from them at this time.

The Board had the following questions/comments:

- Did you get to talk to Mike Messenger yet?

Glenn Smith advised that he was at the work session. Matt Sickler added that Mike Messenger was specific about the limited water availability and that the car wash would need to recycle/reuse as much water as possible, for minimum water use.

- The other access drive on Route 42 is annoying, as people try to pull out and cut the line of cars waiting at the light, but will wait to see DOT's comments on that.
- Are there any other third-party approvals needed?

Glenn Smith advised that they do not need DOH approval, only DOT approval.

- How far does the DOT right-of-way go down Anawana Lake Road?

Glenn Smith advised that he is not sure, but will look into it.

- Did you find out yet if there is currently an easement for the pumpstation?

Glenn Smith advised that they are still unsure, but will do one if needed.

- Property owner made this a beautiful property and is now a nice gateway into the Town.

Per Helen Budrock the tree line between this property and Jeff Bank will be removed, so it is important to get their feedback. She also advised that a public hearing is not required, but the Board can request one if they feel one is necessary. The Board gave a suggestion as to who to reach out to at Jeff Bank and determined they would like to have a public hearing; not very many neighbors, but Jeff Bank would be notified.

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

Michael Hoyt.
All in favor, 0 opposed

A motion to schedule a public hearing on February 25, 2026 was made by Arthur Knapp and second by Christine Cellini.
All in favor, 0 opposed

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

AERO STAR PETROLEUM – ROCK HILL MOBIL STATION

37 Katrina Falls Road, Rock Hill, NY
Glenn Smith, Project Engineer
Tariq Gujar, Property Owner

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

Glenn Smith explained that this project had their work session and the 239 referral was sent to the County. The site plan has been updated to show a planting island around the utility pole; which they may not be able to keep due to the DOT right-of-way. They did not add any stripping yet as some of the parking lot belongs to the property next door, so that may not be allowed. Wanted to give the Board an update tonight and were hoping to go over the County's comments, but those have not been received yet.

The Board had the following questions/comments:

- Maybe the utility pole can be moved.
- Maybe can come to an agreement with the neighboring property about installing some signage or something to help with the traffic flow.

Glenn Smith pointed out that the neighboring property could do something like putting up a fence or change anything on their property, at any time, that could interfere.

- Need to wait for the County to respond before can go any further.

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

EVERGREEN HILLS ESTATES LLC

402 Harris Road, Monticello, NY
Avi Pomerantz, Property Owner

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

Avi Pomerantz explained that the only changes made to the site plan since they were last in front of the Board were, the impervious coverage has been incorporated and units have been changed from 2-stories to 1-stories. Also mentioned that the lead agency notices were circulated yesterday.

Per Jim Carnell, as discussed with the applicant, he walked the fire department through how to access the site plan via MuniCollab and is currently waiting on comments back from them.

Matt Sickler suggested having another work session with just the applicant, Mike Messenger, and himself to go over connecting to the sewer district.

The Board had the following questions/comments:

- Has the subdivision been filed yet?

Avi Pomerantz advised that the subdivision has been filed but it may take some time see the update.

- Provide some renderings.

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

MONTICELLO MOTOR CLUB MODIFICATION – MASTER PLAN

67 Cantrell Road, Monticello, NY

Barbara Garigliano, Project Attorney

Kris Almskog, Project Engineer

Edmond Kirby, Project Engineer

Hellen Budrock, Jim Carnell, and Matt Sickler were recused. Glenn Smith as town engineer.

Steve Vegliante disclosed that has done limited work for the applicant in the past.

Barbara Garigliano reminded the Board that this project is before them to review the proposed master plan, or full build out of the site, to avoid segmentation issues. For full disclosure, they are not sure when, or even if, everything will be built, but wanted to show the Board all possibilities. Mentioned that the plan may change slightly in the future as things and regulations change, but what is being presented is the proposed, full build out.

Steve Vegliante advised that this project already has an approved site plan and this application is essentially to modify that site plan. The application that was approved back in August was for their water treatment plant only. There was an Article 78 filed in regards to that approval, but does not prevent review of this application. Also mentioned that in the event that any of the approvals become stale, the applicant will have to come back to this Board.

Edmond Kirby went over the submitted December 22, 2025 revised site plan. He explained what is currently existing on the site, what as previously approved, but not built yet, and what is being proposed.

Glenn Smith stated that it appears each proposed structure is to have its own septic system; is that correct? Barbara Garigliano advised that is correct and explained it is designed that way to prevent any future delays. However, their intention is to have a sewer district.

The Board had the following questions/comments:

- Referred project to a work session.
- Would like to have a site visit at some point.
- Need to consult an alternate planner for this project, as the current planner has a conflict.

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

A motion to engage an alternative planning consultant was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

The Board asked for this project to be added to the Town's website in the public documents section for additional public access.

JUMPCA MODIFCATION

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

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

Moshe Attie explained that this project is proposing to modify their previously approved site plan by adding a security booth, a storage shed, a goat and pony, and reconfiguring the existing rides. He mentioned that the ZBA previously denied this project's request to add a petting zoo, but this time they are only proposing to have two animals and no animal housing.

The Board had the following questions/comments:

- What will the shed be used for?

Moshe Attie advised that they will have toy ride-on horses that will be stored in the shed.

- The applicant was previously told no animals for a reason.

Moshe Attie advised that they are no longer proposing a petting zoo, just two animals that will be dropped off and pick up every day.

- How/where will they get food and water?
- Where will they go to get shade or rest? Believe shelter has to be provided during the day.
- Will they be contained to a portion of the property? If not, where will they go to the bathroom and how will that cleanup be handled?
- What is Algaculture and Markets take on not providing shelter for animals during the day?
- Will there be any change(s) to the operations plan?

Moshe Attie advised that the operating hours and schedule is to remain the same.

- Heard that there may have been temporary, blow-up structures in the parking lot last summer; absolutely no blow-ups in the parking lot.
- Okay with the additional structures and the reconfiguration of the existing structures, but not comfortable with the animals.

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

Per Helen Budrock, as this is a special use permit, a public hearing will be required. However, a 239 is not required.

A motion to schedule a public hearing on February 11, 2026 was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

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 discussion.

Moshe Attie explained that at last night's ZBA meeting, the requested variances were conditionally approved. The conditions were that no certificates of occupancy be issued on any of the new buildings until the existing buildings have been combined; to maintain the same number of units at all times. He also mentioned that the wetlands have been re-delineated and some units are now in the wetland setback, so they are waiting on DEC to advise on how that should be addressed.

The Board had the following questions/comments:

- Will the new duplex be 1-story?

Moshe Attie advised that it will be.

- Need to added the approved variances to the site plan.

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

It was discussed that a public hearing will be required, however, the Board wants to wait until a response is received from the DEC before scheduling one.

97 HILLTOP LLC

97 Hilltop Road, Monticello, NY

Tim Gottlieb, Project Representative

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

Tim Gottlieb explained that this project is an existing parish house and they are seeking site plan approval to construct an addition, add a new parking area, and install two new sewage disposal systems. The house currently has 8 bedrooms and they are looking to add 7 more.

The Board had the following questions/comments:

- Was this project previously in front of us?

Jim Carnell advised that was a different project on the adjoining property.

- Looking to add a parking area; will there be traffic coming and going?

Tim Gottlieb advised that is not the case as they will be staying on-site.

- Is this a group home?

Jim Carnell advised it is individual living, so only residential.

- Will this building need to be sprinklered?

Jim Carnell advised that the building is under the square foot threshold and therefore will not require sprinklers.

- Why does this project require site plan approval if residential?

Jim Carnell advised the reason they require site plan approval is because they are holding service in the basement. Tim Gottlieb added that they will also be adding a great room for functions.

- Is this everything they are looking to do?

Tim Gottlieb advised that this is all the proposed work that he is aware of.

- Maybe can incorporate some ADA access/sidewalks into the site.

Jim Carnell pointed out that the property is not opened to the public and therefore would not require them.

- This is a beautiful property and the owners have put a lot of care into it.

No further questions/comments from the Board.

Per Helen Budrock, this is a Type 2 action under SEQRA and is an allowed use in the zone, so no further action required there.

A motion to approve the site plan, subject to the town engineer's final review/approval of the septic, was made by Arthur Knapp and second by Michael Hoyt.

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 discussion.

Joel Kohn explained that at the last meeting the Board expressed their concern about the kitchen building being built in phases. That is no longer the case and all of the work will be done at one time.

The Board had the following questions/comments:

- Has this project been good neighbors as of late?

Jim Cranell advised that they have been.

- Will the structures on the newly obtained parcels be eliminated?

Joel Kohn advised that the structures will remain and those parcels will be combined to the main parcel.

No further questions or comments from the Board.

Per Helen Budrock, this project was originally determined to be a Type 2 action under SEQR with the previously approved modification, as it was just for a couple items, and a NEG DEC issued. The newly proposed changes would now escalate the SEQR classification to an Unlisted action and a new NEG DEC should be issued to be on the safe side. Joel Kohn agreed.

A motion to classify this project as Unlisted, reaffirm lead agency and a NEG DEC was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

A motion to approve the site plan modification and lot combination, subject to the town engineer's final review/approval, was made by Kristin Boyd and second by Arthur Knapp.
All in favor, 0 opposed

HIDDEN RIDGE – COMMUNITY BUILDING & POOL

191 Hidden Ridge Drive, Monticello, NY
Joel Kohn, Project Representative

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

Joel Kohn explained that this is an existing residential development, in the PUD #3, seeking to modify their site plan by adding a community building and swimming pool. They will require a 239 review and were hoping to get that referral tonight.

The Board had the following questions/comments:

- What is the ownership?

Joel Kohn advised that he is not sure, but there is an HOA.

- Are there separate tax parcels?

Joel Kohn advised he believes there are and it is a condominium.

- Need to update the County with the proper ownership.

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

Helen Budrock questioned if this would need to go back in front of the Town Board to approve the modified site plan as it is a PUD. Steve Vegliante advised that he interpreted the request as complying with the current PUD and does not feel it violates the language. However, they will need to have a public hearing and everyone in the development will need to be noticed as it is a condominium.

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

All in favor, 0 opposed

A motion to schedule a public hearing on February 25, 2026 was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

38 DORA DRIVE

38 Dora Drive, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained that the property owner is looking to combined three lots that have old accessory structures on them. However, one of the lots has a tennis court, which requires Planning Board approval.

The Board had the following questions/comments:

- Check the deeds for any restrictions.
- Is the tennis court still functional?

Joel Kohn advised that he is not sure.

- What is this small structure off to the side here?

Joel Kohn advised it might be a shed, but whatever it is, it is an allowed use.

No further questions/comments from the Board.

A motion to approve the tennis court and the lot combination was made by Kristin Boyd and second by Michael Hoyt.

All in favor, 0 opposed

A motion to go into an executive session, for pending litigation, at 8:59 p.m. was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to close the executive session at 9:05 was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

Addition Discussion:

Steve Vegliante advised the Board that he will be attending the scoping session tomorrow night for the Mountaintop Villa project. The majority of the project and development will be in the Village, but the Town parcel is included in the environmental review process, so he will be attending. Helen Budrock added

that she will not be attending as there has been no escrow established for planning review. The Board mentioned that they would like Helen to be involved in the environmental review process, so maybe escrow can be established for that purpose.

A motion to close the meeting at 9:06 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

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