

DRAFT

TOWN OF THOMPSON  
PLANNING BOARD  
January 28, 2026

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

Chairman Lara brought the meeting to order at 7:24 pm with a pledge to the flag.

Shoshana Mitchell and Drew Taylor were appointed as voting members for tonight's meeting.

**ACTION ITEM:**

**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 continued discussion.

Glenn Smith explained that since this project was last in front of the Board the 239 referral has come back as local determination and the DOT has provided a map plan showing they do not have any right-of-way on Katrina Falls Road. However, the property is in the Town's right-of-way. The site plan has been updated to show some striping and a planter to help with access management.

The Board had the following questions/comments:

- Glad to see some striping added, but it will fade over time and will need to be maintained. It should at least help people learn the correct flow.
- Don't see any handicap spots show on the plan; should there be?

Glenn Smith advised that there should be and he will add one to the plan.

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

Steve Vegliante advised that they may need an easement or agreement from the Town to maintain the planter as it is in the right-of-way; should reach out to the highway department. Jim Carnell added that he believes there is a similar situation with the other Mobil Station on Route 42 and they have a maintenance agreement in place, so it would be handled similar to that.

Helen Budrock advised that this is a Type 2 action under SEQR and therefore does not require a determination of significance.

A motion to approve the modification to the previously approved site plan, subject to reaching out to the highway department to get a maintenance agreement in place, was made by Drew Taylor and second by

Shoshana Mitchell.  
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 explained that this project was last in front of the Board back in September and since then they have received traffic review comments and those comments have been addressed. At this time, they are hoping to get a NEG DEC and conditional approval.

Per Matt Sickler, SWPP review comments have been submitted and there was nothing too major. His biggest concern is with the HydroCAD model, which could be resolved with a quick Zoom call with the project's engineer to get some clarification. It should be an easy fix that shouldn't result in any major change(s).

The Board had the following question:

- Has the DOH seen the SWPP yet?

Joel Kohn advised it has not been submitted to them yet.

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

Per Helen Budrock, the Board declared lead agency back in 2020, but this project has gone back and forth since then and feels the Board should re-affirm lead agency to be safe. Also, due to the size of the property, parts 2 & 3 of the EAF and an approval resolution should be drawn up.

Per Steve Vegliante, this will need access easements and he would like to review those.

After some discussion, it was determined by the Board that at bare minimum, this project would have only received preliminary approval tonight. After hearing what the consultants had to say, they want to wait until those items have been addressed.

Project to come back in 2 weeks.

**CONTINENTAL COTTAGES – UNIT 2**

381 Fraser Road, Monticello, NY  
Moshe Attie, Project Representative

This project is back in front of the Board tonight for continued discussion after receiving their ZBA approval.

Moshe Attie explained that this project went to the ZBA last night and received a variance to expand the unit by 500 sq. ft. They are no longer adding a second floor and have decided to go with a basement instead.

The Board had the following questions/comments:

- Will there be bedrooms added?

Moshe Attie advised that there will be additional bedrooms and that they were previously accounted for.

- Will the unit be jacked up to add the basement or torn down and rebuilt?
- Moshe Attie advised that they will be jacking up the unit.
- Need to add/update the approved variance and bedroom count to the site plan.

No further questions/comments from the Board.

Per Matt Sickler, he had some minor comments that have been addressed with tonight's discussion.

A motion to approve the minor modification to the previously approved site plan, subject to the variance being added to the site plan and final review/approval from the town engineer, was made by Shoshana Mitchell and second by Michael Hoyt.

All in favor, 0 opposed

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

**PARDESS BUNGALOW COLONY**

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

This project asked to be removed from the agenda prior to the meeting.

**237 GLEN WILD - GLAMPING**

237 Glen Wild Road, Rock Hill, NY  
Moshe Attie, Project Representative  
David Levine, Property Owner

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

Moshe Attie explained that since this project was last before the Board, an operation plan has been provided and the work session was held, which was very helpful. At this time, they were hoping to get a 239 referral and a public hearing scheduled.

The Board had the following question:

- Have you built these types of domes before?

David Levine advised that he has, but not in New York. Moshe Attie added that they requested and received information from the building department on the domes already built in the town, which they are reviewing.

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

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

Per Helen Budrock, at this point the short form EAF is sufficient to move forward. The Board can refer this project for a 239 review tonight, but suggests it be for preliminary review only as the County will most likely kick it back for additional information. This way the Board and applicant can get early input from them. The Board can also schedule a public hearing tonight if they feel the project is ready and wouldn't have to wait the 30 days needed for the 239 review, as it is just preliminary review.

A motion to refer this project to the County for a preliminary 239 review was made by Drew Taylor and second by Shoshana Mitchell.

All in favor, 0 opposed

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

All in favor, 0 opposed

### KINNEBROOK MHP

Hamilton Road, Monticello, NY

Tyler Sweet, Project engineer

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

Tyler Sweet explained that this project had their work session a while back and since then they have re-designed their layout; making the lots more uniformed in size and changing the orientation of the proposed roads. They are still trying to figure out how they will be tying into the existing park road(s) and if they can utilize some of that property for recreation. A jurisdictional determination was submitted to the DEC and came back with no jurisdiction. We also applied to the Town Board for a zone change, but were denied as that change would create a spot zone. Subsequent to that denial, we have reached out to the adjoining property owner to see if they would also be willing to change their zoning district, to eliminate the spot zoning issue; we are still waiting to hear back from them. If they cannot obtain the zone change, they may use the lot for a maintenance area instead.

The Board had the following questions/comments:

- It is exciting to see more affordable housing and it would be disappointing if they have to lose units due to the zoning issue.
- New layout is much better, but concerned about recreation being proposed on the other side/existing park.

Tyler Sweet advised that the lots will be combined in the future to create one parcel/development. Jim Carnell added that they will most likely have two different tax map numbers due to the natural subdivision the road creates.

- The existing park has great signage already and is a nice community.
- Requested some renderings and a landscaping plan.
- Will need some pedestrian crossing persuasions in place if people will be crossing Hamilton Road.
- Would like to see internal sidewalks.
- Will there be sheds with the new units?

Tyler Sweet advised that there will be.

- Need to add the sheds to the site plan.
- Will there be any decks?

Tyler Sweet advised there will be and they are already shown on the plan.

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

Per Helen Budrock, a public hearing is not required, but would recommend one. The Board agreed that one should be scheduled when the project is ready.

### KEREN HATORAH

689 State Route 17B, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained that this is an existing summer camp and they are proposing to modify their site plan by demolishing the kitchen/dining building, the classroom buildings, the storage building, and the bunkhouse building and replacing them all with one larger building; combining all of the uses into the same building. The new building will not increase the occupancy and will be a 1-story building, on grade.

The Board had the following questions/comments:

- This project still has outstanding violations and is not ADA compliant.

Joel Kohn advised that he got a punch list from the building department and they are working on completing the site. They did complete most of the items indoors, but will need to wait until the weather breaks to finish the items outside.

- Need better, dark sky compliant lights; current lights are too bright.
- Believes part of the original approval was to spruce up the landscaping.

Helen Budrcok confirmed it was. Joel Kohn advised that additional trees have been planted.

- Requested some renderings of the proposed building as this site is very open and sits higher than the surrounding properties.
- Are there septic issues with this property?

Jim Carnell advised that they have not had any recent issues with sewer, but he did notice the septic location is not shown on the site plan. Matt Sickler added there is a note on the site plan for the septic system to be inspected by Mike Messenger. Joel Kohn advised that there was an inspection done this past spring. Steve Vegliante requested a copy of said inspection be provided.

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

Per Matt Sickler, need to check/confirm the proposed grading and identify the size of the new septic tank. Also mentioned that a grease trap will most likely be required in the new building because of the kitchen.

Joel Kohn expressed that they were hoping to get approval for the new proposed building so that they can start on that prior to the summer season. The Board advised that they will not grant any additional approvals until the outstanding violations have been addressed and all buildings have a certificate of occupancy in place.

### **214 HAMILTON ROAD**

214 Hamilton Road, Monticello, NY  
Eliyohu (Eli) Schneider, Project Engineer

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

Eli Schneider explained they are proposing a 44 duplex (88 unit) development with a recreational building and swimming pools. The idea is for this to be a family friendly development, with no particular demographic in mind. We have been in communication with both the Village or the Town to tie into their utilities, but both are stressed and would need improvements, so we are also showing proposed stormwater management & wastewater treatment areas and a water storage area.

The Board had the following questions/comments:

- Would be happy to see a development like this.
- What will the ownership type be?

Eli Schneider advised that they are not sure yet, but there are no plans to subdivide.

- Advised that recreation is a big deal and providing more may help reduce the rec fees.

- Site plan will need to provide landscaping and lighting details when further along. Eli Schneider advised that they will be very careful about light pollution.
- Project would benefit from a work session.

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

Per Helen Budrock, this project appears to be proposing row housing, which may not be permitted in the zone, but that can be discussed further at the work session. Also, the water/sewer source will affect the SEQR type, so that will need to be nailed down/ discussed further.

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

**Additional Discussion:**

Jim Carnell advised that there was a package plant training last night that was very helpful and informative. Suggested that everyone take a look at the power point that was forward in regards to said training.

A motion to close the meeting at 8:34 p.m. was made by Shoshana Mitchell and second by Drew Taylor. All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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