

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
June 10, 2026

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

Chairman Lara brought the meeting to order at 7:05 pm with a pledge to the flag.

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

ACTION ITEM:

CONCORD FAIRWAYS

Concord Road, Monticello, NY
Henry Zabatta, Project Attorney

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

Henry Zabatta reiterated that this is a previously approved 110-unit development that has been trying to obtain water for some time now, even though it is located in the Kiamesha water district. Advised that the Town Board approved their request to connect to the Adelaar water district and a map, plan & report was done; showing there is available water, but would have to come from the reserves. The Town Board then asked us to go to the Village and ask them for water instead, but they denied our request. The Village indicated that they do not have enough water to supply this project and do not even have enough to uphold their contract with the Adelaar district, and are looking to take some water back. The Town is now looking into drilling some wells on Town property, located on Rock Ridge Road, and depending on the outcome of those, may be able to supply water to this project. However, that will come with the expense of running water lines to this property, so we reached back out to the Kiamesha Water district to see what their status was. They told us that they still do not have any water at this time, but will be closing on their deal next week and will be proceeding with the upgrades needed. However, those upgrades will take some time. With that, our next step is to go back to the Town to continue discussions on connecting to the new wells. Hopefully that will be a viable option and we are here tonight to ask for another 6-month extension.

Matt Sicker confirmed that the Town did drill a well on the Town parcel, that is adjacent to the Kiamesha Water Plant, and it is currently being tested for quality and yield.

Steve Vegliante stated that as the approvals for this project are so old, SEQRA review will need to be done again. At this time, he would suggest the Board grant a 3-month extension, to allow time to see what happens with obtaining water.

After some discussion, the Board determined that they are okay with approving another 6-month extension. Henry Zabatta offered to submit a letter with an update in 3 months.

A motion to approve a 6-month extension was made by Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed.

LOWENTHAL & WEISS – LOT LINE IMPROVEMENT

5 Three Friends Road, Thompson, NY
Grant Decker, Project Surveyor

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

Grant Decker explained that they are simply looking to move the boundary line between the 2 lots; with not plan for development.

No questions/comments from the Board.

Matt Sickler advised that he does not have any comments; site plan shows all structures and infrastructure, which appear to be in compliance.

A motion to approve the lot line change was made by Arthur Knapp and second by Shoshana Mitchell.
All in favor, 0 opposed

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY
Richard Steinberg, Property Owner
Ronald Steinberg, Project Attorney

This project is in front of the Board tonight to request to schedule a scoping session.

Ronald Steinberg explained that they have submitted both a draft scoping document and a DEIS (Draft Environmental Impact Statement) and at this time are looking to schedule the scoping session.

No questions/comments from the Board at this time.

Per Kevin Schwenzfeier, he noticed that the draft scope document references 2 future studies that will also need to be referenced in the DEIS. However, in order to be part of the DEIS, it has to have a scientific study supporting it.

After some discussion, it was determined that the scoping session can be held on July 8, 2026 at 6:30 p.m. The regular meeting will need to be pushed back to 7:30, to allow an hour for the scoping session. If more than an hour ends up being required, the scoping session will need to be adjourned.

The Board informed the applicant that his engineer should be present at the scoping session to address any comments the public may have.

A motion to schedule a public scoping session on July 8, 2026 at 6:30 p.m. was made by Arthur Knapp and second by Drew Taylor.
All in favor, 0 opposed

(as determined by the board):

JUSTIN ESTATES

Old Sackett Road, Rock Hill, NY
Richard Steinberg, Property Owner
Ronald Steinberg, Project Attorney

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

Matt Sickler had the following questions/comments:

- The layout is based on the site having central utilities, but it is not in the sewer district. Per Mike Messenger, the Water/Sewer Superintendent, there are improvements that will need to be made before connecting, but before getting into that, the applicant needs to petition the Town Board for annexation.

Need a map showing topography.

Richard Steinberg advised that they have that already and will make sure it gets submitted.

- Site plan needs a bulk table with information on each lot.

Richard Steinberg advised that they went over all of that as well; their submission must be missing a sheet.

- Appears there may possibly be 3 acres of disturbance, so will need to supply a grading plan for that.
- Project will eventually need a SWPP
- Appears to be a discrepancy in that water counts. The EAF provided states project will require/use 300 gallons of water per day, however, the calculations should be for 110 gallons per day, per bedroom.

Steve Vegliante had the following questions/comments:

- Has an application been made to the Town Board get to connect to the sewer district?

Richard Steinberg advised they have not petitioned the Town Board yet.

- The proposed appears to be too dense to meet the zoning code, as it will not have central utilities.

Richard Steinberg advised that per the Town's code, they are only required to have central water or sewer, and they will have central sewer.

- That may be a typo in the code.

Richard Steinberg disagreed as there was a subdivision recently approved, right up the road from this one, that only has central sewer and is proposing wells for each lot.

- Will take a deep look at the town's code.

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

Project was referred to a work session.

GREEN TREE CABINS

Holmes Road, Monticello, NY

Applicant attempted to attend the meeting via Zoom, which is not permitted.

MINSKY GLAMPING MODIFICATION

Swinging Bridge Estates Road, Monticello, NY

Josaph Medic, Project Representative

This project is back in front of the Board tonight to request site plan modification.

Josaph Medic explained that this project was originally approved for 4 glamping units with some amenities. The units brought in do not match the dimensions that were previously approved, so we are looking to modify the size of the units and add decks to them. We are also now looking to add some additional elements, such as, a pergola, for equipment rentals & snacks, and a pond.

The Board had the following questions/comments:

- This project was approved as a campground, meaning the units should be movable.

Logan Morey added that the units are currently on piers.

- How can you meet the definition of a campground at this point?

Josaph Medic advised they are not sure yet.

- Are the units occupied?

Logan Morey advised that they received a stop work order, for building more than what was approved/permitted, and therefore were not able to finish.

- This lot previously cleared way more than was permitted. At that time a landscaping plan was provided and a bond posted for the replanting of tree. Where do you stand with that?

Josaph Medic advised he is not sure.

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

Project was referred to another work session and a site visit. The Board requested Jeff Minsky, the property owner, be present for both and suggested they take a good look at the approved site plan and the approval resolution beforehand.

TARA ACRES

968 Old Liberty Road, Monticello, NY

Moshe Attie, Project Representative

Steve Barshov, Project Attorney

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

Steve Barshov explained that he was originally brought into this project to help unit #9 with their ZBA variance request and then realized there were other issues going on with the site; one of those being the septic. At this time, he is here to help find a path to move forward that will work for all parties. The project understands that once everything gets cleared up, they need to stop building without permits and be better neighbors. With that being said, we are due to go back before the Zoning Board, at their July meeting, to go over unit #9 and some variances that have now expired, and would like to discuss what is outstanding from this Board prior to that.

Steve Vegliante advised that this project was actually before the Zoning Board last night and at that meeting, a conversation was had with the unit owner and it sounds like a solution was found to move forward. That solution is to lower the unpermitted deck to grade, so that it will be considered a patio and not included in the total square footage. They originally proposed to bring in some backfill to raise the grade around the deck, but other units have started to do that and doing so may cause additional runoff issues. At this time, it may be beneficial for Matt to take a look at where they stand and if a SWPP will be required.

The Board had the following questions/comments:

- Should speak to the Building Department in regards to the exact issues with the septic systems. Logan Morey advised that they need to know which systems are in use and which have been abandoned, which units go to which septic systems, how many bedrooms are in each unit, determine if there is any cross contamination/infiltration, etc.

- Definitely need to be better neighbors.
- Where do they stand with the fence that encroaches onto the neighboring property?

Moshe Attie advised that the fence has been removed.

- Where do they stand with the retaining wall & driveway that was installed on the other neighboring property?

Moshe Attie advised they are to be removed and is part of the site plan.

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

Per Matt Sickler, his last comment memo provided was looking for some clarification on a few things, but he has not received a response to date.

After some discussion, it was determined that the next step would be to set up a site visit for Matt Sickler to come out and inspect both the runoff/SWPP situation and the septic systems.

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.

Moshe Attie explained that since this project was last before the Board, the plans for this project have been revised; due to the 239 comments, wetlands, and the septic system being reduced in size. They are here tonight to give an update and make sure the Board is okay with the changes before proceeding with a more detailed design and SWPP.

The Board had the following questions/comments:

- Did the fire department review/approve this yet?

Moshe Attie advised that they approved of the original plan, but it has since changed.

- Should submit the revised plan to the fire department for good housekeeping.
- The revised plan will also need to go back to the County for review.

Moshe Attie advised that they are not ready for that yet.

- Will also need to have another public hearing when ready.
- Has a jurisdictional determination been received?

Moshe Attie advised that a small portion of the wetland did get a positive determination.

Matt Sicker added that the wetlands were not on the site plan when it was presented to the Zoning Board, and they would be required to be deducted from the buildable acreage, so don't know if there will be an issue there with density or even setbacks now.

Mose Attie advised that they are keeping the same density, so nothing has changed there.

- Should add the approved variances to the site plan.

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

MORNINGSIDE ACRES MODIFICATION

71 Rock Ridge Drive, Monticello, NY
Joel Kohn, Project Representative

This project is in front of the Board tonight to request site plan modification and a lot combination.

Joel Kohn explained that this project acquired the adjoining parcel back in 2023 and are now seeking to combined the 2 parcels, as well as expand the existing bungalow colony by adding 3 additional units. However, due to changes in the DEC regulations, the wetland areas are now subject to DEC jurisdiction, establishing a 100-foot buffer around them. That 100-foot buffer now needs to be excluded from the net acreage, reducing the permitted buildable acreage and causing a variance to now be required.

The Board had the following questions/comments:

- Per Mike Messenger, Water/Sewer Superintendent, not sure if this property is in the Town's sewer district, but if it is, would suggest they connect.

Joel Kohn advised that the existing colony is currently tied into the district. Also, the old plans showed old septic systems, so had the plans updated removing them.

- Are any of the septic systems being used?

Joel Kohn advised that they are not being used.

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

Per Logan Morey, Mike Messenger stated that would like a site visit and to see an engineering report on the current and proposed flows.

A motion to deny and refer this project to the Zoning Board of Appeals was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed

GARDEN HILLS ESTATES – UNIT 4

50 Strong Road, Harris, NY

Joel Kohn, Project Representative

This project is in front of the Board tonight to request minor site plan modification.

Joel Kohn explained that the site plan for this property was first approved back in 2016 and most of the project has been built. However, this unit, unit #4, has not been built yet and they are seeking approval for the addition of a deck prior to starting construction.

The Board had the following questions/comments:

- Have some concerns about the sewer line that appears to be running under the unit.

Joel Kohn advised that concern was raised previously and the line was supposed to be re-located. He will find out if it was relocated.

- Site plan also appears to show some septic systems under a unit.

Joel Kohn advised they have been moved. Matt Sickler added that the site plan should be updated to reflect that.

- Looks like some parking spaces are being relocated.

Joel Kohn advised that is correct. Matt Sickler added that should also be called out on the plan.

No further questions/comments from the Board.

A motion to approve the minor modification to the previously approved site plan, subject to the Town Engineer's final review/approval, was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

COLD SPRING COTTAGES MODIFICATION

378 Cold Spring Road, Monticello, NY

Joel Harpert, Project Representative

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

Joel Harpert explained that this project was recently changed to condominium. They are now looking to create a third unit; which has been approved by the Attorney General already. However, since it is considered an amendment to the condominium, it requires Planning Board approval as well.

The Board had the following questions/comments:

- Why are you looking to this amendment?

Joel Harpert advised that they are looking to split off a portion of the property from the rest, so that they can do an offering plan.

- Chris Knapp, in Real Property, gave extensive instructions on how this needs to be handled, because with all due respect, what is being done now is not proper.

No further questions or comments from the Board.

Steve Vegliante had the following questions/comments:

- On the lot with 12 units, are the units owned or rented?

Joel Harpert advised that at this time they are owned by the sponsor, but they will eventually be privately owned.

- Is the eventuality for a 3-lot condominium or more and is there a vacant lot.

Joel Harpert advised that they are looking to create 3 lots, but we cannot do an offering plan with the Attorney General at this time because there is some vacant and some occupied. We are looking to create a third lot, so that we can do an offering plan.

- I would need to speak to whoever is doing your offering plan/condo attorney because this request does not make a whole lot of sense. We need to understand why all of the units are not being identified and why there is no condo declaration plan.

Joel Harpert advised that the declaration was done, just not submitted with this application.

- Another problem here would be segmentation. You keep splitting this lot piece by piece, which violates SEQR.
- A more appropriate application would be that which follows/outlines the condo declaration. That way the Board can do a full SEQR analysis to review all of the environmental impacts across all of the lots.

The Board determined that both them and Real Property are uncomfortable with this request and all 3 proposed lots need to be reviewed in their entirety.

A motion to close the meeting at 8:23 p.m. was made by Michael Hoyt and second by Christina Cellini.
All in favor, 0 opposed

Planning Board

June 10, 2026

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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