

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
March 11, 2026

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

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

Chairman Lara appointed both Shoshana Mitchell and Drew Taylor as voting members for tonight's meeting.

A motion to approve the January 14, 2026, the January 28, 2026, and the February 11, 2026 meeting minutes was made by Shoshana Mitchell and second by Drew Taylor.
All in favor, 0 opposed

PUBLIC HEARING

KEREN HATORAH

689 State Route 17B, Monticello, NY
Joel Kohn, Project Representative

Chairman Lara read the legal notice aloud.

Joel Kohn presented the project to the public.

Per Matt Sickler, he prepared and submitted some comments that are pretty straight forward. Joel Kohn advised that he received them and will get them addressed.

No questions or comments from the Board at this time.

The meeting was opened up to the public for comment. No public for this project.

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

ACTION ITEM:

FRASER RESORT

Fraser road, Monticello, NY
Joel Kohn, Project Representative

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

Joel Kohn explained that they are seeking a 6-month extension because they are still waiting on DEC approval. They did receive a permit from the Army Corp of Engineers (ACOE) in regards to their wetlands, which was conditioned on no soil disturbance; only tree cutting.

Steve Vegliante questioned if bonds need to be established. Jim Carnell advised that will be taken care of with the Developer's Agreement and added that they have a pre-construction meeting scheduled for next week.

Per Jim Carnell, the emergency access drive for this project is through the Gibber Holdings project, which was originally a Town parcel when both projects received their Planning Board approvals. The Gibber Holdings project is now in the Village of Ateres and suggests that a written agreement with meets and bounds be put into place. Steve Vegalinte agreed.

A motion to approve the 6-month extension, until September 27, 2026 and subject to the town attorney's review/approval of the access easement, was made by Christina Cellini and second by Kristin Boyd. All in favor, 0 opposed

COUNTRYSIDE ACRES – UNIT 12

475 Old Liberty Road, Monticello, NY
Joel Kohn, Project Representative

This project is back in front of the Board tonight to request modification to their previously approved site plan and subdivision.

Joel Kohn explained that unit 12 is looking to construct a 2-story addition with a deck off the second story.

The Board had the following question:

- Is there an update on the sewer extension?

Joel Kohn advised that the plan to tie in has been completed, submitted to the DEC, and is currently waiting on Town Board approval. He also mentioned that the addition will have no effect on the sewer flows. Matt Sickler added there are some upgrades that need to be made to the Harris pump station and some issues happening in Patio Homes that need to be addressed first.

No further questions/comments from the Board.

A motion to approved the minor modification to the previously approved site plan was made by Christina Cellini and second by Kristin Boyd. All in favor, 0 opposed

COLD SPRING COTTAGES - MODIFICATION

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

This project is back in front of the Board tonight to request a modification to the previously approved site plan and subdivision.

Joel Kohn explained that they are seeking the modifications in order to add a basement to the shul, to be used for a kitchen/lunchroom, and to make the commercial parcel, the parcel the shul sites on, larger.

The Board had the following questions/comments:

- Will the shul have to be raised to construct the basement level?

Joel Kohn advised at they will be tearing down the shul and re-building it.

- It appears the shul is encroaching in the front yard setback; will that be addressed with the re-build?

Joel Kohn advised that they will be constructing the new building in the same place, as to not increase the non-conformity.

- Need to file the modified subdivision plan and condominium requirements need to be met prior to receiving a building permit for the shul.

No further questions/comments from the Board.

Per Helen Budrock, the site plan submitted still shows there are three separate parcels, but she thought that were previously combined. Joel Kohn advised that they have been combined and he will have an updated site plan submitted.

A motion to approve the modification to both the previously approved site plan and subdivision, subject to all condominium requirements being met, was made by Christina Cellini and second by Drew Taylor. All in favor, 0 opposed

TREEHOUSE GARAGE

373 Gregory Road, Monticello, NY
Jerry Cohen, Project Representative

This project is in front of the Board for the first time tonight for review of a proposed over-sized garage.

The Board had the following questions/comments:

- Is this project before the Board for an over-sized garage only?

Jim Carnell confirmed that is the only reason.

- Need to submit a full, proper site plan.

Jerry Cohen advised that he will get one submitted; he was just in a rush to submit the application in time to be on this meeting. He realized that the tax map provided at the time of submission is incorrect and brought a correct version with him tonight, as well as some pictures of the property to show the garage will not be visible from the road.

Matt Sickler added that the site plan will need to meet all requirements listed in section 250-51.

- Does this need a work session?

Jim Carnell advised he does not feel one is necessary.

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

Project to come back when a proper site plan has been submitted.

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

TORRES WAREHOUSE

Old Liberty Road, Monticello, NY
Tim Gottlieb, Project Representative

This project is before the Board for the first time tonight for initial site plan and special use permit review.

Tim Gottlieb explained that they are seeking approvals for a warehouse/trucking terminal for an existing septic service entity.

Per Jim Carnell, the owner of the property is currently in court for operating the business without any approvals.

Per Helen Budrock, this project will need a special use permit and therefore will require a 239 review and public hearing when a little further along.

Per Matt Sickler, he submitted some review comments prior to the meeting and one of those comments were in regards to adding the sight distance to the plan. That should be added prior to DPW's review.

The Board had the following questions/comments:

- Need to add any proposed outdoor storage and screening to the site plan.

Helen Budrock added that some of the neighboring properties are residential, so should maintain any existing screening and possibly add some more.

- Need to add any proposed signage to the site plan.
- Is there any proposed change to the driveway?

Tim Gottlieb advised that they are not proposing any change.

- Is the existing driveway permitted by the DPW?

Tim Gottlieb advised that he is not sure, but will find out.

- Project would benefit from a work session.

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

Per Steve Vegliante, not sure the proposed use fits the town's definition, but that can be further discussed at the work session.

A motion to engage the Town Planner was made by Shoshana Mitchell and second by Kristin Boyd. All in favor, 0 opposed

[DOLLAR GENERAL – ROOFTOP SOLAR](#)

37 Glen Wild Road, Monticello, NY
Mike LaRosa, Project Representative

This project is in front of the Board tonight for initial discussion.

Mike LaRosa explained that they are proposing to install rooftop mounted solar panels at this Dollar General location.

Matt Sickler went over his comments submitted prior to the meeting.

The Board had the following questions/comments:

- Feels this is a great idea.
- Do you expect to generate more power than needed and need to store it?

Mike LaRosa advised that they usually only generate what the store requires.

- Should show storage now if they think they may require it in the future, if not and end up needing it, will have to come back for site plan modification.

- How long will it take to install the panels?

Mike LaRosa advised that it takes about 2 days.

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

Per Steve Vegliante, by town code, this would be considered a large-scale solar project and therefore will need to comply with sections 250-91 & 92 of the code and will need a decommissioning plan. He also questioned who will own the panels. Mike LaRosa advised they will be owned by a third party. Steve Vegliante advised that he will need to review a copy of the existing lease to make sure this request does not violate it; lease will be kept confidential.

Per Helen Budrock, this will be a Type 2 action under SEQR.

Project to come back in front of the Board once the additionally requested items have been submitted.

Additional Discussion:

The Board discussed the RFPs received for an alternate consulting planner and determined that due to the size of the Monticello Motor Club project, they feel Laberge Group would be the best choice.

A motion to recommend the use of Laberge Group was made by Christina Cellini and second by Kristin Boyd.

All in favor, 0 opposed

A motion to close the meeting at 7:39 p.m. was made by Drew Taylor and second by Shoshana Mitchell.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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