

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
March 25, 2026

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Michael Hoyt
Christina Cellini
Shoshana Mitchell, Alternate

Steve Vegliante, Consulting Attorney
Matthew Sickler, Consulting Engineer
Helen Budrock, Consulting Planner
Laura Eppers, Secretary
Jim Carnell, Building, Planning, & Zoning

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

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

PUBLIC HEARING

Chairman Lara read the Zoom disclosure portion of the legal notice aloud one time.

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY
Ben Halberstam, Project Representative

This public hearing was left open from the February 25, 2026 meeting, for written comment only.

Chairman Lara read the legal notice aloud.

Ben Halberstam presented an updated site plan; dated for 3/17/26. He explained that since the last public hearing meeting, they have updated the tree line, the lighting, the parking, and the screening.

The Board had the following questions/comments:

- Still need an owner's proxy for the engineer who presented the project at the last public hearing.
- Shoshanna Mitchell prepared and provided a landscaping overview document to help with the required landscaping.
- County determination, for the 239 referral, has not been received yet and therefore the public hearing will have to remain open until County response has been received.

Due to the Passover holiday, the applicant will not be available at the next meeting, so the public hearing will remain open until the April 22, 2026 meeting.

No further questions/comments from the Board.

Per Matt Sickler, a lot of his comments have already been addressed. He recently received the updated site plan, which he will review and submit comments for.

A motion to continue to hold the public hearing open, until April 22, 2026, for written comment only, was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

Joel Kohn reached out to the Board prior to the meeting to advise he will be running late due to a conflicting engagement.

A motion to take the agenda out of order was made by Michael Hoyt and second by Christna Cellini.
All in favor, 0 opposed

ACTION ITEM:

EVERGREEN HIEGHTS

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

This project is back in front of the Board tonight to request a recommendation for the Town Board.

Jim Carnell explained that this project petitioned the Town Board for a zone change and they referred them back to this Board for their recommendation. Seeking to change zoning district from RR-1 to the SR.

Helen Budrock went over the 3.23.26 zoning memo she submitted in regards to the zone change request.

The Board had the following comments:

- Concerned about the surrounding properties that will remain in the RR-1; less dense zone.
- Feel they are a reasonable Board who promotes smart growth.

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

Per Steve Vegliante, no matter which way this project goes, it will require a lot of work and a substantial environmental review.

Avi Pomerantz also mentioned that he wants to start on the TIS (Traffic Impact Study) to be reviewed and possibly get approval to drill test wells. The Board questioned how many wells and Avi Pomerantz advised possibly 2 per section/phase; depending on the yield the first well provides. The Board determined that they would be okay with engaging their traffic consultant for TIS review, but feels it is best to wait on drilling any test wells. Project should get through their zone change request and nail down the use/design first. Avi Pomerantz explained that at this time they may need to wait on some additional information before getting a full TIS, but can provide a scope of work to get started.

A motion to make a recommendation to the Town Board, that this Board is in favor of the requested zone change, was made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed

A motion to engage the town's consulting traffic engineer was made by Arthur Knapp and second by Shoshana Mitchell.
All in favor, 0 opposed

EVERGREEN HILLS ESTATES

402 Harris Road, Monticello, NY
Avi Pomerantz, Property Owner
Chris Stastny, Project Engineer

This project is back in front of the Board tonight to request a public hearing be scheduled.

The Board had the following questions/comments:

- Where does this project stand with sewer?

Avi Pomerantz advised that they petitioned the Town Board; who is supposed to be requesting MHE prepare a map, plan and report to connect.

- The public likes to see renderings; are there renderings yet?

Avi Pomerantz advised that he does have renderings.

- Has DEC submission been made yet?

Avi Pomerantz advised that a JD (jurisdictional determination) had been submitted and came back positive. The DEC is waiting on the snow to melt to re-delineate the wetlands and determine if they are taking both wetlands, or just the one.

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

Per Matt Sickler, he provided 3.23.26 tech review comments. One of those comments are that density calculations need to be added to the plan. Another comment is in regards to what appears to be walk-out basements. If there is any possibility of it being finished and bedrooms being added in the future, those bedrooms should be included in the total bedroom count. Also, will need to show the height of the proposed water towers.

Avi Pomerantz mentioned that if there ends up being good pressure at the site, they may not have to build the towers; wanted to show them on the plan just in case.

Per Helen Budrock, the Board declared their intent to serve as lead agency and can now declare themselves lead agency if ready. There is no 239 review required and the project is not quite ready for a determination of significance yet. Avi Pomerantz advised the Board already declared themselves lead agency back in February.

The Board questioned if this project was ready for a public hearing yet and Steve Vegliante suggested the Board hold off until the project has finished up with the Town Board/sewer extension. He explained that there is a time frame in which SEQR determination has to be made once the public hearing is closed, and the map, plan & report takes some time to complete. Avi Pomerantz advised that he would like to schedule the public hearing now. Steve Vegliante pointed out that a POS DEC may be required if the previously mentioned time frame passes and Avi Pomerantz advised that he understands.

Avi Pomerantz also requested approval to drill test wells and advised that the DOH should be getting back to him sometime this week on the proposed well locations. The Board explained that he will need to wait for DOH approval, prior to drilling any wells, and that a \$2,500.00 bond, per well, will need to be posted.

A motion to schedule a public hearing on April 22, 2026 was made by Shoshana Mitchell and second by Christina Cellini.

All in favor, 0 opposed

A motion to approve the drilling of 2 test wells, subject to DOH location approval and the bond being established, was made by Michael Hoyt and seconds by Arthur Knapp.

All in favor, 0 opposed

304 RANCH ROAD

304 Ranch Road, Monticello, NY
Isaac Weiss, Project Representative

This project is before the Board tonight to request a minor modification to the previously approved site plan.

Isaac Weiss explained that this project is proposing to add a small mikvah addition to the existing water building; for private use.

No questions or comments from the Board.

Per Matt Sickler, plan shows the existing septic, but this addition should not have any effect on it.

Per Helen Budrock, this is a Type 2 action under SEQR and therefore does not require a coordinated review. Also does not require a public hearing or 239 referral.

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

All in favor, 0 opposed

ISAAC GROSSMAN

38-397 Fraser Road, Monticello, NY
Moshe Attie, Project Representative

This project is back in front of the Board tonight for a 1-year follow up.

Moshe Attie explained that as a condition of the special use permit granted on March 26, 2025, this project was to come back to the Board in 1 year for an update. He advised that construction has been started, but has not been completed at this time.

Jim Carnell advised that they started construction, but are having issues with the framing that was done. The Building Department and engineer are meeting on-site tomorrow to go over everything.

The Board had the following questions/comments:

- How does this site get water/sewer?

Jim Carnell advised they have public sewer and private water.

- Concerned with the quality of work being done.

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

Per Steve Vegliante, as the structure has not been fully built yet, and therefore, no one know the impact it may have on the neighborhood. He suggested the Board extend the special use permit for 1 more year to allow time for completion and any possible impact.

A motion to extend the special use permit for 1 more year, on or before March 26, 2027, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

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

DOLLAR GENERAL – ROOFTOP SOLAR

37 Glen Wild Road, Rock Hill, NY

Project asked to be removed from the agenda prior to the meeting.

The Board mentioned that a condition of the original approval for this project was that there was to be no outside storage or sales and there is an ice storage cooler currently outside of the store. They asked Laura Eppers to reach out to the applicant and advise of the situation.

SILVERCREST TOWNHOMES

92 Fairground Road, Monticello, NY

Mark Fellenzer, Project Engineer

Ryan Fellenzer, Project Engineer

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

The Board mentioned that this project has been kicking around for a while now and it would be great to see some progress.

Ryan Fellenzer explained that this project was last before the Board back in April of 2025. They have now addressed the MHE comments and are still working with the Town on the required water upgrades.

Matt Sickler went over the map, plan & report required items for the water improvements. He advised that the applicant expressed their desire to move forward on their own; to be able to go at their own pace. The applicant also expressed their desire to dedicate the proposed road, which will ultimately connect to Ripple Road, to the Town and was advised to reach out to the Highway Superintendent. This project will need a developer's agreement. May need rec fees.

The Board had the following questions:

- Have the wetlands been re-delineated?

Ryan Fellenzer advised they have been and they are currently waiting on the JD (Jurisdictional Determination) from the DEC.

- Will there be an HOA?

Ryan Fellenzer advised that is not the intension. Steve Vegliante added that they are going to need deeded areas.

- Do you have any renderings?

Ryan Fellenzer advised that they do have renderings. The Board requested they be provided.

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

Per Steve Vegliante, need a copy of the water agreement.

After some discussion it was determined that this project should go to a work session with the town's consultants, superintendents, and supervisor to discuss items to be dedicated and the developer's agreement.

PUBLIC HEARING

HIDDEN RIDGE – COMMUNITY BUILDING & POOL

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

This public hearing was left open from the February 25, 2026 meeting, for written comment only.

Chairman Lara read the legal notice aloud.

Joel Kohn explained that since the last public hearing meeting, they responded to the public comments received and no further written comments have been received to date. Also, the requested HOA minutes have been provided and the 3.23.26 MHE comments have been received, which will be addressed.

Even though the public hearing was left open for written comment only, there was public present that expressed they had new info/comments. After some discussion between the Board and Joel Kohn, they decided to allow brief verbal/in-person comment.

Cindy Karras, 197 Hidden Ridge Drive – Had the following comments and provided a copy of HOA minutes showing a financial narrative:

- The HOA board needs the majority vote and some of the community is challenging that because the meeting was closed and then re-opened, which is not lawful.
- Spoke to the water company. Hidden Ridge does not own any rights, like the HOA previously stated, and is still under the original owner. They also advised that the wells are dry and unusable. Hidden Ridge does not have municipal water/sewer.
- The proposed community building will be for a day camp and therefore should need a permit from the DOH.
- How many stories is the new building proposed to be? If more than 1-story, does it meet PUD law?
- The HOA is talking about building 2 additional pools, not just 1 as proposed.
- Nothing has been addressed from the petition submitted at the February 25th meeting. One of the demands in the petition was for complete financial documentation. The proposed additions are going to put a big financial strain on the community if there are not enough funds and the community needs to know the funds are available.
- Complaints have been made to HUD.

Link to HOA minutes provided: <https://thompsonny.municollab.com/planning-board/projects/hidden-ridge-community-building-and-swimming-pool/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=a34863ef-bd03-4c63-93cb-03dda838d1fb>

No further public comment.

Per Steve Vegliante, this Board's purview is to review the proposed project for zoning compliance and environmental impacts, not the lawfulness of the HOA. However, the Board will need to see a copy of the by-laws to ensure a legal application has been made. He also mentioned that if the HOA has documentation of the donation made, providing proof may go a long way with the community.

No questions or comments from the Board at this time.

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

ACTION ITEM:**OLD LIBERTY ESTATES**

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

This project is back in front of the Board tonight to request approval to drill test wells.

Joel Kohn explained that this project is ready to drill test wells, however, they do not have DOH location approval yet. He also mentioned that it takes a very long time to receive anything back from the DOH and NYS does not require DOH location approval; it is just a courtesy.

The Board had the following questions/comments:

- What is the harm in waiting/submitting for DOH approval?

Joel Kohn advised that as he previously mentioned, it takes a long time (over 6 months) to get any kind of approval from the DOH and the project needs to know if there is sufficient water before they proceed. They will still be submitting, but would like to know as early as possible how much water is available.

- Is there anyone else who can review the proposed location(s)?

Jim Carnell advised that it is a public water source. Matt Sickler added that at this stage, the applicant's hydrogeologist should be involved and looked at the proposed locations. Joel Kohn advised the risk would be on the developer.

- A \$2,500.00 bond per well will need to be established.

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

Jim Carnell suggested possibly granting conditional approval so that the project can proceed; such as the bond being posted and DOH approval being received prior to the Building Department's issuance of the well drilling permit.

After some discussion, the Board determined that Joel Kohn made some valid points and maybe they need to craft a new policy for test wells. Maybe a letter from the applicant's hydrogeologist and a bond would be sufficient. However, at this time their policy has been to receive DOH approval prior to any drilling.

A motion to approve the drilling of test wells, subject to a bond being established and DOH approval being received, was made by Christina Cellini and second by Michael Hoyt.

All in favor, 0 opposed.

KEREN HATORAH

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

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

Joel Kohn explained that this project had their public hearing at the last meeting, which did not have any public comment. They are still working on addressing the MHE comments and the septic has been inspected, but the inspector wants to come back out in July when in full use. At this time, they were hoping to get conditional approval.

Matt Sickler went over his 3.9.26 tech review comments. He mentioned that there is a kitchen and therefore, food preparation on-site. Joel Kohn advised

The Board has the following questions/comments:

- Concerned that the previous conditions/agreed upon items have not been taken care of yet and that there are still outstanding legal issues with the Building Department.

Joel Kohn went over the spreadsheet with site improvements that were previously agreed to:

1. Clean Construction Debris – Has been completed.
2. Trees –
3. #11-12 New Siding –
4. Fencing on East of Driveway Loop Replace with Chain Link –
5. #1-6 Power Washed, Front Entry Painted and Repaired –
6. Dumpster Enclosure Repair, Gate Added –
7. Swimming Pool Enclosure Repair, Specially Angled Panels –

Jim Carnell added that currently there is still no certificate of occupancy for the main, big building. Joel Kohn advised that they are hoping to have that addressed by next month.

- Have to wait until July for a full septic inspection; no guarantee on the outcome or that any potential issues will be addressed.
- Project needs an approval resolution.

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

Helen Budrock advised that the 239 has not come back from the County yet. Also suggested renderings of the new building be provided, as the site is so visible.

Steve Veglante suggested possibly establishing a bond for the landscaping.

After some discussion the Board determined they are not ready to grant any type of approvals tonight. Need to wait on the 239 to come back and get a approval resolution drafted. Can come back to the April 22nd meeting if ready by then.

A motion to close the meeting at 8:32 p.m. was made by Michael Hoyt and second by Christina Cellini. All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT