

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
May 13, 2026

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

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.

A motion to approve the March 11, 2026, the March 25, 2026, and the April 8, 2026 minutes was made by Christina Cellini and second by Kristin Boyd.
All in favor, 0 opposed

PUBLIC HEARING:

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY
Jim Bates, Project Engineer

This project is back in front of the Board tonight for continuance of the public hearing.

Public hearing could not be closed until an owner's proxy for James (Jim) Bates has been received. Said owner's proxy was received.

The meeting was opened up to the public for comment. No public in attendance for this project, however, written comment was submitted.

Written Correspondence:

5.13.26 Barbara Lerner email - <https://thompsonny.municollab.com/planning-board/projects/brookview-partners/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectId=b1d0e055-f5b6-4c94-bb37-fb15cc59de68>

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

Per Matt Sickler, the SWPP submitted is under review. Also, the County submitted some 239 comments that did not appear to be addressed with the latest set of plans submitted and are therefore, still outstanding.

EVERGREEN HILLS ESTTES

402 Harris Road, Monticello, NY
Avi Pomerantz, Property Owner
Dan Griffiths, Property Engineer

This project is back in front of the Board tonight for continuance of the public hearing.

The public hearing was held open to allow time for the applicant to mail the legal notices properly/timely.

Dan Griffiths explained that the legal notices have now been properly mailed and proof of mailings provided. Also, a response letter has been submitted addressing all comments.

The Board had the following questions/comments:

- Do not feel the second access drive being proposed will work, due to the degree of the slope. Site plan will need to be submitted to the fire department for their review.
- Does not appear any fencing is being proposed.

Avi Pomerantz advised that they can add a fence along the front of the property.

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

The meeting was opened up to the public for comment. No public in attendance for this project, however, written comment was submitted.

Written Correspondence:

5.13.26 Barbara Lerner email - <https://thompsonny.municollab.com/planning-board/projects/brookview-partners/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=b1d0e055-f5b6-4c94-bb37-fb15cc59de68>

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

Per Matt Sickler, no additional comments at this time, only the same comments provided at the last meeting.

Per Kevin Schwenzfeier, he submitted a review memo and reviewed the updated EAF; all looks good there. Also concerned about the proposed slope of the second entrance and if it meets code.

Discussed that the site plan will be submitted to the Monticello Fire Department and if any significant changes need to be made to the plan, a new public hearing will be required.

ACTION ITEM:

CAMP SHALVA - EXPANSION

624 Heiden 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 the hydrogeologist for this project has identified potential well locations and submitted those to the DOH, 3 months ago now. Project may need to drill as many as 5 wells, but will hopefully only need to use 2 or 3 or them; depending on the yield of each well.

The Board had the following questions/comments:

- Neighbors have complained about a lot of parking along the road; need more parking on-site.

Joel Kohn advised that they have added a lot of additional parking to the site plan; 150+ parking spaces.

- Will you need to clear any land?

Joel Kohn confirmed there will be some clearing done, but only enough to access the site/well locations.

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

Per Matt Sickler, he does not see any issues with the request and mentioned that the Board has granted approvals of this nature in the past; contingent on his approval and a bond being established, at \$2,500.00 per well.

Per Kevin Schwenzfeier, he submitted a comment memo for the applicant's review, with one of those comments being that a long form EAF will be required. Joel Kohn agreed and advised one will be submitted once the project is further along.

A motion to approve the request to drill test wells, subject to the Town Engineer's approval and a bond being established for each well, was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

OLD LIBERTY ESTATES

766 Old Liberty Road, Thompson, 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 they are still waiting on DOH approval of the proposed well locations and therefore are back tonight to request approvals to drill prior to receiving DOH approval. That way the project can make sure they have sufficient water and move forward.

Per Matt Sickler, he is okay with the request, for the same reasons and with the same conditions expressed with the previous project; his final approval and a bond established for each well (of \$2,500.00 per well).

Per Kevin Schwenzfeier, he submitted a comment memo for the applicant's review. He also submitted drafts for both the part 2 and part 3 EAF, and the project looks to be meeting the environmental requirements.

No questions/comments from the Board at this time.

A motion to approve the request to drill test wells, subject to the Town Engineer's approval and a bond being established for each well, was made by Kristin Boyd and second by Drew Taylor.

All in favor, 0 opposed

VALLEING LLC (SEFARADY COLONY)

685 Old Liberty Road, Monticello, NY

Moshe Attie, Project Representative

This project is back in front of the Board tonight to request a 239 referral and public hearing.

Moshe Attie explained that since this project was last before the Board, their work session was held and the site plan was updated per the comments received there. Also, at the work session it was discussed that a variance may be required for the well house. After measuring the separation distance between the well house and the closest unit, there is only 15 feet and therefore a variance will be required. Unit 49 also has a separation distance issue, but that will be addressed with the next site plan.

The Board had the following questions/comments:

- Have the violations been addressed?

Moshe Attie explained that most of the violations require site plan approval before they can be closed out.

- Previously requested that the site be clean up. Has the site been cleaned up yet?

Moshe Attie advised that they can work on that.

- Site is a disaster and needs to be cleaned up. That is something the public will certainly mention/complain about at a public hearing.
- Is this project in court?

Jim Carnell advised he believes some of the violations are in court and mentioned that the main issue is the current condition of the property.

- Not willing to waive the unit separation variance, so the project will need to request the variance from the ZBA.
- Is this site considered a mixed use because there are both mobile homes and bungalow units?

Jim Carnell advised that as long as the mobile homes are residential dwelling units and are grandfathered, which is not clear at this time, it would not be considered a mixed use.

- Where the mobile homes properly installed?

Moshe Attie advised that they will be installed properly when they get replaced. Steve Vegliante suggested that a note be added to the site plan for clarification.

- Requested a list be submitted of items to be addressed and a date in which they will be done. Also, some before and after pictures, to show progress, would go a long way.

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

Per Matt Sickler, he submitted some comments; one being in regards to parking spaces. Overflow parking is being proposed to address the number of parking spaces required. However, that would need to be approved by the Board and it appears the proposed location is where previous plans showed septic systems to be. The Board advised they are okay with an overflow parking area to meet the parking requirements, but need to make sure they will not be parking on top of any septic systems first. Moshe Attie advised that they will look into that.

After some additional discussion, it was determined that there are some items that need to be addressed/changed before sending this project for a 239 review or scheduling a public hearing, as they may be substantial.

MONTICELLO GREENHOUSE SUBDIVISION

217 East Broadway, Monticello, NY
Richard Heins, Property Owner

This project is back in front of the Board tonight to request a 239 referral and to schedule a public hearing.

Per Steve Vegliante, the Board previously denied and referred this project to the ZBA for a variance. They went to last night's ZBA meeting and received that variance. Also reminded the Board that there is

currently an existing barn in the right-of-way and even though the applicant had the proposed subdivision property line moved over, to allow space for access, the meets and bounds description still shows the easement going through the barn. Suggested having that addressed while a surveyor is still involved or maybe a note added to the site plan instead.

The Board had the following questions/comments:

- Does this project need to be referred for a 239 review?

Jim Carnell advised that this may be exempt. Steve Vegliante added that he can research if it is exempt or not, but as the site is also in the Village of Monticello, he recommends it be reviewed by the County.

No further questions or comments from the Board.

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

All in favor, 0 opposed

Shoshana Mitchell pulled up the list of local actions exempt from GML 239 County review and advised that this action is exempt.

A motion to withdraw the prior motion to refer this project to the County for 239 review was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

No further review required.

A motion to approve the minor subdivision, subject to the Town Engineer's final review/approval, was made by Kristin Boyd and second by Michael Hoyt.

All in favor, 0 opposed

[MACE GARAGE](#)

Sylvan Shore Road, Rock Hill, NY
Scott Mace, Property Owner

This project is in front of the Board tonight to request approval for an over-sized garage.

Scott Mace explained that he is looking to construct an over-sized garage. He recently moved and down-sized, and now require some additional storage space.

Per Jim Carnell, this request is before the Board as approval of an over-sized garage is in this Board's purview. There are also setback issues, but this Board can waive those as well. Steve Vegliante added that the Board has granted approvals like this in the past and mentioned that requests of this nature are common for small lots; such as this one.

The Board had the following questions/comments:

- Okay with waiving the zoning requirements.
- Appears to be in Wanaksink; do we need an approval from the HOA?

Scott Mace advised that he meets with them next Wednesday.

No further questions/comments from the Board.

No comments from Matt Sickler or Kevin Schwenzfeier.

A motion to approve the over-sized garage, subject to receiving HOA approval and adding a note to the plan stating setback variance requirements were waived, was made by Drew Taylor and second by Michael Hoyt.

All in favor, 0 opposed

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

STRONGTOWN STORAGE – PROPANE TANKS

1234-1240 Old Route 17, Ferndale, NY
Glenn Smith, Project Engineer

Drew Taylor was recused.

This project is before the Board tonight to request site plan modification.

Glenn Smith explained that this project is seeking site plan modification to install four 30,000-gallon aboveground propane tanks; to be leased to CES for local distribution. When this project previously came before the Board for site plan approval, which was granted, the original version of the site plan submitted actually had the proposed tanks on it. That was also the version that was presented at the public hearing, but a neighbor expressed issues with them and they were therefore removed. However, at this time, the applicant has a need for them and therefore asked for them to be added back onto the plan.

The Board had the following questions/comments:

- Will these tanks be regulated by the NFPA (National Fire Protection Association) for safety protocols?

Glenn Smith advised that they will be.

- Need more than some bushes to screen the tanks. Maybe some staggered trees or taller vegetation.
- Will there be a fence?

Glenn Smith advised that there will be a fence installed around the storage tanks only.

- Appears there will be a separate entrance to access the tanks.

Glenn Smith advised that is correct. The entrance is already existing, has the required sight distance, and will be gated. Jim Carnell added that the site plan should reflect that there is enough room between the road and the gate for the trucks to pull completely off of the road.

- Project will require another 239 review and public hearing.

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

Per Matt Sickler, he submitted some comments and received a response to them; which he will get reviewed.

No comments at this time from Kevin Schwenzfeier.

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

All in favor, 0 opposed

A motion to schedule a public hearing on June 24, 2026 was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

NORMAN GOLD – 25 SAW MILL

68 Rock Hill Drive, Rock Hill, NY

Glenn Smith, Project Engineer

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

Chairman Lara advised that Norman Gold, the property owner, could not make tonight's meeting due to traffic issues.

Glenn Smith explained that they received a list of comments/requests from Logan Morey, in the Building Department, of items that need to be addressed in the interest of moving forward, to which we responded.

Link to the 5.1.26 response letter:

<https://thompsonny.municollab.com/planning-board/projects/gold-norman-25-saw-mill-llc- -32-2-381-p-2024-024/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=de6666fd-2511-4b39-a412-2653c9be1f19&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=00bae623-6eb4-44fd-afeb-6a64b9040371>

Glenn Smith went through the list and each response. The Board/consultants had the following questions/comments:

1. Screening:

- What type of fence?

Glenn Smith advised that they are proposing an 8-foot fence with slats.

- Should be chain link, as wood does not hold up.

3. NYS R.O.W:

- Are the trees shown in the R.O.W. proposed or existing?

Glenn Smith advised that they are existing.

- Appears items were removed from the R.O.W, but were just relocated to another spot on the property, even the items that should have been disposed of.

6. Boat Storage:

- Most boats/vessels are stored on trailers and it is rare to see them stored on blocks. With the way they are currently being stored, it is hard for the Building Department to determine which vessels are junk and which are not. They should be stored on trailers so that it is easy to determine.
- How long are the boats stored for?

Glenn Smith advised they are stored for the season.

- The current tenant is a collector and the vessels seem to just be sitting there, not just being stored for the season.
- Does the tenant have another solution that the Board may be comfortable with? Maybe they can be stored on blocks if there was some sort of record and/or indication that the boats are being actively stored. Possibly an inventory that shows how many boats are being stored on-site, and a timeframe, or at a bare minimum, wrapping them and spray painting dates on them.

The Board suggested another, quick work session. The tenant/property owner have come a long way, but the Board is not comfortable with granting any approvals until the site has been significantly clean up. This is still pending in court, and has been for a while now, awaiting some sort of resolution, so they need to find a way forward that works for everyone.

DILLON ROAD DEVELOPMENT – MAJOR SUBDIVISION

Dillon Road, Monticello, NY
Dan Griffiths, Project Engineer
Adrian Velasco, Project Designer
Randy Resnick, Property Owner

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

Steve Vegliante is recused and advised that the Board can appoint an alternate attorney.

Dan Griffiths explained that since this project was last before the Board, the design layout has been changed to allow for as much green space as possible. There are a few different types of housing being proposed at this time, as we are struggling to determine an appropriate, permitted use that will fit the applicant's vision for the site. We were hoping for the Board's input on that.

The Board had the following questions/comments:

- Love to see green space and not just a parcel with as many units squeezed on it as possible.
- What are you doing for water?

Randy Resnick advised that they are still trying to figure that out and were hoping to possibly go to another work session, so it can be discussed further and in detail.

- What is the small black box in the lower left portion of the map?

Randy Resnick advised that it is a small parcel within lot 18.-1-63.11. He has tried contacting the property owner for many years now, but has never received a response.

- Will that cause any issues?

Matt Sickler advised it should be okay as long as they work around it and stay out of the setbacks.

- Leaving green space is important.
- Project had a work session already, but feel another one would be beneficial. However, will need to retain an alternate attorney before scheduling.

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

Per Kevin Schwenzfeier, he submitted some comments for the applicants review and asked for clarification on the number of proposed lots. Appears the revised site plan has a reduction in the total number of proposed units; will there be a reduction in the total number of subdivided lots as well?

Randy Resnick advised that they are not exactly sure because they are not sure what the use will be yet. May be a PUD (Planned Unit Development).

Kevin Schwenzfeier agreed that a PUD would fit all elements being proposed.

Jim Carnell added that the Comp Plan is in the process of updating the definition of a Cluster Development to include 2-family homes. That may help with determining a use and can be discussed at full length during the work session.

ADDITIONAL BOARD DISCUSSION

ROSEWOOD PROJECT – TOWN & VILLAGE

Southwoods Drive, Monticello, NY

Per Steve Vegliante, Kevin Schwenzfeier prepared a review memo in regards to the draft scoping document submitted for this project that he had reviewed and is in agreement with.

Per Kevin Schwenzfeier, after reviewing the draft scoping document, he feels there are a bunch of items that were not covered or were omitted. He briefly went over the memo he submitted with the Board.

Link to the 5.1.26 Review Memo: <https://thompsonny.municollab.com/planning-board/projects/rosewood-project-town-of-thompson-and-village-of-monticello/site-plan-subdivision-application/review/technical-review?fileView=redacted#fileModal=true&projectDataId=fb63cb68-4add-4040-9291-3b676fa216cc>

After some discussion it was determined that this project was presented as a “class act” project, but the scoping document does not appear to be “up to par”. The Board would like more time to review Kevin’s memo, in its entirety, and submit any additional comments they want added before submitting the comment memo to the Village. Steve Vegliante is to reach out to the Village to request additional time for the Planning Board to submit their comments. The Board would also like to invite the applicant to re-appear, at the next meeting on May 27, 2026, for any clarification that may be required; prior to submitting the memo. Will schedule said meeting to begin 30 minutes earlier, at 6:30, as to not hold up the other projects on for that night.

A motion to close the meeting at 8:21 p.m. was made by Kristin Boyd and second by Christina Cellini. All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT