

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
May 27, 2026

IN ATTENDANCE: Kathleen Lara, Chairman
Kristin Boyd
Michael Hoyt
Christina Cellini
Drew Taylor, Alternate

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

Chairman Lara brought the meeting to order at 7:08 pm with a pledge to the flag.

Drew Taylor was appointed as a voting member for tonight's meeting.

WORK SESSION:

ROSEWOOD PROJECT – TOWN & VILLAGE

Southwoods Drive & Bridgeville Road, Monticello, NY
George Duke, Project Attorney

Work session scheduled to review the draft scoping document.

George Duke explained that his clients had to cancel last minute and they send their apologies. They are very passionate about this project and would like to re-schedule for a time when their entire team can attend. In the interim, he is present to hear and relay any comments the Board may have at this time.

Kevin Schwenzfeier prepared, submitted, and passed around copies of a chart outlining the steps to satisfy SEQR; which was reviewed.

Link to Steps to Satisfy SEQR document: <https://thompsonny.municollab.com/planning-board/projects/rosewood-project-town-of-thompson-and-village-of-monticello/site-plan-subdivision-application/application/SEQR#fileModal=true&projectDataId=82c46fda-d0aa-46a6-9af8-16ea8f69b44e>

The following comments were made in reference to said review:

- The Village will adopt the EIS, but the Town will need to draw up a finding statement.
- The wetlands are the biggest impact for the Town.
- The only access being proposed to the recreation area are 2 bridges, which are not adequate for emergency access.
- Need to know what the traffic impact will be and that the traffic flow will work.
- Alternative analysis is lacking.

Per Steve Vegliante, Kevin has also provided a review memo in regards to the draft scoping document. He suggested that the Board review it in its entirety and submit any additional comments they may have to him; that all comments can be submitted with 1 document.

Applicant to work with the Town to re-schedule a time when everyone involved can be present.

Steve Vegliante advised the audience that the regularly scheduled meeting/public hearing, due to commence at 7:00 p.m., will be commencing a little late.

PUBLIC HEARING:

PRESTIGE EST. BUNGALOW COLONY

220 Cold Spring Road, Monticello, NY
Ken Ellsworth, Project Engineer
Bernie Wiser, Property Owner

Legal notice was read aloud.

Ken Ellsworth presented the site plan to the public. Explained this is the second public hearing for this project, as additional parcels had been obtained and the design significantly changed. There will also be a lot line change with Aron Village, a neighboring parcel. They are currently working with the Town on a water system and a sewer extension.

Matt Sickler advised that the applicant petitioned the Town Board for both a sewer extension and an expansion of the water district, A new well has been drilled and is being tested now for any impacts.

Kevin Schwenzfeier expressed his concern in regards to the extreme slopes on the property and the impact they will have on the roads and buildings; believes there may be some calculation issues.

Steve Vegliante advised that the 239 review came back as incomplete and suggested the public hearing remain open until they have been satisfied. Ken Ellsworth explained that they are in the process of updating the site plan and SWPP for re-submission.

No questions/comments from the Board at this time.

The meeting was opened up to the public for comment.

Ben Richards @ 11 Haddock Road – Questioned where they will be getting water from because there are wells being drilled next door to him.

Matt Sickler advised that the well drilling is for a different project being proposed on Cold Spring Road, not this one. This project will get their water from the Town, which will consist of running additional water lines down Cold Spring Road; they will stop at this property and not go any further. He also advised that they will be extending the sewer as well, which will consist of running additional sewer lines down Ripple Road that will discharge to the Village.

Written Comment (received prior to the meeting):

Anthony Longobardo - <https://thompsonny.municollab.com/planning-board/projects/prestige-est-bungalow-colony-29-1-221-p-2021-028/site-plan-subdivision-application/review/public-hearing?fileView=redacted#fileModal=true&projectDataId=ad4d329f-9bfd-48eb-a2af-7e8566afe1bc>

No further comments from the public.

The Board agreed that the public hearing should remain open until the County can complete their 239 review.

A motion to hold the public hearing open until the 239 review has been completed was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

ACTION ITEM:

GREGORY ROAD - RADONCIC

266 Gregory Road, Monticello, NY
Vildana Radoncic, Property Owner

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

Vildana Radoncic explained that they are simply looking to combined their 2 parcels into 1 parcel.

The Board had the following questions/comments:

- These were previously subdivided lots and therefore require this Boards approved to combined them.
- Are you looking to combined the lots so that you can get the required setbacks for animal housing?

Vildana Radoncic confirmed that is correct.

No further questions/comments from the Board.

A motion to approve the lot combination was made by Kristin Boyd and second by Drew Taylor.
All in favor, 0 opposed

FARSITE MODIFICATION – MULT ADDITIONS

736 State Route 17B, Monticello, NY
Moshe Attie, Project Representative
Moshe Storbe, Property Representative

This project is back in front of the Board tonight to request an extension.

Moshe Attie explained that this project received modified site plan approval back on May 28, 2025. Since then, the building that were to be demolished were and the additional parking was installed. The only item left is the construction of the new buildings; however, the new owners have not been able to close on the property yet and do not want to proceed with those yet. They are anticipating that the closing could take up to another 8 months, and therefore are requesting a 1-year extension.

The Board the following questions/comments:

- Where does this project stand with the DOT requests/requirements?

Jim Carnell advised that they have been working with the DOT and are addressing everything.

- Appreciate all of the work that has been done, but there is currently a lot of garbage by the last driveway that needs to be cleaned up.

No further questions/comments from the Board.

Matt Sickler advised that his comments have been addressed.

A motion to approve the 1-year extension, until May 28, 2027, was made by Drew Taylor and second by Kristin Boyd.

All in favor, 0 opposed

LOWENTHAL & WEISS – LOT LINE IMPROVEMENT

5 Three Friends Road, Monticello, NY

No one was in attendance for this project.

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

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY

Applicant requested to be removed from the agenda prior to the meeting.

WALMART – OPD EXPANSION

41 Anawana Lake Road, Monticello, NY

Justin Lattierre, Project Engineer

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

Justin Lattierre explained that the site plan has been updated and written response has been submitted to address comments received; including but not limited to, adding some additional landscaping and a light pole.

The Board had the following questions/comments:

- The 239 review came back and there was a comment in regards to taking this opportunity to add solar to the site, which is not a bad idea as NYSEG is struggling to provide additional services at this time. If not going to consider solar, need to reach out to NYSEG as soon as possible as that process will take some time.
- Was additional signage addressed?

Justin Lattierre advised that they did add some additional signage to the plan, as well as some updates to the existing signage.

- Even though Shoshana Mitchell provided some landscaping comments, the existing landscaping is not well maintained now and feel adding more would not be helpful for this site.

No further questions or comments from the Board.

Matt Sickler advised that the applicant has made a lot of revisions and his comments have been addressed. At this time the only other comment he has is that if the water line is Town owned, they need to reach out to/work with Mike Messenger, Town Water & Sewer Superintendent, before moving.

Kevin Schwenzfeier advised that his comments have been addressed.

Justin Lattierre inquired if they would require a waiver from the Board for the under sized parking spaces. Matt Sickler advised that today's code requires 20' parking stalls, however, the applicant is proposing 18' stalls. Their existing stalls are currently 18', as that was the code requirement at the time of their original

approval, and feels it makes sense to keep them uniformed. The Board determined that they were in agreeance and would be willing to waive the required dimension of the parking stalls, from 20' to 18'.

A motion for NEG DEC was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

A motion to approved the modification to the previously approved site plan and to waive the size requirement for the proposed parking stalls was made by Christina Cellini and second by Drew Tyaleo.

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 review.

Joel Kohn explained that the Board previously requested that the conditions of the original site plan approval be addressed prior to granting the proposed modification. At this time, the trees have been planted, the enclosure has been fixed, the ADA ramp has been installed, and the septic system was inspected last month.

The Board had the following questions/comments:

- Has the ramp been installed properly this time?

Joel Kohn advised that he is not sure. Jim Carnell added that the first few inspections of the ramp failed, but he believes they finally figured it out.

- Agrees progress has been made with the site.

No further questions/comments from the Board.

A motion to approve the modification to the previously approved site plan, subject to the Town Engineer's final inspection/review/approval of the septic system and Building Department approval of the ramp, was made by Drew Taylor and second by Christina Cellini.

All in favor, 0 opposed

NOMA HILLS (FKA EVERGREEN HEIGHTS)

Old Route 17, Harris, NY

Dan Griffiths, Project Engineer

Avi Pomerantz, Property Owner

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

Dan Griffiths explained that since this project was last before the Board, the site plan has been revised and the design layout changed; all units are now contained to 2 residential sections to allow for more green space. The number of units has been decreased to 180; 60 single-families and 60 duplexes. The revised plan also includes internal walking trails, road ways, and recreation. There will be 2 access drives, one off of Strong Road and the other off of Old Route 17, which the DOT are okay with. They are now proposing to drill wells for water and underground electric. They are also showing 2 storm water ponds and there will be a full SWPP to come.

The Board had the following questions/comments:

- Is this a new concept plan?

Avi Pomerantz confirmed it is.

- Maybe it is possible to connect both access drives to each section.
- What is the length of the proposed access road coming off of Strong Road?

Dan Griffiths advised it is approximately 2,000 feet long. Steve Vegliante added that in the past the Board has asked for a boulevard style road due to the length.

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

Kevin Schwenzfeier advised that he submitted a comment memo. The below comments were discussed:

- Functionality of the site, especially the stormwater features, due to the topo.

Dan Griffiths advised that they have done extensive testing and the site is sound; nothing will slide.

- Discrepancy in the wetland acreage listed in the EAF.

Dan Griffiths advised that there is mostly a discrepancy due to all of the changes being made. They will get that updated.

- Identifying the type of wetlands on-site.

Avi Pomerantz advised that they had the wetlands flagged and that the jurisdictional determination came back from the DEC as negative.

Matt Sickler advised that he has submitted comments for the applicant's review. The gravel drive may not be suitable for emergency access. Avi Pomerantz stated that they can pave the road in need be.

Project to go to another work session for detailed review of the updated design & use. Matt Sickler suggested all testing reports be submitted prior to the work session.

GREEN TREE CABINS

Holmes Road, Monticello, NY

No one was in attendance for this project.

ADELAAR TOWNHOUSE DEVELOPMENT

777 Resorts World Drive, Monticello, NY

Mike Watkins, Project Developer

George Duke, Project Attorney

Justin Seeney, Project Engineer

This project is before the Board tonight for initial review of the concept plan.

Steve Vegliante disclosed that he was the local attorney back in 2015/2016 when the original CDP (Comprehensive Development Plan) approval was granted for the EPR project, which this is a part of.

Mike Watkins explained that he has been working with EPR for a while now to develop this previously approved housing development and at this time, they are ready to move forward. Together we chose the best location/parcel, which ended up being the same location that it was originally planned to be. They also agreed upon a 55 and over community.

George Duke advised that as this concept was originally part of the CDP, an EIS (Environmental Impact Statement) and GEIS (Generic Environmental Statement) were already done, but we will do a CDP analysis to make sure everything still complies.

Justin Seeney added that there may be minor wetland impacts, but all other impacts have been previously reviewed/approved.

Steve Veglainte advised that even though there is not a lot to be designed here, due to the amount of time that has passed, all impacts should be reviewed again.

The Board had the following comments:

- Feel this is an excellent project.
- Looks like the units will have big, open storage spaces; those should be included in the bedroom counts in case they become bedrooms in the future.
- Would like to see diversity in the building design.
- While developing the plan further, should incorporate things associated with a 55+ development; such as walking trails and appropriate lighting.
- Project would benefit from a work session.

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

Kevin Schwenzfeier asked if the wetlands were delineated for the entire site. Justin Seeney confirmed they were.

Project to go to a work session to discuss all project elements in detail prior to returning for further review.

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

EMPIRE ESTATES

Hamilton Road, Monticello, NY
Joel Kohn, Project Representative

This project is before the Board tonight for initial review of the concept plan.

Joel Kohn explained this project is a proposed 88-unit development that will have private water and municipal sewer. They will need to drill wells for water and will connect to the Route 42 sewer district.

The Board had the following questions/comments:

- Is this project proposed to be a PUD (Planned Unit Development)?

Joel Kohn advised that is the plan at this time.

- Is a PUD being proposed to accommodate multiple uses?

Joel Kohn advised that it is more to accommodate the type of housing.

- What will the ownership be?

Joel Kohn advised that it will most likely be condominium.

- If possible, would like if the access road not be on Hamilton Road.
- If access has to be off of Hamilton Road, maybe the speed limit on the road can be decreased.
- Is the parcel to the north east being subdivided off?

Joel Kohn advised that is the owners house and it will not be subdivided off. However, the parcel to the north west will be.

- Project would benefit from a work session.

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

Matt Sickler advised he does not have any comments yet.

Kevin Schwenzfeier advised this project will require a long form EAF eventually and had the following questions/comment:

- Do all 5 surrounding parcels have houses on them?

Joel Kohn advised that they do.

- Should show all bordering structures on the site plan.
- Is the stormwater pond to the south existing?

Joel Kohn advised it is existing, but is not located on this site.

Project to go to a work session to discuss all project elements in detail prior to returning for further review.

A motion to engage the Town Planner was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed

A motion to engage the Town Traffic Engineer was made by Christina Cellini and second by Drew Taylor.

All in favor, 0 opposed

A motion to engage the Town Hydrogeologist was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

CAMELOT WOODS – PHASE 3

Winston Drive, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn explained an updated site plan has been submitted. The parcels are no longer part of the previously approved PUD (Planned Unit Development), due to the amount of time that has passed, and have now reverted back to the SR zoning district. At this time, they are proposing dual use; row housing and cluster development. The project will be serviced by town sewer and private water.

The Board had the following questions/comments:

- Is this project still part of Camelot Woods?

Joel Kohn advised this project is no longer affiliated with Camelot Woods; they will change the name of the project so that there is no confusion.

- Are there any wetlands?

Joel Kohn advised there are wetlands and they are to be delineated by the DEC.

- Why not go for another PUD?

Joel Kohn advised that going for a PUD is complex and think they can accomplish what they are looking to do with a dual use.

- The development will need their own recreation and amenities as no longer affiliated with Camelot Woods.
- What will the ownership be?

Joel Kohn advised it is proposed to be a condominium.

- Concerned with the proposed Sacket Lake Road entrance.

Joel Kohn advised that if there are any issues with, maybe they can use it as an emergency access road only.

- The traffic circles may be an issue. Should send the plan to the fire department to get their comments.
- Project would benefit from a work session.

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

Matt Sickler advised that the only comment he has at this time is in regards to the separation distance between the buildings; not sure if compliant with the zoning regulations.

Project to go to a work session to discuss all project elements in detail prior to returning for further review.

A motion to engage the Town Planner, the Town Hydrogeologist, and the Town Traffic Engineer was made by Michael Hoyt and second by Drew Taylor.

All in favor, 0 opposed

CAMP YESHIVA SERDAHEL (LEFKOWITZ) – MASTER PLAN

117 Old Route 17, Monticello, NY

Joel Kohn, Project Representative

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

Joel Kohn updated the Board on the status of the on-site water and sewer. They are still awaiting DEC and DOH approvals. They had the existing well pump testing, with no success, so they will be looking to drill more wells. At this time, they are simply looking to modify their site plan by constructing a mikvah addition to building #23.

The Board had the following questions/comments:

- Were the driveway issues addressed?

Joel Kohn advised that he believes they were.

Matt Sickler advised that he provided some comments. The large parking area by the dorms may need to be reconsidered. Also, there is an area of disturbance, with no SWPP report yet, but all of the details have been provided.

Joel Kohn advised that they can add a connecting road.

Kevin Schwenzfeier submitted a comment memo and the below comments were reviewed:

- There is no connectivity on the south side of the site; maybe an inner loop would help with connection to all amenities.
- There is pre-existing, non-conforming structures on the property, but it is hard to tell if the addition goes over the line.

Joel Kohn advised that it is not over the line and added that the ZBA previously stated there is no need for a variance if not increasing the non-non-conformity.

- How will the trash enclosure and fuel tanks be accessed?

Joel Kohn advised that there is an existing gravel access road to them.

A motion to approve the modification to the previously approved site plan, subject to all conditions of the original approval, was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

A motion to close the meeting at 8:48 p.m. was made by Kristin Boyd and second by Michael Hoyt.

All in favor, 0 opposed

Planning Board

May 27, 2026

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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