

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
August 12, 2026

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Michael Hoyt
Christina Cellini
Kristin Boyd

Steve Vegliante, Consulting Attorney
Matthew Sickler, Consulting Engineer
Kevin Scwenzfier, 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.

A motion to approve the June 10, 2026 and the June 24, 2026 minutes was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

PUBLIC HEARING:

VALLEING LLC (SEFARADY COLONY)

685 Old Liberty Road, Monticello, NY
S/B/L: 5.-1-10.2
Moshe Attie, Project Representative

Legal notice was read aloud.

Moshe Attie presented the project to the public.

The applicant has proposed several upgrades, including removing and relocating mobile homes to meet separation requirements, building extensions, adding decks and landscaping, and upgrading the well house and shul/community building. A mikvah is also planned for the property.

The Board noted that the applicant has made significant improvements to the property's street view as previously requested.

The meeting was opened up to the public for comment. No public in attendance for this project and no written comment received.

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

ACTION ITEMS:

NOB HILL – UNIT 4

58 Bayshore Lane, Monticello, NY
S/B/L: 9.-1-51.2

Moshe Attie, Project Representative

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

Moshe Attie explained this project is requesting an extension for a deck on Unit 4. However, the extension does not meet the 25-foot separation requirement. Although the code for townhouses or row house developments is not explicit on this, the building department requested a variance from the ZBA.

Key discussion points:

- **Additional Requirements:** Discussed the need for homeowners' association (HOA) approval and permission to build in the common area prior to coming back to this board.
- **SEQRA:** Determined this application to be a Type 2 action.

A motion to deny and refer the project to the ZBA was made by Arthur Knapp and second by Kristin Boyd. All in favor, 0 opposed

PARDESS BUNGALOW COLONY

236 Old Liberty Road, Monticello, NY

S/B/L: 13.-1-50

Moshe Attie, Project Representative

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

Moshe Attie explained this project has been before the board previously, with past issues related to density. The applicant has since received a density variance from the ZBA and is not proposing to add any more density.

Key points discussed:

- **Fire Safety:** The fire department expressed concerns about cars parking along the fire route. They are okay with the layout but requested additional signage and markings to prevent parking in the fire lane. The board suggested that painted markings on the pavement might be more effective than just signs.
- **Stormwater Management (SWPP):** The applicant is still working on the SWPP design and is considering an underground system due to the site's tight constraints.
- **Septic and Stormwater Coordination:** There are separation requirements between the proposed septic design and the stormwater facilities that are not currently being met. The applicant mentioned the septic reserve area would likely be relocated back to its original position to help resolve this.
- **Landscaping:** The provided plans have a legend for landscaping, but the locations of the plantings are not shown on the plan.
- **239 Review and Public Hearing:** The applicant requested the board resend the project for a 239 review, as the last one was recommended for disapproval, and also requested to schedule a public hearing. The board suggested waiting until the SWPP design is more substantially complete before holding a public hearing. The applicant agreed and expects to be ready in about two weeks.
- **Dumpster:** The applicant confirmed that a compactor is being proposed as part of the project to manage waste.

Review comments provided for this meeting:

- **Town Engineer:** 8.10.26 Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/pardess-bungalow-colony-sbl-13-1-50/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=cf6fb5d2-460f-43c5-9959->

[375c871dc2d3&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=83d0b497-0a5e-4990-a9bc-3f8feb943a71](#)

Applicant to return to the board once SWPP has been completed.

SOUTHWOODS MOBILE HOME PARK

Southwoods Drive, Monticello, NY

S/B/L: 50.-1-57.4

Joel Kohn, Project Representative

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

Joel Kohn reminded the board that this project is proposed to be a 57-unit mobile home park on South Woods Road and was last before the board in June 2025, when a public hearing was held. Public comments at that time focused mainly on traffic, wildlife, wetlands, water, and sewer. However, to address concerns about water supply and the potential impact on neighboring wells, the applicant is seeking approval to drill and pump test wells.

Key developments and discussion points:

- **Wetlands:** A significant delay was caused by waiting for a wetlands determination from the DEC, which has now been received.
- **Studies:** The applicant has completed a wildlife habitat assessment and a traffic impact study.
- **Test Wells:** Drilling test wells will require temporary roads and wetland disturbance permits.
- **Wastewater Treatment:** The location for the wastewater treatment plant is still under discussion, with one option being to place it on an adjacent property also owned by the applicant.
- **Plan Deficiencies:** The board's planner noted that despite the time since the public hearing, the site plan has not been substantially updated to meet all the criteria of the mobile home park law. Missing items include details on common spaces, pedestrian access, lighting, landscaping, fire hydrants/extinguishers, fencing, screening, and connections for water, sewer, and electrical systems.
- **Soil Conditions:** A major concern was raised that the law requires mobile home parks to be on well-drained soils, but the project's Environmental Assessment Form (EAF) indicated the entire property consists of poorly drained soils.
- **Density:** The board expressed confusion on the total number of units being proposed at this time. To which the applicant clarified that after changing the proposed density a few time, they are currently proposing 57 single family units.
- **Site Access:** The board was adamant about their dislike for the location of the proposed access road. They have also previously expressed their dislike and would like the applicant to take another look at alternative options.
- **Signage:** A sign is being proposed for 911 access purposes, even though not a requirement under the mobile home park law.
- **SEQRA:** Project is not far enough along at this time to start the SEQRA process.

Review comments provided for this meeting:

- **Town Planner:** Southwoods MHP Memo 8.12.26 - <https://thompsonny.municollab.com/planning-board/projects/southwoods-mobile-home-park-50-1-574-p-2023-027/site-plan-subdivision-application/review/technical-review?fileView=redacted#fileModal=true&projectDataId=c4c47ce9-e3db-4f70-94c1-5700a3349b0f&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=3fe10380-596e-486c-bc58-3635dec512b7>

The Board stated that in the applicant's defense, they did request a public hearing early on in the review

process to get early public feedback. However, a significant amount of time has passed since the closing of the public hearing and there needs to be some sort of public response to move forward. The applicant is to return to the board once they have more details/info and can submit, at least, a partial response to the public comments. The board expressed their appreciation with the applicant's understanding.

MORNINGSIDE ACRES – UNIT 18

71 Rock Ridge Drive, Monticello, NY

S/B/L: 13.-3-37.4

Joel Kohn, Project Representative

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

Joel Kohn explained that the owner of Unit 18 is looking to “square off” the unit with a small addition, but will require both planning board and zoning board approvals to do so.

Key discussion points:

- **Zoning Issues:** The existing unit is already non-conforming, being within the 100-foot front yard setback, and only 18.7 feet from a neighboring unit, which is less than the required 25 feet.
- **Site Plan Issues:** A second parcel was acquired by the property owner. If there are no intentions to combined them, a separate site plan will be required for each parcel.

Review comments provided for this meeting:

- **Town Engineer** – 8.10.26 Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/morningside-acres-modification-18--13-3-374-3810/site-plan-subdivision-application/review/technical-review#fileModal=true&projectId=069cb6e7-1bb6-40ab-8f32-98575eab8dbc&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=2460a876-8f57-4678-a531-178ffcc82640>

A motion to deny and refer this project to the ZBA was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

THOMPSON SQUARE – POPEYE'S LOT IMPROVEMENT

4058 State Route 42, Monticello, NY

S/B/L: 13.-3-40.3 & 40.6

Gerry Tortorella, Project Attorney

Jason Lazar, Property Manager

Caryn Mlodzianowski, Project Engineer

This project is before the board tonight to request a lot line improvement.

Gerry Tortorella and Caryn Mlodzianowski explained the applicant is proposing a lot line adjustment to create a new, distinct parcel for the Popeye's restaurant, located in the Thompson Square mall. The lessee of the Popeye's wishes to own the real estate the building and its associated parking are located on. This would be achieved by taking a portion of the larger shopping center tax lot and combining it with the smaller lot that the Popeye's building partially sits on. The new Popeyes parcel would conform to the dimensional requirements for an eating and drinking establishment.

Key discussion points:

- **Setback Issue & Waiver:** A setback issue was identified concerning the new southern boundary of

the Popeyes lot and the adjacent Auto Zone building. The proposed setback is 25 feet, whereas the shopping center code requires 35 feet for a side yard. The board discussed that the existing shopping center already has several setback variances (e.g., 3.7 feet for the former Staples, 25 feet for Marshall's). Instead of requiring a 10-foot shift, the board considered using its authority under Town Code 250-14 to waive the regulation. The consensus was that since the change is minimal and formalizes property lines, a waiver would serve the public interest.

- **Process & Recommendation:** The applicant referred to this as a "paper exercise" to create a conforming lot. The county's real property director agreed that a lot line change with metes and bounds descriptions is the preferred method over a formal subdivision. The board recommended that new deeds with updated legal descriptions be created for both the new Popeye's parcel and the remaining shopping center parcel to ensure clarity for future transactions. They also stressed the importance of ensuring all necessary easements for access, parking, and utilities are properly recorded on the new parcels.
- **Approval & Next Steps:** The applicant agreed to add a zoning table to the plan for the remaining larger parcel to show it remains conforming. The applicant will submit the final plat and does not need to appear before the board again for this matter. Board members expressed satisfaction with the overall development, noting it has been "surprisingly uneventful."
- **SEQRA** – This is a Type 2 action under SEQRA. No action required.

Review comments provided for this meeting:

- **Town Engineer** – 8.11.26 MHE Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/thompson-square-2017-llc-popeyes-lot-line-changeminor-subdivision/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=db133556-b15c-4874-82e7-ddefea8188c4&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=f13f6211-7669-486c-bf62-3d3e6b85f2d9>

A motion to grant a waiver under 250-14, for a side yard setback, was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

A motion to approve the lot line adjustment was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

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

ROBERT GREEN TRUCKS

Kroeger Road & Bridgeville Road, Monticello, NY
S/B/L: 32.-2-6 & 8.3
Glenn Smith, Project Engineer

This project is in front of the board for continued review.

Glenn Smith advised this project involves a site plan for a truck division on a 9.5-acre property on Kruger Road. The proposal includes four buildings: a large office/display building, a parts storage building, and two pole barns. The project, which started over a year and a half ago, has been significantly scaled down due to stormwater management issues. A public hearing was held on August 13, 2025, with no attendance.

Key discussion points:

- **Plan Updates:** The applicant addressed recent comments, adding a water supply well location, increasing accessible parking to three ADA spaces, and updating the lighting plan to two pole lights supplemented by building-mounted lights.
- **Caretaker/Security Use:** A proposal for two apartments was reduced to a single apartment above the parts warehouse intended for a manager to provide on-site security due to past thefts. The board acknowledged this as an acceptable accessory use, especially on a semi-dead-end road, and prefers labeling it as "security" rather than general residential use.
- **Environmental Review (SEQR):**
 - **Vehicle Storage:** Over 150 vehicles have been parked on-site since 1999. The current plan will significantly reduce this count, viewed as a positive environmental change.
 - **Bedrock:** An early 2025 note of possible shallow bedrock was disproven by subsequent test pits that found no bedrock up to 5 feet deep.
 - **Erosion/Vegetation:** A comprehensive erosion control plan (SWPPP) has been reviewed and will manage disturbance with stormwater basins, bioretention, detention, and filtering.
 - **Noise:** Operations are expected to be similar to long-standing activities with no prior noise issues, with more work occurring indoors, minimizing impact.
 - **Groundwater:** While concern was tied to current vehicle storage, no bulk petroleum is stored on-site. Stormwater will be directed to designed treatment features.
- **Septic and Stormwater:** A small septic system for employee bathrooms will be designed and relocated after new percolation tests. The septic fields will remain separate from stormwater features, and an additional connection for a "blue bathroom" for security will tie into the septic.
- **Road Dedication (Kroger Road):** A 25-foot right-of-way is referenced on plans, and setbacks are measured from it. Any future easement or dedication for road improvements, which has been discussed in relation to nearby warehouse projects, is not expected to affect the proposed development. A potential property trade to facilitate future road work was mentioned, but no agreement was reported.
- **Agency & Owner History:** The §239 review was completed, with the county emphasizing no changes to the county road entrance. The owner, Robert Green, has a track record as a long-operating, stable business that consistently upgrades and maintains buildings.

Review comments provided for this meeting:

- **Town Planner:** Robert Green Trucks SEQR FEAF Review Memo 8.12.26 - <https://thompsonny.municollab.com/planning-board/projects/robert-green-trucks-32-2-6-83/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=6d48cd8a-d613-4544-87c1-9e06980e09a1&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=8ed9c1f7-c44a-47e0-8a1a-bae5c72b9ecf>
- **Town Engineer:** 8.10.26 Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/robert-green-trucks-32-2-6-83/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=93913d00-d599-4bb4-8ebe-747ad3d26610&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=f426a131-1f16-4b1c-b461-f981eef7e091>

A motion to declare negative declaration under SEQR was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

A motion to grant conditional site plan approval, subject to addressing all town engineer comments, was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY

S/B/L: 7.-1-41

Ben Halberstam, Project Representative

This project is in front of the board tonight for continued review/discussion.

Ben Halberstam gave the board an update on the following items and advised that they were hoping for conditional approval:

- **Agency Approvals:** Final comment responses were submitted to the Department of Health (DOH) and Department of Environmental Conservation (DEC), with approvals expected within the next week.
- **Engineering and Site Plan:** Stormwater and site plan comments have been addressed. The board requires that the 25-foot separation between all units (including decks) be explicitly dimensioned on the final plan, as the current 60-scale plan makes precise verification difficult. A landscaping plan and architectural renderings have been circulated.
- **Utilities:** The project will tie into an existing, previously approved sewer system (pending a DEC approval for the extension) and an existing water system. A well capacity report shows the system can meet twice the average day demand.
- **Property Status:** All involved parcels have been combined and filed.

No questions/comments from the board.

A motion to declare negative declaration under SEQR was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

A motion to grant conditional site plan approval, subject to the town engineer's final review/approval, was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed

TARA ACRES

968 Old Liberty Road, Monticello, NY

S/B/L: 2.-1-29

Moshe Attie, Project Representative

This project is in front of the board tonight for an update/continued review.

The board discussed ongoing and completed work at Tara Acres, focusing on septic issues, compliance history, and a path forward for permitting.

Key items discussed:

- **Zoning & Compliance History:** The project recently received Zoning Board approval for both Unit 9 and for a handful of variances that ended up expiring and needed to be re-approved. The board noted the applicant's history of being poor neighbors and emphasized the need to "toe the line" moving forward.
- **Site Visit and Septic Remediation:** The town engineer conducted a site visit with the system designer. A wet area was observed, attributed to recent rain. A recommended fix of adding approximately six inches of backfill/grading around the affected area was reportedly completed,

with photos shown. A serious issue at Unit 16, where raw sewage was bypassing treatment, was temporarily fixed, and a new system for that unit is planned.

- **Neighbor Relations:** Debris left on a neighbor's property after a fence relocation was removed. The chair intends to contact the neighbor to ensure satisfaction with cleanup efforts, but this is not a formal condition of approval. The board retains the right to call the applicant back if significant issues are raised.
- **Unpermitted Work & Regularization Timeline:** Much of the work on site was done without permits. The applicant acknowledged confusion between "proposed," "future," and "new" work on plans, noting some "proposed" items were already completed. The board established a timeline to regularize this work:
 - **October 15, 2026:** Deadline to submit building permit applications for all work already completed.
 - **Before 2027 Occupancy:** Certificates of Occupancy (COs) must be issued for these units. The board stated that violations would be pursued next summer if units are occupied without COs.
- **SEQRA:** Staff noted the matter is Type 2 under SEQRA.

A motion to grant conditional site plan approval, subject to the town engineer's final review/approval, building permits being submitted by October 15, 2026 (for work done without permits, and obtaining CO's prior to 2027 occupation, was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to close the meeting at 8:22 p.m. was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT