

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
August 26, 2026

IN ATTENDANCE:	Kathleen Lara, Chairman	Steve Vegliante, Consulting Attorney
	Arthur Knapp	Matthew Sickler, Consulting Engineer
	Kristin Boyd	Kevin Scwenzfier, 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 and Drew Taylor were appointed to be alternating voting members for tonight's meeting.

PUBLIC HEARING:

WINSTON ESTATES (FKA CAMELOT WOODS)

Sackett Lake Road, Monticello, NY
S/B/L: 59.-1-2.1, et al
Joel Kohn, Project Representative

Legal notice was read aloud.

Public Hearing Procedures: The Chair outlined testimony rules for the public hearing: speakers must state their name and origin, limit comments to three minutes, and avoid repeating points. All public materials and minutes will be posted online. Public comments are directed to the board, and the applicant will respond to all topics in writing.

Project Overview: Project representative presented the project. The proposal includes 192 residential units (114 single/two-family cluster units and 78 row housing units), community buildings, pools, and sports courts. Water will be supplied by on-site wells, and sewer will connect to the Town Sackett Lake sewer district. This is an early-stage presentation seeking public input. The prior approval for Phase 3 of the Camelot Woods PUD has since expired and therefore the property is no longer part of the PUD and has reverted back to the SR zoning district regulations.

Key items discussed:

- **Traffic and Access:** The board raised concerns about the intersection of Winston Drive and Sackett Lake Road, noting it requires a review for sight distance and potential improvements. The board prefers no primary access on Sackett Lake Road due to sight distance issues, considering a gated emergency-only access instead.
- **SEQRA Classification:** The project is being treated as a Type I action under SEQRA due to its scale (192 units near the 200-unit threshold) and connection to public sewer.

Meeting was opened up to the public for comment.

Steven Mogel, Attorney for the Camelot Woods HOA – Understands this public hearing is being held in the

early stages, to get public input early on, and expressed the community has multiple concerns, including: the adequacy of private wells for both new and existing homes; traffic impacts on Winston Drive and Sackett Lake Road; construction noise and staging, especially near the Winston Dam; privacy for adjacent homes (fencing/setbacks); potential cost-sharing for maintenance of an existing private road; the increased density from 86 to 192 units; and clarification on whether units would be owner-occupied or rentals, Duration of occupancy, and their square footage.

Alexander Singer, 416 Sackett Lake Road – Stated Phases 1 & 2 of the PUD included a total of 156 homes and asked for clarification that this project is now proposing a total of 182 additional homes and if so, is that achievable.

Thomas McMillan, 628 Sackett Lake Road – Inquired if the proposed access drives would be used for both ingress and egress. The board reiterated that depending on the outcome of traffic study and its review, by the Town's traffic engineer, the Sackett Lake access drive may be utilized for emergency access only.

Mark Tenzer, 5 Kings Court – Inquired about timeframes for both the construction phase and completion of the project.

Abby Caston, 16 Middlesex Lane - Expressed concern about Winston Drive being used as the main access point when it is currently a 1 lane road.

Harvey Litman, 525 Sackett Lake Road – Inquired if the public will still have a chance to submit written comment. The chair advised the board will make that determination on that tonight and ensured that there will be at least 1 more public hearing held; where both verbal and written comment can be made.

Brad Sacks, 4 Gloucester Court – Inquired about the square footage of the proposed units.

Larry Fields, Camelot Woods resident – Expressed concern about traffic impact(s), especially with the addition of school buses to the area; currently no requirement for them.

Betty Kohler, Camelot Woods resident – Inquired as to the wetlands located on the property and the impact associated with them.

No further public comment.

Further Discussion: The board allowed the project representative to briefly address some of the comments made, including:

- **Water Impact:** Property has 3 existing wells (drilled as part of the Phase 3 process) and will require additional wells to be drilled; which will be regulated by the board, the DOH, and the DEC.
- **Traffic Impact:** A traffic impact study will be performed and submitted for review by the town's traffic consultant.
- **Ownership:** Will most likely be by a condominium with an HOA.
- **Timeline:** At least 4 to 5 years before the units will be constructed.
- **Wetlands:** DEC wetlands are regulated by the DEC, who required a 100-foot buffer be maintained.

A motion to adjourn the public hearing until September 9, 2026, for written comment only, was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

ACTION ITEMS:

CONCORD FAIRWAYS

Concord Road, Monticello, NY
S/B/L: 9.-1-36
Henry Zabata, Project Attorney

This project is in front of the board tonight for a 3-month update.

Project attorney gave an update; project was seeking annexation into the Adelaar Water District to obtain water, ultimately supplied by the Village of Monticello, and were denied. After other options were deemed non-viable, the applicant is in litigation with the town.

Town council recommended rescinding the project's decade-old SEQR negative declaration and requiring an updated environmental review, if they cannot obtain water and move forward by the time the most recent 6-month approval expires.

SCHULMAN – LOT LINE CHNAGE

State Route 17, Monticello, NY
S/B/L: 23.-1-50.1 & 51.1
Zachary Peters, Project Engineer

This project is in front of the board tonight to request a lot line change.

Project engineer explained the property owners are seeking to transfer 1-acre of land from parcel 23.-1-50.1, which currently has an existing billboard on it, to parcel 23.-1-51.1, which will then contain the existing billboard, so that the newly enlarged parcel (with the billboard) can be sold.

Key items discussed:

- **Site Access:** The town engineer and attorney to review the plans/new meets and bounds to ensure legal and practical driveway access, to all parcels, within the existing easements.
- **SEQRA:** Deemed to be a Type 2 action and therefore will not require a negative declaration determination.

A motion to approve the lot line change, subject to the town engineer's and town attorney's final review/approval, was made by Shoshana Mitchel and second by Christina Cellini.

All in favor, 0 opposed

AERO STAR PETRO. (ROCK HILL) – ENLARGED ADDITION

Katrina Falls Road, Rock Hill, NY
S/B/L: 51.-2-40
Glenn Smith, Project Engineer

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

Project engineer explained the building addition was constructed 8 feet larger than originally approved. The extension was necessary to support backfill near a diesel tank and has no impact on setbacks or lot coverage.

No board discussion.

Project is a Type 2 action under SEQRA and therefore does not require a negative declaration

determination.

A motion to approve the minor modification to the previously approved site plan was made by Arthur Knapp and second by Drew Taylor.

All in favor, 0 opposed

ICHUD – SHUL ADDITION

240 Forestburgh Road, Monticello, NY

S/B/L: 28.-1-22

Tim Gottlieb, Project Representative

Rabbi Schwartz, Applicant

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

Project representative explained that this project is looking to construct an addition to the existing men's shul.

Key items discussed:

- **Site Access Issues:** There is an ongoing traffic issues at one of the property's entrances, believed to be entrance #5, where trucks and buses get stuck and traffic is congested. The Rabbi has a plan to level the entrance, pending DOT coordination to prevent trucks and buses from getting stuck. As for the traffic congestion, it was suggested that a traffic controller be hired, during peak activity periods, to assure better traffic flow and all parking lots be utilized.
- **Occupancy:** Proposed addition is not to accommodate additional occupants, but to add assembly space and additional bathrooms for improved comfort. The shul is currently opened to outside users, during the weekend, and not solely for community use.
- **SEQRA:** Deemed to be a Type 2 action under SEQRA.
- **Site Visit:** the board requested another site visit, next season, for board members who would like to familiarize themselves with the site.

A motion to approve the minor modification to the previously approved site plan, subject to the applicant resolving the ongoing traffic issues at entrance #5, was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

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

VALLEING LLC (SEFARADY COLONY)

685 Old Liberty Road, Monticello, NY

S/B/L: 5.-1-10.2

Moshe Attie, Project Representative

Joel Landau, Property Manager

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

Project representative explained there are still a few outstanding comments from DPW that they are working on addressing and in the meantime, are requesting conditional approval, if the board is comfortable.

Key items discussed:

- **Site Progress:** The board acknowledged the progress made so far and that the property looks much better from the road side. Requested a timeline for the remaining items; including but not limited to: addressing violations, removal and/or replacement of units, relocation of units and landscaping.
- **Site Plan Revisions:** The board requested no construction take place during occupation of the site and a note be added to the site plan stating this.
- **SEQRA:** Deemed to be a Type 2 action under SEQRA.

A motion for conditional site plan approval, subject to addressing the outstanding DPW comments, providing a timeline, and addition of the site plan note, was made by Arthur Knapp and second b Kristin Boyd.

All in favor, 0 opposed

SILVERCREST TOWNHOMES

92 Fairground Road, Monticello, NY

S/B/L: 29.-1-13

Mark Fellenzer, Project Engineer

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

The project engineer updated the board. A work session was recently held; all items to be included in the developer's agreement and required bonds were discussed. Subsequent to said meeting, a draft developer's agreement was submitted for the town's review.

Key items discussed:

- **SEQRA:** Planner provided both a part 2 and part 3 EAF for review and advised that a negative declaration determination will have to be issued at the time of approval.
- **Outstanding Items:** Project still has some outstanding items; including: a finalized SWPP, submission of estimated construction costs (to determine required bond amounts), and approval of the developer's agreement. It was decided that an approval resolution is not required.

A motion for conditional site plan approval, subject to the developer's agreement being approved and the town engineer's final review and/or approval of the SWPP, estimated construction costs (so bonds can be established), and final site plan, was made by Arthur Knapp and second by Drew Taylor.

All in favor, 0 opposed

100 SHR LLC – MIKVAH ADDITION

100 Seymour Hirshman Road, Monticello, NY

S/B/L: 41.B-1-1.1

Volvi Lowy, Project Architect

Dov Greenbaum, Project Representative

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

Project architect explained that this project is seeking to construct a small addition to the existing building; to be used for a mikvah.

Key items discussed:

- **Water and Sewer Impact:** The town's water and sewer superintended expressed concerns about

an increase in occupancy, as that will have impact on both the municipal water and sewer. The project architect advised that they are not proposing any additional students and will be maintaining the originally approved occupancy. The board requested a note be added to the site plan listing both the total number of students and staff members.

- **Site Plan Revisions:** Site plan needs to be revised to include all items listed in the town engineer's review memo (link provided below).

Comment memos provided in preparation of this meeting:

Town Engineer: 8.24.26 MHE Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/100-shr-llc/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=8088e7b6-0559-4e36-97e4-d992e8702f5f&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=ac567c1d-fa60-4b9f-b4f5-8868f4f238e7>

A motion to conditionally approve the minor modification to the previously approved site plan, subject to a proper site plan being submitted and all of the town engineer's comments being addressed, was made by Shoshana Mitchell and second by Kristin Boyd.

All in favor, 0 opposed

KINNEBROOK MHP

Hamilton Road, Monticello, NY

S/B/L: 18.-1-15

Tyler Sweet, Project Engineer

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

Project Engineer explained that the sketch plan was revised to exclude the eastern portion with zoning conflicts (small piece across the street) and replace some duplex units with standard double-wide units.

Key items discussed:

- **Density:** The proposed density is now approximately 3.7 units per acre.
- **Recreation:** Recreational areas have been allotted for on the plans, but no specific use(s) designated yet. Plans currently show one of the allotted areas on the neighboring property (existing Kinnebrook Mobile Home Park), which are to be combined.
- **Segmentation:** As the existing mobile home park site and the proposed mobile home park site are to be combined and share utilities, applicant is to include both sites/parcels on all future site plans to prevent segmentation.
- **Conclusion:** Once the site plan has been further developed and revised to include the existing, neighboring development, next step will be to schedule a work session (for in depth zoning and design review).

A motion to close the meeting at 8:28 p.m. was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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