

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
July 29, 2026

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

Chairman Lara brought the meeting to order at 7:32 pm with a pledge to the flag.

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

Kevin Schwenzfeier attended the meeting vis Zoom.

A motion to approve the April 22, 2026 meeting minutes was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to approve the May 13, 2026 meeting minutes was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to approve the May 27, 2026 meeting minutes was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed

ACTION ITEM:

JUSTIN ESTATES

Old Sackett Road, Rock Hill, NY
S/B/L: 52.-1-31.2
Richard Steinberg, Property Owner

This project is in front of the board tonight for an update and to request approval to drill test wells and start the SEQRA process.

Review comments submitted in preparation for this meeting:

Consulting Engineer: 7.28.26 MHE tech review comments - <https://thompsonny.municollab.com/planning-board/projects/justin-estates/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=112acee7-1a0e-4bf3-8ece-3bd587123534&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=10d11386-a240-4f22-b917-0686a28e864e>

Consulting Planner: Justin Estates Preliminary Memo - <https://thompsonny.municollab.com/planning-board/projects/justin-estates/site-plan-subdivision-application/review/technical-review?fileView=redacted#fileModal=true&projectDataId=5c8d7116-5f92-4cc2-af5d-460a46477669&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=93891dd7->

[c4b8-42a9-9464-e3aaa0ed1938](#)

Key items discussed:

- **Site Plan:** Site plan(s) provided, to date, are incomplete and do not meet all town requirements; per code section §255-13. Review comments provided by the town engineer mention these requirements as well as other missing information, including: topography, limits of clearing, a grading plan, and sight distance.
- **Wells:** The number of test wells being requested and their proposed locations are required. Applicant advised, as discussed in their recent work session, they are requesting a total of 2 wells with 1 being towards the front of the parcel and the other mid-way through. A bond in the amount of \$2,500.00, per well, will need to be established prior to any drilling permits can be issued (to ensure the wells can be properly abandoned if need be). Determined minimal clearing will be required to access the proposed locations and therefore a restoration bond will not be required.
- **Conclusion:** The board is in favor of the test wells, however, do not feel that the project is ready to start SEQRA yet. Applicant to return once a proper site plan has been submitted.

A motion to approve the drilling of 2 test wells, subject to bonds being established, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

THOMPSON'S OWN SOLAR

Downs Road, Monticello, NY

S/B/L: 16.-1-30.2

Robert Romine, Project Representative (ClearPath Energy)

The project is in front of the board tonight to request re-approval.

Review comments submitted in preparation for this meeting:

Consulting Engineer: 7.28.26 MHE Tech Review Comments -

<https://thompsonny.municollab.com/planning-board/projects/thompsons-own-solar-16-1-302/site-plan-subdivision-application/review/technical-review#fileModal=true&projectId=93eb9303-de5e-42a7-9cfe-88f83a73fd1f&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=5a805f80-322f-41ad-b4c5-2eb1f435ff83>

Key items discussed:

- **Proposal:** The site plan and special use permit for this project was previously approved, on December 11, 2024, and have since expired. No changes have been made to the site plan; seeking re-approval.
- **Utilities:** Significant progress has been made with NYSEG.
- **Public Hearing:** A public hearing was held during original review; with minimal public comment. Board determined no need for another public hearing.
- **Variance(s):** Project previously required and obtained a variance from the ZBA; for the height of the proposed solar panels. Height of the panels decreased and variance no longer required.
- **SEQRA:** Previous approval went through full SEQRA review; no need to review again.
- **Conclusion:** Board understands the delay with NYSEG and no significant changes made.

A motion to re-approve the site plan and the special use permit was made by Kristin Boyd and second by Shoshana Mitchell.
All in favor, 0 opposed

WEISS REALTY

Kroeger Road, Bridgeville, NY

S/B/L: 32.-2-8.1

Dave Higgins, Project Engineer

This project is in front of the board tonight to request a 6-month extension.

The project engineer advised they are requesting another approval extension as they are still in the process of finding a tenant. The market is not great at this time, so they have reached out to the Town Supervisor and S.C. Partnership for Economic Development for some assistance. They are hoping to only need another 6-months, but were wondering if they could have a 1-year extension, just in case.

The Board is understanding of the circumstances, but expressed that they do not want to see this approval prolonged and will not be willing to keep granting extensions without progress being made. They are willing to grant another 6-month extension, not a 1-year extension, at this time and the applicant can re-appear with an update if more time is required.

A motion to approve the 6-month extension, until February 8, 2027, was made by Shoshana Mitchell and second by Michael Hoyt.

All in favor, 0 opposed

ADELAAR TOWNHOUSE DEVELOPMENT

Resorts World Drive, Monticello, NY

S/B/L: 23.-2-6, et al

Mike Watkins, Project Developer

This project is in front of the board tonight for an update and to request them to declare their intent to serve as a lead agency.

Project updates:

- Fire Department Meeting (Monticello FD, Sept 3, 2026):
 - Reviewed project roadways and turnarounds; FD was satisfied.
 - FD will assist with hydrant locations; plans deemed equal to or better than prior Cantrell Road project.
- Water Supply Commitment (Sept 2, 2026 meeting with village, attorneys, landowners):
 - Addressed rumors about cutting water to the casino that could impact the project.
 - Village confirmed commitment to uphold the district water contract.
 - Existing water service agreement covers project parcels; a written guarantee of supply will be sought.
- Water Capacity:
 - Casino master development area has 375,000 gal capacity; current usage well below, sufficient for proposed 153 homes.
 - Village pursuing supply enhancements (adding wells); new projects will pay a fee to support expansion.

Lead Agency Status Request:

- Applicant requested early circulation for lead agency status to fast-track a start this year.
- Board/planner cautioned that significant plan changes would require re-circulation; applicant accepted risk.
- Conclusion: Board advised waiting for full plan submission (in coming weeks) before initiating lead agency; request denied pending re-application with the full plan.

RE3 GROUP HOLDINGS – MINOR SUBDIVISION

Anawana Lake Road, Monticello, NY

S/B/L: 13.-1-2

Tom Suwala, Project Surveyor

This project is in front of the board tonight to request a minor (2-lot) subdivision.

Review comments submitted in preparation for this meeting:

Consulting Engineer: 7.29.26 MHE tech review comments: <https://thompsonny.municollab.com/planning-board/projects/minor-subdivision-of-land-of-re3-group-holdings-llc/site-plan-subdivision-application/review/technical-review#fileModal=true&projectId=8971140d-e4a4-48b0-ab34-0feda88c4bf9&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=ed498616-0d07-4716-88ca-e70b1151eb45>

Key items discussed:

- **Proposal:** Create a seven-acre lot for purchase by Mr. Lee, who owns three adjacent lots and plans to join them.
- **Site Plan:**
 - Plan needs to comply with all requirements in code section §255-8 (as explained in the town engineer's comment letter).
 - Clarify dashed-line parcel (13-1-55): confirmed as an existing, separate lot not part of the subdivision. Plan needs to be updated to show ownership.
- **Right-of-Way (ROW):** There is an existing ROW (known as Margolis Road) that is currently used to access the existing parcels and will be used to access the new lot. Now serving multiple parcels and is therefore required to meet the NYS fire code. Not clear who is responsible for maintaining the ROW. Consulting attorney to review the existing easement and review/approve the deed for the new lot, prior to being filed with the county.
- **Conclusion:** Board does not see any issues with the request (as long as the consulting attorney does not encounter any issues with the legal documents).

A motion to conditionally approve the minor (2-lot) subdivision, subject to the town engineer's final review/approval of the plans and the consulting attorney's review/approval of the legal documents requested, was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

NICE GUYS GUNS

Lake Louise Marie Road, Rock Hill, NY

S/B/L: 51.-2-14.1

Glenn Smith, Project Engineer

Zack Siegel, Business Owner

Jason Levine, Business Owner

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

Review comments submitted in preparation for this meeting:

Consulting Planner: Nice Guys Guns Preliminary Memo - <https://thompsonny.municollab.com/planning-board/projects/nice-guys-guns-guns-ammo-sbl-51-2-141/site-plan-subdivision-application/review/technical-review?fileView=redacted#fileModal=true&projectId=b8336ee6-17c8-49ca-9ac5-93cfa83e2987&parentElementId=1eeae766-2af1-4d67-989d->

[af1fb2e019fe&parentItemId=f6f2ff00-b24f-4e68-a7f8-8697243490b9](#)

Key items discussed:

- **Proposal:** Seeking to convert an existing storage building, located on the lot adjacent to the Irwin Siegel Insurance building, to an appointment-only gun shop focused on online sales.
- **Building Alterations:** No exterior changes to building, parking, or driveway; small bathroom with septic to be added.
- **Use:** Proposed use is permitted in highway commercial zone; no special use permit, 239 review, or variance needed.
- **Site Plan:** The existing “Siegel Agency Garage/Shop” and its associated parking is right up against the property line. No need to address at this time (as both lots have common ownership), but a note needs to be added to the plan stating that if either lot is sold in the future, the encroachment issue will need to be addressed.
- **3rd Party Regulations:** Operation subject to federal/state regulation (site checks, cameras, alarms, safes); local approval precedes state/federal agency steps.
- **Signage/Lighting:** No signage being proposed and all exterior lighting is pre-existing and non-offensive.
- **SEQRA:** Deemed to be a Type 2 action under SEQRA. Does not require a public hearing.
- **Conclusion:** Board does not see any issues with the request.

A motion to conditionally approve the change of use, subject to the town engineer’s final approval, was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

CAMP YESHIVA SERDAHEL (LEFKOWITZ)

177 Old Route 17, Monticello, NY

S/B/L: 12.-1-46.1

Joel Kohn, Project Representative

This project is in front of the board tonight to request a 6-month extension.

Project representative explained they are still awaiting DOH/DEC approvals.

The board expressed that they understand the delay when it comes to third party approvals and requested the applicant submit correspondence/documentation to support extension requests. They also briefly discussed the need for clearer parameters for extensions.

A motion to approve the 6-month extension, until February 12, 2027, was made by Shoshana Mitchell and second by Michael Hoyt.

All in favor, 0 opposed

EMPIRE ESTATES

Hamilton Road, Monticello, NY

S/B/L: 28.-1-10.1, et al

Joel Kohn, Project Representative

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

Key items discussed:

- **Proposal and Update:** Work session held, but use classification still under review. In the meantime, applicant would like to drill some (three) test wells to determine water supply.
- **Bonding:** Town requires \$2,500.00 bond, per well, to assure well(s) can be properly abandoned if need be. No clearing needed to access the well locations; restoration bond is not required.
- **Conclusion:** Board emphasized confirming water availability before further steps.

A motion to approve the drilling of three test wells, subject to the bond being established, was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

WINSTON ESTATES (FKA CAMELOT WOODS)

Sackett Lake Road, Monticello, NY

S/B/L: 59.-1-2.1, et al

Joel Kohn, Project Representative

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

Review comments submitted in preparation for this meeting:

Consulting Engineer: 7.29.26 MHE tech review comments - <https://thompsonny.municollab.com/planning-board/projects/camelot-woods-phase-3-59-1-21-et-al-p-2025-012/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=a27bc742-2f59-4c70-9f43-2422f1f93bbb&projectDataId=23432e68-106a-4b57-af3b-238e46136f2d>

Consulting Planner: Winston Estates Review Memo July 2026 -

<https://thompsonny.municollab.com/planning-board/projects/camelot-woods-phase-3-59-1-21-et-al-p-2025-012/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=79de8edb-60cd-4bbf-ae0-51d24f6d670d&projectDataId=b9092d8e-0f3a-4ff4-8e1c-c86499193f97>

Comments briefly discussed:

- Sewer line location/easement confirmation via mapping/survey.
- Label actually amenities (pool/court).
- Gated secondary access on Sackett Lake Road.
- Concerns with steep slopes.

Key items discussed:

- **Goal:** Schedule a public hearing, early on, per the board's request, to gather input while residents are present in summer.
- **Board Requests:** Conceptual renderings; to be presented at the public hearing.
- **Conclusion:** Scheduling a public hearing for the second meeting in August works for all parties. Applicant to prepare conceptual materials and address comments.

A motion to schedule a public hearing on August 26, 2026 was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

(as determined by the board):

100 SHR LLC – MIKVAH ADDITION

100 Seymour Hirschman Road, Monticello, NY
S/B/L: 41.B-1-1.1

Applicant was unable to attend the meeting and requested to be re-scheduled.

Review comments submitted in preparation for this meeting:

Consulting Engineer: 7.29.26 MHE tech review comments - <https://thompsonny.municollab.com/planning-board/projects/100-shr-llc/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=ac567c1d-fa60-4b9f-b4f5-8868f4f238e7&projectDataId=f9338fae-3111-4d76-a78c-586a2f49f7b8>

Board had a brief discussion:

The Water/Sewer Superintendent's expressed some concerns with this project. Board feels it is important for the applicant to come in-person and bring their Engineer. Also, plan submitted is not a proper site plan; as mentioned in the own Engineer's comments. Applicant needs to submit a site plan compliant with the code.

DILLON ROAD DEVELOPMENT

Dillon Road, Monticello, NY
S/B/L: 18.-1-63.11
Dan Griffiths, Project Engineer
Adrian Velasco, Project Engineer
Randy Resnick, Property Owner

Steve Vegliante was recused; advised that Michael Mednick (Town Board Attorney) is willing to fill in when needed.

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

Review comments submitted in preparation for this meeting:

Consulting Planner: Dillon Road Review memo July 2026 - <https://thompsonny.municollab.com/planning-board/projects/dillon-road-development/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=d59e3bde-3878-4f24-8847-045103e2110c&projectDataId=949c538a-0116-4332-976f-50e2270e42db>

Site Plan:

- Layout: duplexes and single-family homes totaling 154 dwellings (71 duplex units; total single-family 142 units); each unit has four bedrooms with a basement. Preserves green space; sidewalks throughout.
- Parking: 368 required; 389 provided.
- Access Roads: Proposed access points from Dillon Farm Road, Lisa Lane, and Hamilton Road; safety concerns on Hamilton Road; consider using as emergency-only. Also, Lisa Lane is very small.

Utilities and Infrastructure:

- Plan shows three wells; discuss well testing procedures.

- Project will require water generation of 11,910 gal/day.
- Sewer connection requires further discussion with town engineer; possible bottlenecks in village gravity system affecting flow to treatment plant.
- Work session to be scheduled for sewer study approach and implementation.
- Old right-of-way Dillon Road–Lisa Lane researched and cleared.
- Stormwater ponds meet NYS DEC requirements.

Density and Zoning Variance:

- Current plan exceeds allowed density.
- Discussed applying to ZBA for variance; ZBA rarely approves for new projects absent exceptional hardship.
- Alternative: reduce unit count to comply.
- Formal referral required to approach ZBA.

Well Testing:

- Applicant inquired about possibility drilling two test wells at this time.
- Board in favor of drilling some test wells to determine water availability.
- Request expanded from two to four test wells to ensure at least two successful wells (per DOH requirements).
- Proposed well locations need to be reviewed/approved by the consulting engineer.
- Restoration bond of \$2,500 per well required; town holds bond until wells used or decommissioned.

A motion to approve the drilling of four test wells, subject to consulting engineer's approval of the well locations and bond being established, was made by Arthur Knapp and second by Shoshana Mitchell. All in favor, 0 opposed

CARNESI

589 State Route 17B, Monticello, NY
S/B/L: 17.-1-22
Ryan Smithem, Project Engineer

This project is before the board tonight for site plan review.

Key items discussed:

Proposal:

- 19.6-acre site operating since 1970s, pre-dating current zoning: soil processing, equipment storage, office.
- Potential sale; applicant seeks to formalize continuation of existing uses.

Site Use and Zoning Clarification:

- Material trucked in, screened, blended; not extracted on site.
- DEC mining permit existed ~10 years ago; current status unknown. Owner to provide any valid permits.
- Board questioned licensing for processing imported material (e.g., transfer station).
- Property long operational; goal to legitimize for sale; currently assessed as single-family; debris violation addressed.

Conclusion:

- Applicant to research town code for use classification.
- Split zoning requires defining two uses (e.g., mining vs. office).
- Clarify whether seeking site plan approval or acknowledgment of pre-existing non-conforming use.

- Board recommended a work session to help determine use(s) and next step(s) required.

BLUE STONE ESTATES

268 Colds Spring Road, Monticello, NY

S/B/L: 29.-1-26.1

Joel Kohn, Project Representative

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

Key items discussed:

Updates:

- 72-hour pump test completed: 111 g/p/m available vs. 81 g/p/m required.
- Wildlife report completed responding to public comments.
- Traffic study found no significant impacts; response letter pending revision.
- SPDES sewer permit submitted to DEC; package plant planned due to no town sewer access.

Conclusion:

- Board needs detailed sewer/package plant info before impact assessment and any negative declaration.
- Applicant to submit to planning board what was sent to DEC; seeks negative declaration at upcoming meeting.

Document Management Corrections :

- Incorrect resolution (POS DEC) posted though never voted; unapproved notice also posted
- Incorrect/unapproved documents will be removed.

SILBERTS RESORT – 22 UNITS

14 Bard Road, Monticello, NY

S/B/L: 13.-1-17.1 & 17.2

Joel Kohn, Project Representative

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

Key items discussed:

Proposal:

- Application for site plan modification; seeking to add 22 units, totaling 63 units. Past fire destroyed several units.
- Proceeding with a brand-new application; prior approval abandoned without extension request.

Water and Sewer:

- Applicant must demonstrate adequate water capacity and coordinate with sewer department.
- Project in Kamisha Sewer District connecting to town sewer.
- Reference to email from Mike Messenger (Water & Sewer Superintendent) on pump station; concern the pump station may be overwhelmed; applicant to coordinate with engineer and sewer department.

Site Plan:

- Parking counts provided only for additional units. Suggest marking/boxing parking area.
- Proposed Thompson Heights project will increase traffic over time.
- Day camp building included; confirm it is for day camp use. Signage noted; location may need verification.
- Compactor access currently awkward; road access possible; consider revising compactor access as traffic increases

Wetlands and Stream Jurisdiction:

- Stream runs through site; density accounted for stream area.
- DEC Jurisdictional Determination: negative; no DEC wetlands identified.
- Wetland biologist survey ~two months ago found no wetlands beyond the stream.
- Local reports of wet conditions after rain noted; overlays show no flagged wetlands; stream not identified as a regulated type.

Project History:

- Past fires (one in 2021) with multiple buildings lost.
- Historical counts: prior ~58 units; post-fire ~40+ units; seven previously proposed buildings now abandoned.
- Request for vote/summary table showing pre-fire vs. proposed counts.

Conclusion:

- No work session needed unless density or other issues trigger one.

A motion to close the meeting at 9:13 p.m. was made by Shoshana Mitchell and second by Michael Hoyt.
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT