

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
October 14, 2026

IN ATTENDANCE:

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

The meeting was brought to order with a pledge to the flag at 7:00 p.m.

A motion to approve the September 23, 2026 meeting minutes was made by Michael Hoyt and second by Kristin Boyd.
All in favor, 0 opposed

PUBLIC HEARING:

PARDESS BUNGALOW COLONY

236 Old Liberty Road, Monticello, NY
S/B/L: 13.-1-50
Moshe Attie, Project Representative

Legal Notice was read aloud.

Proof of mailings were received.

Moshe Attie presented the project to the public:

- Existing 25 units; plan to combine some units and build new ones while maintaining total of 25 units. Variances received for density (3.3 units/acre vs. 2 allowed) and building separation.
- New sewer system proposed. DOH recently requested the system to be changed: downsize or split into three trenches; applicant evaluating.
- "No parking" signs/stripping now proposed; to protect fire turnaround areas.

Discussion on 239 response:

- County 239 review disapproved citing density concerns.
- Applicant notes variance for 3.3 units/acre and no density increase; plans to send clarification letter to county.
- Board counsel states 239 review is advisory; Board may overrule but urges clarification with county to keep the record clear.
- County response acknowledged the need to maintain 3.3 units/acre and not exceed it.
- Conclusion - Public hearing to remain open for 2 weeks (for written comments only) to give the applicant time to address the county's concern.

Consulting Engineer provided tech review comments; briefly reviewed. Technical revisions required; coordination with DOH, DPW, and DEC standards needed.

Link to 10.12.26 MHE 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&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=83d0b497-0a5e-4990-a9bc-3f8feb943a71&projectId=ac214ea4-ecab-4a95-85ad-636282d967b6>

Consulting Planner provided a review memo; briefly reviewed. Some pertinent information still missing.

Link to 10.14.26 Review Memo - <https://thompsonny.municollab.com/planning-board/projects/pardess-bungalow-colony-sbl-13-1-50/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=082658cd-b5b0-4dbf-ae30-2d07d187a979&projectId=1671b038-bed7-4a85-bf70-78899ce32acb>

A motion to open the public hearing was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

No public in attendance or written comment received.

A motion to hold the public hearing open until October 28, 2026, for written comment only, was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

ACTION ITEMS:

CATSKILL VET – PROPOSED PHASING

23 Old Drive-In Road, Rock Hill, NY

S/B/L: 32.-1-14.1

Joe D’Abbraccio, Property Owner

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

Discussion:

- Applicant requests deferring full landscaping to spring due to frost. Aims to occupy by November 1 due to lease issues; significant imaging equipment installation underway.
- Interim measures: will make sure the property is neat and tidy with mulch and maintenance. Grass has already been established around retention ponds.
- Building Department can keep the site work permit open, with bonding as applicable, and may issue CO/TCO as long as the building is safe to occupy.
- Board favors proposed phasing. Gave two-week timeline to submit an amended site plan including a phasing plan; okay with the building department reviewing. Requested applicant return in early spring (March or April) for an update.

A motion to approve the site plan modification, subject to the phasing plan being reviewed/approved by the building department, was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

THOMPSON HILLS

State Route 17, Monticello, NY
S/B/L: 13.-1-52, et al
Zev Eisenberg, Property Owner
Jacob Billing, Project Attorney
Gary Silver, Project Attorney
Jim Bates, Project Ecological Analyst

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

Updates:

- **Project scope:** slightly more than 2,000 residential units; ~250,000 sq ft of commercial.
- **Site Plan:** Refined neighborhood center; north side defined; large scale commercial near Walmart more defined and will continue to be defined as project proceeds; increased protected/green space; preservation of the Route 17 frontage (will remain green).
- **Ownership:** red boundary shows owned parcels; Margolis Road owned though not clearly shown; an internal middle piece not owned.
- **Traffic:** Town and applicant consultants coordinated; additional intersections and potential mitigations identified; counts conducted in summer; finalization to follow the scoping session.
- **Environmental:** DEC jurisdiction over large wetland; small additional pocket added; survey updates pending signed DEC wetland maps; wildlife studies show no notable/endangered species to date; social economic specialist hired.
- **Water/Sewer:** sufficient water capacity indicated for Phase 1 and looking into other sources for the remainder; applicant prefers town sewer hookup over on-site package plant (anticipating moratorium lift); coordination with Water and Sewer Superintendent required.
- **Electrical:** load study with NYSEG; potential underground lines and substation improvements.

Other discussion:

- Project heading towards positive declaration.
- Applicant requests Board to declare intent to be Lead Agency; plans have been updated, studies underway, and project narrative provided. Board in favor.
- Applicant to circulate notification to involved/interested agencies; electronic links acceptable to reduce paper/size of mailings. Consulting planner and attorney to review notice and mailing list prior to circulation.
- Scoping preparation: planner advised applicant needs to look at/provide different scenarios; need to go through parts 2 & 3 of the EAF. Applicant request a work session prior to scoping session (target date December 2, 2026); board in favor.

No further discussion.

A motion to declare intent to serve as lead agency was made by Michael Hoyt and second by Arthur Knapp. All in favor, 0 opposed.

SIKORA – LOT IMPROVEMENT

Starlight Drive, Monticello, NY
S/B/L: 56.-1-4.13, et al
Piotr Sikora, Property Owner
Bob Lounsbury, Project Surveyor

This project is in front of the board tonight to request lot reconfigurations (lot combo/subdivision).

Consulting engineer provided tech review comments; reviewed briefly: Plan set consolidation and title corrections required; short form EAF required; DOH well decommissioning letter to be added to record.

Link to 10.13.26 MHE Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/sikora-lot-improvement/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemid=5badc884-c6ac-4ba3-9a5e-da56a1a495b8&projectId=6cb7ba14-f65b-43ed-8c41-a2b309e6d910>

Key items discussed:

Deed Restriction and Well Buffer:

- Historic deed restriction prohibits building or sewer/septic within 200 feet of an existing well.
- Applicant re-subdividing four lots into two to keep all features outside the 200-foot buffer.
- Board advised consulting a real estate litigation attorney for quiet title or court order to extinguish obsolete restriction.
- Any approvals would be conditioned on compliance with deed restrictions; legal title resolution is the owner's responsibility.

Road Frontage and Driveway Access:

- Top frontage is a 50-foot private road in poor repair with access disputes.
- Applicant proposes access from Starlight Road with adequate frontage; options for separate or shared driveway splitting ~100 feet in.
- Architect/engineer to finalize driveway layout and depict clearly on-site plan.

Conclusion: Applicant to update site plan and address outstanding comments; back in 2 weeks if ready.

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 for an update and continued review.

Key items discussed:

- Proposal: 407 sq. ft. addition to an existing building.
- Existing bungalow colony in HC2; expansion permitted.
- Variance for building separation granted by the ZBA on September 8, 2026.
- Board okay with the request.

No further discussion.

A motion to approve the site plan modification was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

DISCUSSION ITEMS:

HAMASPIK – HOTEL ADDITION

283 Rock Hill Drive, Rock Hill, NY

S/B/L: 35.-1-7.1

Joel Kohn, Project Representative

Steve Barshov, Project Attorney (via Zoom)

Christina Cillini was recused and Shoshana Mitchell as voting member.

Board advised that due to extenuating circumstances, they are allowing the project attorney to attend the meeting via Zoom.

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

External review comments received (prior to meeting and briefly reviewed during meeting):

Town Engineer: 10.13.26 MHE Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/hamaspik-modification-hotel-building-addition-35-1-71/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=2bd48535-3e09-4a9e-8629-9dcf40c0c2e0&projectId=b33bab68-21b6-4082-b17b-0392c09a4a70>

Water/Sewer Department: 10.14.26 Mike Messenger's email - <https://thompsonny.municollab.com/planning-board/projects/hamaspik-modification-hotel-building-addition-35-1-71/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=b84c44a6-4ae5-43d7-a0dd-a65504890fe9&projectId=503029d6-7ae0-4d48-91c3-39607f14ced3>

Key items discussed:

- **Proposal:** Modification to existing, dual use summer camp and hotel building - three-story rear addition and additional story atop existing building to accommodate 57 additional rooms and some amenities; driveway extension and additional parking.
- **Prior elements completed:** Multi-purpose building, additional parking lot, and expansion for prep kitchen; interior renovations including mikvah addition.
- **Utilities:** Increased water/sewer demand (prompting above comments from water/sewer superintendent). Capacity of existing on-site well to be determined; known pump station upgrades needed; investigation of stormwater inflow to sewer and an amended SWPP needed. Applicant to coordinate with town engineer and water/sewer department. Board questioned if the water issue from the neighboring lot (with proposed hotel) was related; advised that is more of a legal issue than a water supply issue.
- **SEQRA:** Most likely Type 1 action; town planner to be engaged; full EAF requested (due to size/sensitivity); coordinated review required.
- **Site Plan:**
 - Access Road: Board requested a truck movement plan (for emergency access) be provided and shared with fire department; parking code requires 492 spaces vs. 360 provided; rear lot previously locked at times.
 - Building Height: third-story height comparable (no variance(s) should be required); renderings requested.
- **Conclusion:** Schedule work session (to include water/sewer superintendent); schedule public

hearing (after work session); applicant to prepare required materials; special use permit amendment; proceed with next step in SEQRA review.

A motion to engage the consulting planner was made by Christina Cellini and second by Arthur Knapp. All in favor, 0 opposed

CHABAD OF ROCK HILL

242 Old Sackett Road, Rock Hill, NY
S/B/L: 52.-1-28 & 52.-1-31.1
Joel Kohn, Project Representative
Rabbi Zajac, Property Owner

This project is in front of the board for site plan and lot reconfiguration (combination/subdivision) review.

At the board's request, property owner explained that Chabad is an international organization that helps out the community.

External review comments received (prior to meeting and briefly reviewed during meeting):

Town Engineer: 10.13.26 MHE Tech Review Comments <https://thompsonny.municollab.com/planning-board/projects/chabad-of-rock-hill--52-1-28-52-1-311/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=fa12b43b-8c7f-4f45-8bd9-c38c863ff06a&projectId=39db5b24-c983-4266-9c58-badcb223014d>

Town Planner: SEQR Memo 10.14.26 <https://thompsonny.municollab.com/planning-board/projects/chabad-of-rock-hill--52-1-28-52-1-311/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=caef3e24-1c24-4772-aedd-53278186c525&projectId=a0bfa3d7-0282-4b0b-a5f8-0b4d71812794>

Key items discussed:

- **Proposal:** ~9,000 sq. ft. place of worship with school/classrooms/amenities; 1,750 sq. ft. standalone mikvah (no other mikvah within walking distance); ~50 parking spaces with overflow; circular driveway for vehicle access; subdivision carving out existing home on 1.66 acres; remaining 7.47 acres for facility.
- **Utilities:**
 - Sewer: In town sewer district; both uses looking to connect. Connection will require - sewer main extension (~300 ft. from Old Sackett Road manhole); abandonment of existing septic; possible upsizing of the existing 8-inch sewer main pipe.
 - Water: Private well; new on-site well proposed; water moratorium not applicable outside district.
- **Zoning/Permitting:** Both uses allowed in the SR district and appear to meet requirements; site plan review and special use permit required; SWPP required (>1 acre disturbance).
- **Traffic/Access Drive:** Board concerns about Old Sackett Road conditions and traffic; applicant to address. Design of access drive accommodates bus circulation; board requested clearly designated bus area.
- **Conclusion:** Applicant to refine plans; lighting plan and landscaping plan to be provided; full EAF to be provided; schedule a work session (including Mike Messenger); schedule public hearing (after work session).

A motion to engage the town planner was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

DUNKIN DONUTS – VILLAGE OF MONTICELLO 239

144 Jefferson Street, Monticello, NY
S/B/L: 104.-2-16 & 104.-2-17

After reviewing, the board had no comments to provide.

NELSHORE DRIVE – VILLAGE OF MONTICELLO ZONE CHANGE REQUEST

Nelshore Drive, Monticello, NY
S/B/L: 113.-6-6.1

After reviewing, the board had the following comment:

- Zone change would fit better with the town's neighboring zone if changed to R-2, instead of R-1.

Additional board discussion:

Board discussed the upcoming November meetings and conflicting holidays; determined that only one meeting will be held (on November 18, 2026) at the Rock Hill Fire Department (due to conflict with court proceedings and space issues).

A motion to adjourn the November 11, 2026 meeting to November 18, 2026 and cancel the November 25, 2026 meeting was made by Arthur Knapp and second by Christa Cellini.
All in favor, 0 opposed

A motion to close the meeting at 8:15 p.m. was made by Michael Hoyt and second by Christina Cellini.
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT