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TOWN OF THOMPSON
PLANNING BOARD
October 28, 2026

IN ATTENDANCE:	Kathleen Lara, Chairman	Steve Vegliante, Consulting Attorney
	Michael Hoyt	Kevin Schwenzfeier, Consulting Planner
	Arthur Knapp	Jim Carnell, Building, Planning, & Zoning
	Christina Cellini	Laura Eppers, Secretary
	Drew Taylor, Alternate	

The meeting was brought to order with a pledge to the flag at 7:11 p.m.

A motion to approve the October 14, 2026 meeting minutes was made by Michael Hoyt and second by Drew Taylor.
All in favor, 0 opposed

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

ACTION ITEMS:

A motion to take the agenda out of order was made by Arthur Knapp and second by Drew Taylor.
All in favor, 0 opposed

AVON PARK (ROCK HILL TOWN CENTER)
Rock Hill Drive, Rock Hill, NY
S/B/L: 32.-1-10, et al
Mike Fogel, Project Attorney

Chritina Cellini and Steve Vegliante were recused. Michael Mednick as consulting attorney.

This project is in front of the board tonight to request an approval extension.

Discussion items:

- Mike Vogel represented Glen Wild Land Company LLC regarding the Avon Commercial Park warehouse project initially approved in 2022. An owner's proxy was emailed on October 27, 2026 (prior to the meeting).
- The project's legal history includes an Article 78 proceeding dismissed by the New York State Supreme Court, annulled by the Appellate Division Third Department in 2024, and reinstated by the New York State Court of Appeals in 2026.
- The applicant requested a one-year extension of the site plan and special use approvals through November 30, 2027, confirming their intent to proceed despite market conditions.
- **Conclusion:** The board is in favor of granting the one-year extension; understands the delay caused by litigation, but will need to see some progress going forward.

A motion to approve a one-year extension for both the site plan and special use permit, until November 30,

2027, was made by Michael Hoyt and second by Arthur Knapp.
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 close the public hearing.

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

Discussion items:

- The applicant addressed the county's recommendation for disapproval regarding expiring variances, clarifying that variances should not expire under existing conditions without density increases.
- The board noted that the applicant has met requirements and stated the board possesses the authority to override the county's recommendation without requiring a full reapplication.

TARA ACRES
968 Old Liberty Road, Monticello, NY
S/B/L: 2.-1-29
Mosha Attie, Project Representative

This project is in front of the board tonight to request an extension on one of their approval conditions.

- The applicant requested an extension to file building permits for Tara Acres until December 1, 2026, extending the original approval condition deadline of October 15, 2026.
- The delay was attributed to on-site contractor verification tasks (digging foundations, opening wall inspections) and holiday timing.
- **Conclusion:** Progress being made; the board has no issues with request.

A motion to approve the request to extend the deadline in which building permits are to be submitted, from October 15, 2026 to December 1, 2026, was made by Arthur Knapp and second by Drew Taylor.
All in favor, 0 opposed

KEREN HATORAH
689 State Route 17B, Monticello, NY
S/B/L: 17.-1-13
Joel Kohn, Project Representative

This project is in front of the board tonight to finalize SEQR.

Discussion items:

- The board reviewed the Environmental Assessment Form (EAF) and supporting documentation, determining all impacts are minor or nonexistent and consistent with comprehensive plans.
- Applicant submitted draft NEG DEC and approval resolutions for the boards review. Consulting

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attorney was able to review the NEG DEC resolution prior to the meeting, but not the approval resolution. At a quick glance, "all required fees to be paid" should be added as a condition; will review fully and advise if any other changes/updates need to be made.

- **Conclusion:** Final approval from both the consulting engineer and attorney required; board is comfortable with granting conditional approval.

A motion for NEG DEC was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

A motion for conditional approval, subject to addressing all of the engineer's comments and final review/approval of the approval resolution (by the attorney), was made by Michael Hoyt and second by Christina Cellini.
All in favor, 0 opposed

HOLLYWOOD COUNTRY CLUB – UNIT 5
215 Cold Spring Road, Monticello, NY
S/B/L: 29.-2-26
Joel Kohn, Project Representative

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

Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/hollywood-country-club-_-29-2-26-unit-5/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=6c25975c-0614-4ad2-8e06-8dbc6ab72ecf&projectDataId=37cbbae8-b468-4d09-8f54-0628bb3aa4cd

Discussion items:

- Unit 5 proposes additions encroaching on the required 25-foot separation (reduced to 20.7 feet).
- **Conclusion:** Variance will be required from the Zoning Board of Appeals (ZBA).

A motion to deny and refer this application to the ZBA was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

SUNSHINE ESTATES – UNITS 9 & 10
221 Ranch Road, Monticello, NY
S/B/L: 16.-1-14.1
Joel Kohn, Project Representative

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

Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/sunshine-estates-_-16-1-141/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-

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af1fb2e019fe&parentItemId=0cc29598-113f-47b7-9664-5a1610a64894&projectDataId=1910c8f0-30d0-413b-8cfd-e03b0f6bb008

Discussion items:

- Modification being requested to shift Units 9 & 10 approximately 20 feet north and 8 feet east; original location previously approved in 2020.
- Board determined there have been no site issues.
- Town engineer had a comment in regards to the bedroom counts and if they are to remain the same. Applicant verbally confirmed the units will remain 3 bedrooms each. Board requested the bulk table be updated to reflect that.
- **Conclusion:** Bulk table to be updated (to address the town engineer's bedroom count comment); board comfortable with making that an approval condition.

A motion to conditionally approve the site plan modification, subject to the bulk table being updated, was made by Drew Taylor and second by Christina Cellini.
All in favor, 0 opposed

MOONLIGHT COTTAGES – UNITS 1, 9, 10 & 34
58 Rubin Road, Monticello, NY
S/B/L: 43.-1-23.3
Joel Kohn, Project Representative

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

Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/moonlight-cottages-_-43-1-233-units-1-9-10-34/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=2290b767-a5a4-47a0-bcf9-1399f419c0dc&projectDataId=f1337f67-2759-48cd-87a5-59d5d4f3761f

Discussion items:

- Applicant is seeking to demolish and replace Units 1, 9, and 10, and add an addition to Unit 34.
- Separation requirements are met, no variances are required, sewer capacity is sufficient within the 31,000 gallons/day limit, and SPDES permit is current.
- **Conclusion:** Comments submitted by the town engineer need to be addressed; board comfortable granting conditional approval.

A motion to conditionally approve the site plan modification, subject to addressing the town engineer's comments, was made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed

THOMPSON LIVING
Kaufman Road, Monticello, NY
S/B/L: 12.-1-5.6
Joel Kohn, Project Representative

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

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Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/thompson-living-12-1-56-p-2024-042/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=ae3b6ce6-4b72-4936-8126-291fbbb49ea4&projectDataId=31f379b9-2ab7-49c4-84fe-9a3d64f63b3d

Discussion items:

- The applicant sought approval to drill 3 test wells to confirm adequate water for a 142-unit project (average daily flow 62,480 gpd; 66,700 gpd total; requiring 95 gpm with the best well offline).
- Town requires a bond of $2,500.00 per well. Road clearing will be required to access site, which the County will most likely require a restoration bond for. As long as the County collects a restoration bond, the board will not require one; applicant to provide proof of established bond. If not required for any reason, applicant will need to establish a $2,500.00 restoration bond with the Town.
- **Conclusion:** The Board is in favor of the test wells (as they are required to determine if the project can move forward).

A motion to approve the drilling of 3 test wells, subject to establishing a well bond and establishing a restoration bond with either the County or the Town, was made by Michael Hoyt and second by Arthur Knapp.
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 approval to drill test wells.

Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 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=4b18ba1e-2fe6-4cc8-bc96-958308413b51

Discussion items:

- The applicant requested to test three existing wells (~2003) and drill/test up to four new wells (if needed); for a possible total of 7 wells. Proposed well locations have been supplied. The monitoring plan covers a 1,500-foot radius for neighboring wells during pump testing.
- Camelot Woods (the neighboring development) gets their water supply from wells and storage tanks.
- Each well will require a $2,500.00 bond be established (7 x $2,500 = $17,500 total). No restoration bond being required (for land clearing).
- Written response to the public comments has not been provided yet. Applicant will submit once wells have been tested and water supply concerns can be addressed.
- **Conclusion:** The Board is in favor of the test wells (as they are required to determine if the project can move forward). Town Engineer's comments and public comments still need to be addressed.

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A motion to approve the testing of three existing wells and the drilling/testing of up to four additional wells, subject to bond being established, was made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed

F2 DIESEL (FKA KUPFERMAN HOLDING)
State Route 17B, Monticello, NY
S/B/L: 11.-1-24.3
Tim Gottlieb, Project Representative
Fred Ramsey, Property Owner

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

Review comments submitted in preparation for this meeting (which were briefly reviewed at meeting):

Town Planner: 10.24.26 MHE Review Memo - https://thompsonny.municollab.com/planning-board/projects/kupferman-holding-co-sn-llcf2dieselllc/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=1a6aa01e-13b3-4e5c-a97f-e3803a5443db&projectDataId=a180a92f-f62b-454a-a7df-0f3fca29f67a

Discussion items:

- SWPPP is complete; grading and lighting updates are being finalized; DOT review for Route 17B is underway with no traffic study required.
- Preliminary hand clearing was requested by the applicant and the board deferred until SEQRA and restoration estimates are completed.
- Board requested some building renderings for the public hearing.
- **Conclusion:** All outstanding planner and engineer comments to be addressed (comments from work session as well). The board feels the project is far enough along to refer to the County and schedule a public hearing (wait for SWPP to be submitted before sending the 239 referral).

A motion to refer this project to the County for a 239 review was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

A motion to schedule a public hearing on December 9, 2026 was made by Drew Taylor and second by Christina Cellini.
All in favor, 0 opposed

TORRES WAREHOUSE
Old Route 17, Monticello, NY
S/B/L: 1.-1-37
Tim Gottlieb, Project Representative

This project is in front of the board tonight to request a 239 referral, to schedule a public hearing, and to declare lead agency.

Discussion items:

- Minor revisions to the site plan are needed; for parking and accessible spaces. Will be completed and submitted soon.
- Neighbor concerns regarding noise and odor during liquid/effluent product transfers were

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discussed. Applicant takes full trucks to a treatment plant to be emptied, but periodically will have to store them on the site (if it is a weekend or holiday and the plant is closed). The board advised that the applicant will need to find a solution; possibly parking the trucks in the building with an order control system (which will be required). They also requested the applicant be present at the next meeting to help address the issue/complaints.

- **Conclusion:** The board feels the project is far enough along to be refer to the County, to schedule a public hearing, and to declare themselves as lead agency (wait for revised site plan to be submitted before send the 239 referral).

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

A motion to refer this project to the County for a 239 review was made by Christina Cellini and second by Drew Taylor.
All in favor, 0 opposed.

A motion to schedule a public hearing on December 9, 2026 was made b Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

DISCUSSION ITEMS:

BLUESTONE ESTATES
268 Cold 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.

Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/blue-stone-estates-29-1-261-p-2024-013/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=baea7eb9-9190-459b-9044-0b5c6c5c2ab2&projectDataId=09e5ed21-f649-4038-9e86-aa23f7418efb

Discussion items:

- Applicant seeking conditional site plan approval (both a NEG DEC and approval resolution have been provided). A response to the town planner's 8/4/26 memo has been submitted as well as a rec fee determination letter (outlining all proposed on-site recreation; including the old rail road bed at the rear of the property).
- SWPP and site plan are still under review by the town engineer. Board would like to see that finished up before issuing any approvals.
- Applicant advised that they cannot get their SPDES permit until SEQR determination has been made.
- The board is okay with setting parkland recreation fees at the reduced rate of $1,250 per unit (107 x $1,250.00 = $133,750.00) due to significant proposed on-site amenities (pools, clubhouse, sports courts, trails, etc.).
- **Conclusion:** The board is not comfortable issuing conditional approval at this time; however, they

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are comfortable issuing SEQRA determination (Negative Declaration incorporating Part 3 mitigation measures). Applicant to return once town engineer has completed his review.

A motion to set parkland recreation fees in the amount of $133,750.00 was made by Christina Cellini and second by Drew Taylor.
All in favor, 0 opposed

A motion for NEG NEC was made by Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed

EVERGREEN HILLS ESTATES LLC
402 Harris Road, Monticello, NY
S/B/L: 8.-1-2
Avi Pomerantz, Property Owner
Tim Bailey, Project Engineer

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

Review comments submitted in preparation for this meeting:

Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/evergreen-hills-estates-llc/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=3c2241ee-6115-42a5-8142-298d3e989296&projectDataId=68981005-6c33-40ea-a783-41ad76377610

Discussion Items:

- Revised site plan (full set) has been submitted; total of 44 units (21 duplexes, 2 single units; under 2 units/acre). Main entrance shifted ~100 feet for a 400-foot sight distance. Emergency access (second entrance) and fire truck turning paths/radiuses added. Granding plans and unit orientation provided.
- The Board requested the updated site plan be submitted to the Monticello Fire Department for their review/approval.
- The DEC took jurisdiction over the lower wetlands.
- Approved test wells were drilled; two were productive wells (will proceed with testing) and one well failed (will be abandoned).
- Town engineer is working on the sewer district extension and Cold Spring capacity calculations; preliminary plans have been submitted to the Town Board.
- **Conclusion:** Proceed with well testing and engineer reviews (including addressing the outstanding town engineer comments).

PRESTIGE ESTATES BUNGALOW COLONY
220 Cold Spring Road, Monticello, NY
S/B/L: 29.-1-22.1, et al
Ken Ellsworth, Project Engineer
Bernie Weiser, Property Owner

This project is in front of the board tonight for an update and to review recreation fees.

Review comments submitted in preparation for this meeting:

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Town Engineer: 10.28.26 MHE Tech Review Comments - https://thompsonny.municollab.com/planning-board/projects/prestige-est-bungalow-colony-29-1-221-p-2021-028/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=00ccfa22-f840-49f2-a724-6eab50d00077&projectDataId=98e44252-47f9-4168-be27-ffa6e109e239

Discussion items:

- Town engineer is working on finalizing review of the site plan, the SWPP, and district extensions (water & sewer). On-site infrastructure design has been completed. Cost estimates for bonding and infrastructure are being prepared.
- EAF parts 2 & 3 have been submitted by the town planner for review; some of part 2 has already been addressed.
- The applicant proposed recreation fee reductions based on extensive amenities (4 pools, 2 clubhouses, paddle/basketball courts, playgrounds). This project also has the old rail road bed at the rear of the property that could possibly be dedicated to the County as part of the "rails-to-trails" program. The board advised having the proposed recreation outlined in writing is helpful.
- Developer's Agreement and Approval Resolution still needed to be submitted for review.
- Project is far enough along to move forward with a NEG DEC determination.
- **Conclusion**: Applicant to submit draft Developer's Agreement and Approval Resolution, for the Town's review, as well as a rec fee determination letter. All items in the EAF part 2 need to be addressed.

SIKORA – LOT IMPROVEMENT
Starlight Drive, Monticello, NY
S/B/L: 56.-1-4.13, et al
Piotr Sikora, Property Owner

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

Discussion items:

- Applicant presented a revised four-lot layout featuring soil test pits, two-foot contours, wastewater design, and separate driveways (requiring culvert coordination with the highway department).
- DOH confirmed the outdated water classification will not hinder lot mergers or decommissioning if accurate. Instructions for well abandonment under DEC guidelines were outlined.
- Applicant attempted to email in the short form EAF, but it was returned (something wrong with the email address); is being resubmitted. Once EAF received/reviewed, SEQR determination can be made; project heading towards a NEG DEC.
- **Conclusion:** Updated plans showing physical remnants near the abandoned well; title and representative arrangements to be addressed for upcoming meetings (as owner/applicant will be out of the country).

Additional Board Discussion:

Rock Hill Fire District Firehouse Additions

- The district plans to submit an unlisted action application for firehouse additions, intending to conduct its own SEQR review and circulate lead agency notice. Kevin will coordinate with the district; no board objections to lead agency were raised.

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A motion to close the meeting at 8:26 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

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