

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
September 23, 2026

IN ATTENDANCE: Kathleen Lara, Chairman
Michael Hoyt
Kristin Boyd
Shoshana Mitchell, Alternate

Steve Vegliante, Consulting Attorney
Kevin Schwenzfeier, Consulting Planner
Matt Sickler, Consulting Engineer
Jim Carnell, Building, Planning, & Zoning
Laura Eppers, Secretary

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

A motion to approve the September 9, 2026 meeting minutes was made by Kristin Boyd and second by Shoshana Mitchell.

All in favor, 0 opposed

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

ACTION ITEMS:

PRESTIGE EST. BUNGALOW COLONY

220 Cold Spring Road, Monticello, NY
S/B/L: 29.-1-22.1, et al
Adrian Velasco, Project Engineer
Bernie Weiser, Property Owner

This project is in front of the board tonight to close their public hearing and continue with site plan review.

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

Consulting Engineer: 9.22.26 MHE 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=f547c34a-ea74-4e7c-bc4d-0a3bb41287ac>

Key items discussed:

- **Plan Submission and Review:** An updated plan was submitted on September 22, 2026, to correct which structures were shown as removed on an acquired parcel. All existing structures on the parcels are to be removed. A landscaping plan was submitted for review.
- **Water & Sewer:** A work session with Mike Messenger, Town's Water & Sewer Superintendent, was suggested for the water and sewer layout.
- **Public Hearing:** Applicant has submitted written response to all public comment received. County Planning has completed their review of the 239 referral.
- **SEQRA:** Consulting Planner provided the part 2 EAF for review and will any outstanding SEQRA items.
- **Conclusion:** Schedule another work session to go over water/sewer. No reason to continue to keep the public hearing open.

A motion to close the public hearing was made by Shoshana Mitchell and second by Kristin Boyd.
All in favor, 0 opposed.

LENNY WHEAT – 10 LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY
S/B/L: 48.-1-22.31
Adrian Velasco, Project Engineer

Kathleen Lara was recused; Michael Hoyt as acting chairman.

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

Review comments submitted in preparation for this meeting:

Consulting Engineer: 9.21.26 MHE Review Comments: <https://thompsonny.municollab.com/planning-board/projects/wheat-lenny-13-lot-subdivision-48-1-2231-p-2024-004/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=ee78ede2-ea75-4f7c-b766-e22565aafd94&projectId=917190db-477e-4b49-9fa1-11fe0ee30242>

Key items discussed:

Well Location: A well location plan, for a test well on lot four, was sent to the DOH (Department of Health), who approved it with minor changes. Only one well required at this time, as project is not proposing a public water supply; each lot will have its own well.

Bonds: A bond in the amount of \$2,500.00, per well, must be established prior to any drilling (to ensure the well(s) can be properly abandoned if need be). Minimal clearing will be required to access the proposed location, so no restoration bond required.

Plan Comments: Some notes on the plan still reference 13 lots, instead of the revised, reduced 10 lots; need to be corrected.

A motion to approve the drilling of one test well, subject to bond being established, was made by Kristin Boyd and second by Shoshana Mitchell.
All in favor, 0 opposed

OUELLETTE – LOT COMBINATION

78 Middletown Point Road, Rock Hill, NY
S/B/L: 38.-4-3.1 & 38.-4-3.2
John Piazza, Contractor

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

Property owner is seeking a lot consolidation to merge a small, 8 to 10-foot-wide lot with a larger adjacent lot, which requires planning board approval as the lots were part of a previously approved subdivision. Property owner has also made an application to the ZBA for some setback issues; noted that combining the lots will increase setbacks, reducing impact for the ZBA request.

Board agreed the request is simple and straight forward.

A motion to approve the lot combination was made by Kristin Boyd and second by Michael Hoyt.
All in favor, 0 opposed.

ACTION ITEMS:

MONTICELLO MOTOR CLUB – MASTER PLAN

67 Cantrell Road, Monticello, NY

S/B/L: 49.-1-1.1, et al

Barbara Garigliano, Project Attorney

Usman Chaudhry, Project Engineer

Edmund Kirby, Project Engineer

Matt Sickler, Kevin Schwenzfeier, and Jim Carnell were recused; Glenn Smith as consulting engineer and David Gilmour as consulting planner.

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

Key items discussed:

- **Housekeeping and Records:** The applicant requested minutes reflect that a Type I SEQRA action and the Planning Board as lead agency were discussed on January 14, 2026. Parcel 29.-1-36.2 (owned by Jefferson Pride) was confirmed as not part of the project, while Parcel 49.-1-23.2 (owned by Monticello Fire Department) is included as it is within the sewer district.
- **Submission Updates and Plan Adjustments:** The applicant submitted extensive responses to the town planner's comments (link to said comments and response letter provided below), including an expanded Part 2 Environmental Assessment Form (EAF). Plan changes include removing the "lofts" and the "carting" buildings (as they have already been constructed), redefining the management housing to a single-family house, rotating the corporate event building, adjusting the second track area to stay within parcel boundaries, and showing two lot line modifications.
- **Zoning and Lot Line Changes:** A proposal was discussed to revert approximately 12 acres of a formerly rezoned parcel back to HC-2 to accommodate a track realignment while preserving area for employee housing. This is an early-stage discussion, with a formal application to the Town Board to come later. With the lot line changes, everything will comply with zoning regulations.
- **Bulk Compliance and Road Length:** The applicant aims to comply with bulk standards to avoid setback variances. A potential ZBA issue was identified for an internal road (for the proposed row housing buildings) that exceeds the code's length limit (approx. 2,000 feet vs. 1,300 feet code). Fire department input will be sought.
- **Wastewater Strategy:** The applicant prefers a central wastewater treatment plant, acknowledging temporary septic systems may be needed if units are built first, and expressed this is top priority for them. The plant is designed to be modular and scalable.
- **Planner Review (Laberge Group):** The planner needs more time to review the applicant's response and requires a complete EAF to circulate for lead agency status. The planner requested a comprehensive master development plan within the EAF covering phasing, zoning rationale, concept plans for stormwater and grading, road specifications, architectural information, lighting, landscaping, and detailed wastewater capacity/phasing plans. The planner will deliver a memo in about three weeks and noted an Environmental Impact Statement (EIS) might be warranted.
- **Conclusion:** Project to return to the Board to proceed with SEQRA once all EAF review comments have been addressed and reviewed/approved by the consulting planner. May go to another work session first if the applicant and/or town consultants feel necessary.

Document links:

Leberge Group 1st EAF review letter - <https://thompsonny.municollab.com/planning-board/projects/monticello-motor-club-master-plan-49-1-11-p-2024-014/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=c9e07577-c83e-4f2c-a97e-2a280438a834&projectDataId=f693f9c1-8ba5-42a9-84cf-a2c3c8c54e01>

Leberge Group 2nd review letter - <https://thompsonny.municollab.com/planning-board/projects/monticello-motor-club-master-plan-49-1-11-p-2024-014/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=c9e07577-c83e-4f2c-a97e-2a280438a834&projectDataId=f6169af1-95f9-40c2-8296-6cf7d9de23fe>

PWGC response document (responding to both above review letters) - <https://thompsonny.municollab.com/planning-board/projects/monticello-motor-club-master-plan-49-1-11-p-2024-014/site-plan-subdivision-application/review/technical-review#fileModal=true&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=c9e07577-c83e-4f2c-a97e-2a280438a834&projectDataId=881b3048-caec-479e-bc21-3fe7d5ef6321>

ADELAAR TOWNHOUSE DEVELOPMENT

Resorts World Drive, Monticello, NY

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

Mike Watkins, Project Developer

Justin Seeney, Project Engineer

George Duke, Project Attorney

This project is in front of the board tonight for continued review and to request the board to designate lead agency.

Key items discussed:

- **Plan Updates:** The team presented updated plans with fire department concessions (cul-de-sacs), hydrant bump-outs, and pedestrian paths. Recreational amenities include a clubhouse, pool, and tennis courts. A memo was requested to clarify master plan consistency and bulk table allocations (as it was previously determined that the proposed use was not in compliance with the CDP zoning and applicant is now stating it is). It was noted that the master association (presumably EPR) must be a co-applicant, which is being addressed.
- **Environmental Review:** A wetland delineation was completed, showing only minor buffer disturbances, not direct wetland impacts. The project assumes DEC jurisdiction and compliance with new general permit thresholds. An archaeological survey/dig is also planned.
- **Amenities:** The board inquired about hiking/outdoor amenities. The applicant noted the current site is tight but signaled future discussions for additional amenities on other parcels.
- **Conclusion:** Board feels that the site plan is far enough along at this time to be circulated to involved/interested agencies. Applicant to circulate the notice of intent.

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

JACOB LERNER – OVERSIZED GARAGE

103 Starlight Road, Monticello, NY

S/B/L: 57.-1-3

Jacob Lerner, Property Owner
Glenn Smith, Project Engineer

This project is in front of the board tonight to request approval to construct and oversized garage and to waive any related zoning requirements.

Board expressed that they do not have any issues with the request as the placement of the garage is such that it will not be visible from the road or the lake side.

A motion to approve the over-sized garage and to waive all related zoning requirements was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

GARDEN HILL ESTATES – UNIT 34

50 Strong Road, Monticello, NY

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

Joel Kohn, Project Representative

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

Project representative explained that the unit owner is seeking to add a second story and an 8-foot addition to the existing unit. Additions will not increase the bedroom count; keeping the same number of bedrooms.

Board feels this colony/the unit owners are good neighbors and seem to abide by the rules and therefore have no issues with the request being made.

A motion to approve the minor site plan modification was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed

BLUE STONE 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 to provide an update; no approvals being sought.

Key items discussed:

- **Technical Review** - Responses to the hydrogeologist's comments have been made but await review. A response to the traffic engineer is pending a truck turning analysis.
- **Third Party Review** – DEC cannot grant their approval until a negative declaration (NEG DEC) has been issued. Applicant to prepare the NEG DEC resolution to be presented at their next meeting.
- **Parkland Fees** - The topic of parkland will be discussed at the next meeting.
- **Environmental Concerns** - Consulting planner provided EAF parts 2 & 3 for board and applicant review. Key concerns flagged include; mountaintop clearing, massive removals, potential slope erosion, and a lack of buffers. Project representative noted the project center will be untouched and a significant buffer is planned from Cold Spring Road. Further discussion, between the consulting planner and the project representative, to be had.
- **Sewer** - The project will use a package plant for sewer, as connecting to the town/village system is not feasible. Board declared lead agency prior to the package plant moratorium being enacted, so

project may proceed.

Due to extenuating circumstances, the board allowed Moshe Attie to participate via Zoom for tonight's meeting.

42 KITZ ROAD – ELECTRIC CHARGERS

42 Kitz Road, Monticello, NY

S/B/L: 17.-1-47.3

Moshe Attie, Project Representative (via Zoom)

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

Key items discussed:

- **Proposal** – Seeking to install EV (level 2) chargers, as part of a government funded program. Chargers will not take away from existing parking stalls, but do have to be made available for public use to be in compliance with the grant.
- **Handicap Accessibility** – Board concerned that the charges may impede handicap parking signage; requested signage remain visible. Installations are subject to building department review to ensure code compliance, particularly regarding handicap accessibility.
- **Site Appearance** - Site is currently “messy” and needs to be cleaned up; with pictures being provided to show compliance.

A motion to approve the minor site plan modification, subject to the site being cleaned up and handicap parking requirements being maintained, was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

49 KITZ ROAD – ELECTRIC CHARGERS

49 Kitz Road, Monticello, NY

S/B/L: 17.-1-47.2

Moshe Attie, Project Representative (via Zoom)

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

Key items discussed:

- **Proposal** – Seeking to install EV (level 2) chargers, as part of a government funded program. Existing parking stalls are used by employees (as business does not require customers to be on-site), but chargers have to be made available for public use to be in compliance with the grant.
- **Handicap Accessibility** – Board concerned that the charges may impede handicap parking signage; requested signage remain visible. Installations are subject to building department review to ensure code compliance, particularly regarding handicap accessibility.

A motion to approve the minor site plan modification, subject to handicap parking requirements being maintained, was made by Shoshana Mitchell and second by Michael Hoyt.

All in favor, 0 opposed

Additional Board Discussion:

- **Moratorium on Package Plants:** The town board adopted a six-month moratorium on package plants. The planning board must generate a list of projects that are exempt because they have already passed the lead agency determination stage.
- **Defining "Stale" Applications:** The board discussed the need for guidance on when an inactive application becomes "stale" and must restart the review process, which would impact exemption from the new moratorium.

A motion to go into executive session at 8:20 p.m. (with no further action or discussion to be taken or had after) was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to come out of the executive session at 8:36 p.m. was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to close the meeting at 8:26 p.m. was made by Kristin Boyd and second by Shoshana Mitchell.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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