

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
September 9, 2026

IN ATTENDANCE:	Kathleen Lara, Chairman	Steve Vegliante, Consulting Attorney
	Michael Hoyt	Kevin Schwenzfeier, Consulting Planner (Via Zoom)
	Arthur Knapp	Matt Sickler, Consulting Engineer
	Christina Cellini	Jim Carnell, Building, Planning, & Zoning
	Kristin Boyd	Laura Eppers, Secretary
	Drew Taylor, Alternate	
	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 August 26, 2026 meeting minutes was made by Christina Cellini and second by Kristin Boyd.
All in favor, 0 opposed

ACTION ITEMS:

SILVERCREST TOWNHOMES

92 Fairgrounds Road, Monticello, NY
S/B/L: 29.-1-13
Joe Brunning, Project Engineer

This project is in front of the board tonight for site plan and special use permit approval.

Key items discussed:

- **Developer's Agreement:** Developer's Agreement was drafted. Additional condition to be added: project is subject to reasonable requests from the Building Department and the town engineer.
- **Park Fees:** Fees are intended for town-wide benefit; Planning Board discretion to reduce applies only with significant on-site recreational options. A simple playground was deemed insufficient for a reduction. Parkland fee set at \$2,500 per residential unit for 41 units, totaling \$102,500 (Town Code Section 250-83). Fees must be paid before any permits are issued. The developer may return to request a park fee reduction, but fees were determined tonight as to not delay building permits.
- **SWPP:** Almost complete. Once finalized, town engineer will review and approve.
- **Water/Sewer:** Town engineer advised that project is on track with the required district expansions and connections.
- **SEQRA:** EAF parts 2 & 3 were previously prepared for the board's review. Town Planner prepared a NEG DEC resolution in preparation for declaration of significance.

No further discussion.

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

A motion to establish park fees in the amount of \$102,500.00 was made by Michael Hoyt and second by

Arthur Knapp.
All in favor, 0 opposed

A motion to conditionally approve the site plan, subject to final approval of the Approval Resolution and all conditions listed, and the special use permit, subject to the applicant returning in 1-year for an update, was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

SACKETT LAKE LP

State Route 42 & Sackett Lake Road, Monticello, NY

S/B/L: 28.-1-31

Joel Kohn, Project Representative

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

Project representative advised that the project received Town Board approval of the Developer's Agreement a few weeks ago, but are still awaiting third party approvals; active coordination with the town engineer is ongoing.

No further discussion.

A motion to approve the 6-month extension, with new expiration date of March 12, 2027, was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

THOMPSON HILLS

State Route 17, Monticello, NY

S/B/L: 13.-1-52, et al

Applicant requested to be rescheduled for the September 23, 2026 meeting.

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 request a 239 referral and public hearing.

Key items discussed:

- **SWPP:** The board previously advised that a more completed, substantial SWPP needed to be submitted prior to moving forward as requested. Applicant has decided to go with an underground septic system; more substantial plan provided. Town Engineer to fully review and submit comments.
- **Minor Addition:** Unit 18 seeking to add a small addition; less than 200 sq. ft., which is permitted without planning board approval. However, as there is active planning board review on the over-all site, project representative asked for the boards blessing; blessing granted.
- **Emergency Access:** Emergency access concern addressed by proposing to paint no-parking stripes, in addition to the no-parking signs.

No further discussion.

A motion to refer this project to the county for a 239 review was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed

A motion to schedule a public hearing on October 14, 2026 was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

ACTION ITEMS:

237 GLEN WILD - GLAMPING

237 Glen Wild Road, Rock Hill, NY

S/B/L: 25-1-18.1

Moshe Attie, Project Representative

David Levine, Property Owner

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

Review comments submitted in preparation for this meeting:

Town Engineer: 9.9.26 MHE Tech Review Comments - <https://thompsonny.municollab.com/planning-board/projects/237-glen-wild-glamping/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=5cd3f561-8f36-4a77-bc6e-f60c1227e47d&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=8cb79711-3ccd-4bea-85fd-2ccc797e324a>

Town Planner: 9.8.26 Site Plan Memo - <https://thompsonny.municollab.com/planning-board/projects/237-glen-wild-glamping/site-plan-subdivision-application/review/technical-review#fileModal=true&projectDataId=4a8296af-0b10-4514-8960-e9eb4b526b79&parentElementId=1eeae766-2af1-4d67-989d-af1fb2e019fe&parentItemId=9a519c39-94f0-47a7-9cbc-86b5f3103cb7>

Key items discussed:

- **Progress:** Not much progress in the past few months, with the exception of receiving DOH approval for the well location.
- **Unsafe Building:** A collapsed rear building (barn) is unsafe and must be cleaned up. Demolition permit is required and must be obtained and building removed by October 14, 2026.
- **Wells:** Applicant seeking to drill a test well (in the location approved by the DOH). Minimum of 2 wells are required; applicant to add second well location to the site plan (to be reviewed/approved by the town engineer). Bond to be established (at \$2,500.00 per well) and a building permit obtained prior to drilling.

No further discussion.

A motion to approve the drilling of 2 test wells, subject to town engineer's approval of the second well location, bond being established, and the unsafe building being demolished, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

A motion to close the agenda portion of the meeting at 7:24 p.m. was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

A motion to open the training session at 7:24 p.m. was made by Christina Cellini and second by Kristin Boyd.

All in favor, 0 opposed

Software (MuniCollab) Training:

Items discussed:

- Updates made
- Recommended updates
- Future procedures
- Board member settings

A motion to close the training session at 8:07 p.m. was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

A motion to re-open the agenda portion of the meeting at 8:07 p.m., to take action on the Winston Estates project, was made by Kristin Boyd 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

At the August 26, 2026 meeting, the public hearing for the project was adjourned, for written comment only, until this meeting (September 9, 2026).

Written comment received:

Marc N Siegel – <https://thompsonny.municollab.com/planning-board/projects/camelot-woods-phase-3-59-1-21-et-al-p-2025-012/site-plan-subdivision-application/review/public-hearing?fileView=redacted#fileModal=true&projectDataId=32d11466-2dbe-4905-ab03-f3535f3c582b>

Harvey J Lippman - <https://thompsonny.municollab.com/planning-board/projects/camelot-woods-phase-3-59-1-21-et-al-p-2025-012/site-plan-subdivision-application/review/public-hearing?fileView=redacted#fileModal=true&projectDataId=0b53653a-5829-4626-bc98-51b9c3efcef3>

Steven Mogel (HOA Attorney) - <https://thompsonny.municollab.com/planning-board/projects/camelot-woods-phase-3-59-1-21-et-al-p-2025-012/site-plan-subdivision-application/review/public-hearing#fileModal=true&projectDataId=8c011c04-4340-4419-baca-4398206f6d61>

A motion to close the public hearing was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

A motion to close the meeting at 8:09 p.m. was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

Planning Board

September 9, 2026

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

