

PLANNING BOARD

Kathleen Lara, Chair

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini

Shoshana Mitchell (alternate)

Drew Taylor (alternate)



TOWN STAFF & CONSULTANTS

James Carnell (Department Head)

Steven Vegliante (Attorney)

Matt Sickler, PE (Engineer)

Laura Eppers (Secretary)

Helen Budrock (Planner)

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | Fax: (845) 794-8600

E-mail: Planning@thompsonny.gov

PLANNING BOARD MEETING AGENDA

December 10, 2025 at 7:00 p.m.

ACTION ITEM:

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road, Monticello, NY• Zoning: CI, HC-2 & RR-1• S/B/L: 24.-1-31.2, et al: *Adopt Final DEIS Scoping Document.*

COWARD – LOT COMBO

42 Manchester Road, Rock Hill, NY• Zoning: SR• S/B/L: 52.H-5-10 & 11: *Lot Combination.*

PARDESS BUNGALOW COLONY

236 Old Liberty Road, Monticello, NY• Zoning: RR-1• S/B/L: 13.-1-50: *Continued Review & 239 Referral.*

BLUE STONE ESTATES

268 Cold Spring Road, Monticello, NY• Zoning: RR-1• S/B/L: 29.-1-26.1: *Review of EAF Parts 2 & 3.*

OLD LIBERTY ESTATES

766 Old Liberty Road, Monticello, NY• Zoning: RR-1 & SR• S/B/L: 5.-1-15.1: *Continued Review & Declare Lead Agency.*

DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):

CONCORD FAIRWAYS

Concord Road, Monticello, NY• Zoning: SR• S/B/L: 9-1-36: *Update/Continued Review.*

KRASNA

203 Anawana Lake Road, Monticello, NY• Zoning: HC-1 & HC-2• S/B/L: 35.-1-7.1: *Continued Review.*

TARA ACRES

968 Old Liberty Road, Monticello, NY• Zoning: SR• S/B/L: 2.-1-29: *Continued Review.*

HAMASPIK MODIFICATION – PREP KITCHEN & TEMPORARY TENT

283 Rock Hill Drive, Rock Hill, NY• Zoning: HC-1 & HC-2• S/B/L: 35.-1-7.1: *Site Plan Modification.*

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY• Zoning: SR• S/B/L: 53.-1-1.1: *Continued Review.*

LENNY WHEAT – 13 LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY• Zoning: SR• S/B/L: 48.-1-22.31: *Continued Review.*

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY• Zoning: RR-1• S/B/L: 7.-1-44.4, et al: *Site Plan Modification.*

ROSEWOOD PROJECT – TOWN & VILLAGE

Southwoods Drive & Bridgeville Road, Monticello, NY• Zoning: SR, HC-2 & EBG• S/B/L: 31.-1-35.1, et al: *Initial Review.*

214 HAMILTON ROAD

214 Hamilton Road, Monticello, NY• Zoning: SR• S/B/L: 28.-1-5.1: *Initial Review.*

AERO STAR PETROLEUM – ROCK HILL MOBIL STATION

37 Katrina Falls Road, Rock Hill, NY• Zoning: HC-1• S/B/L: 51.-2-40: *Site Plan Modification.*

AERO STAR PETROLEUM – ROUTE 42 MOBIL STATION

4375 State Route 42, Monticello, NY• Zoning: HC-2• S/B/L: 13.-2-3.3: *Site Plan Modification.*

PLEASE TAKE NOTICE, that this Planning Board meeting will be held in person. As a courtesy, the public may view the meeting via videoconferencing, through Zoom, as permitted by the NYS Open Meetings Law. As the official meeting will be held in person, **no public participation** will be permitted through teleconferencing. Regarding any Public Hearings listed on the agenda, the public may submit written comments by regular mail, e-mail or in person until 4:30PM on the date of the hearing at 4052 Route 42, Monticello, NY 12701. Emails should be sent to planning@thompsonny.gov. The Planning Board shall reserve the right to extend the deadline for acceptance of comments at their sole discretion. Nothing in the foregoing shall prohibit the Planning Board from utilizing videoconferencing for participation from consultants, professionals and applicants as specifically authorized by the Planning Board.

PLEASE ALSO TAKE FURTHER NOTICE, that absent a special notice otherwise, the official meeting of the Town of Thompson Planning Board is the **in-person meeting** conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite to view the meeting is offered as a courtesy and convenience to residents, and applicants. It is subject to technical and broadband limitations and If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting at the Town Hall shall continue without interruption.

The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/86100516932> Meeting ID: 861 0051 6932 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

“This institution is an equal opportunity provider and employer.”