

PLANNING BOARD

Kathleen Lara, Chair

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Christina Cellini

Shoshana Mitchell (alternate)

Drew Taylor (alternate)



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PLANNING BOARD MEETING AGENDA

April 22, 2026 at 7:00 p.m.

PUBLIC HEARING:

[BROOKVIEW PARTNERS](#)

447 Old Route 17, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 7.-1-41: *Site Plan Review – Continued Public Hearing.*

[EVERGREEN HILLS ESTATES](#)

402 Harris Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 8.-1-2.2: *Site Plan Review.*

ACTION ITEM:

[PRESTIGE EST. BUNGALOW COLONY](#)

220 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 29.-1-22.1, et al: *Schedule Public Hearing & 239 Referral.*

[MONTICELLO GREENHOUSE SUBDIVISION](#)

217 East Broadway, Monticello, NY▪ Zoning: EBG▪ S/B/L: 23.-1-21.1: *Request for Minor Subdivision.*

[KINNEBROOK MHP](#)

Hamilton Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 18.-1-15: *Town Board Referral for a Recommendation.*

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

[WALMART – OPD EXPANSION](#)

41 Anawana Lake Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-1-34.1: *Request for Site Plan Modification.*

[KEREN HATORAH](#)

689 State Route 17B, Monticello, NY▪ Zoning: RR-1, RR-2 & HC-2▪ S/B/L: 17.-1-13: *Continued Discussion.*

[HIDDEN RIDGE – COMMUNITY BUILDING & POOL](#)

191 Hidden Ridge Drive, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 5.A-2-77: *Continued Discussion.*

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.

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