

PLANNING BOARD

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Shoshana Mitchell (alternate)

Drew Taylor (alternate)



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PLANNING BOARD MEETING AGENDA

February 25, 2026 at 7:00 p.m.

PUBLIC HEARING:

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.*

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 7.-1-41: *Site Plan Modification.*

237 GLEN WILD - GLAMPING

237 Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-18.1: *Site Plan.*

HIDDEN RIDGE – COMMUNITY BUILDING & POOL

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

ACTION ITEM:

LAKEVIEW ESTATES (PARKSIDE) – UNIT 57 ADDITION

133 Coral Drive, Monticello, NY▪ Zoning: SR▪ S/B/L: 8.-1-31.1: *Request for Site Plan Modification.*

JUMPSCHA MODIFICATION

410 State Route 17B, Monticello, NY▪ Zoning: SR▪ S/B/L: 12.-1-62.3: *Continued Discussion.*

ROSEWOOD PROJECT – TOWN & VILLAGE

Southwoods Drive & Bridgeville Road, Monticello, NY▪ Zoning: SR & HC-2▪ S/B/L: 31.-1-35.1, et al: *Request for Test Wells.*

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

PARDESS BUNGALOW COLONY

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

TARA ACRES

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

VALLEING (SEFARADY COLONY)

685 Old Liberty Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-10.2: *Site Plan Modification Review.*

EVERGREEN HILLS ESTATES LLC

402 Harris Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 8.-1-2: *Update/Continued Review.*

PRESTIGE ESTATES MODIFICATION

220 Cold Spring Road, Monticello, NY▪ Zoning: RR-2 & HC-2▪ S/B/L: 29.-1-22.1, et al: *Site Plan Modification Review.*

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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