

**PLANNING BOARD**

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Drew Taylor (alternate)



**TOWN STAFF & CONSULTANTS**

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**PLANNING BOARD MEETING AGENDA**

January 14, 2026 at 7:00 p.m.

***PUBLIC HEARING:***

BLUE STONE ESTATES

268 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 29.-1-26.1: *Site Plan Review.*

***ACTION ITEM:***

COWARD – LOT COMBO

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

OLD ROUTE 17 WAREHOUSE

1283 Old Route 17, Ferndale, NY▪ Zoning: CI▪ S/B/L: 1.-1-3.1: *Request for a 1-year Extension.*

WEISS REALTY

Kroeger Road, Bridgeville, NY▪ Zoning: CI ▪ S/B/L: 32.-2-8.1: *Request for 6-month Extension.*

218 HILLTOP

447 Old Route 17, Monticello, NY▪ Zoning: RR-2 ▪ S/B/L: 41.-1-24.1: *Request for 6-month Extension.*

BROOKVIEW PARTNERS

218 Hilltop Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 7.-1-44.4, et al: *Update & 239 Referral.*

MOONLIGHT COTTAGES – UNIT 57

58 Rubin Road, Monticello, NY▪ Zoning: RR-2 ▪ S/B/L: 43.-1-23.3: *Request for Minor 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: *239 Referral.*

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

AERO STAR PETROLEUM – ROCK HILL MOBIL STATION

37 Katrina Falls Road, Rock Hill, NY▪ Zoning: HC-1▪ S/B/L: 51.-2-40: *Update.*

EVERGREEN HILLS ESTATES LLC

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

MONTICELLO MOTOR CLUB MODIFICATION – MASTER PLAN

67 Cantrell Road, Monticello, NY▪ Zoning: HC-2 & RR-2▪ S/B/L: 49.-1-1.1, et al: *Review for Site Plan Modification.*

JUMPCA MODIFICATION

410 State Route 17B, Monticello, NY▪ Zoning: CI & RR-1▪ S/B/L: 12.-1-62.3: *Review for Site Plan Modification.*

PARDESS BUNGALOW COLONY

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

97 HILLTOP LLC

97 Hilltop Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 27.-1-16.2: *Site Plan Review.*

KRASNA

203 Anawana Lake Road, Monticello, NY▪ Zoning: SR ▪ S/B/L: 8.-1-41, et al: *Continued Discussion.*

HIDDEN RIDGE – COMMUNITY BUILDING & POOL

191 Hidden Ridge Drive, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 5.A-2-77: *Site Plan Review (PUD #3).*

38 DORA DRIVE

38 Dora Drive, Monticello, NY▪ Zoning: SR ▪ S/B/L: 28.-1-7.22, 7.13 & 7.15: *Site Plan Review & Lot Combination.*

**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](mailto: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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