

PLANNING BOARD

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Shoshana Mitchell (alternate)

Drew Taylor (alternate)



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PLANNING BOARD MEETING AGENDA

June 10, 2026 at 7:00 p.m.

ACTION ITEM:

CONCORD FAIRWAYS

Concord Road, Monticello, NY▪ Zoning: SR ▪ S/B/L: 9.-1-34.5: Request for 6-month Extension.

LOWENTHAL & WEISS – LOT LINE IMPROVEMENT

5 Three Friends Road, Monticello, NY • Zoning: RR-2• S/B/L:41.-1-2.11 & 41.-1-2.14: Request for *Lot Line Improvement*.

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, NY▪ Zoning: SR ▪ S/B/L: 53.-1-1.1: Request to Schedule a Scoping Session.

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

JUSTIN ESTATES

Old Sackett Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-31.2: *Review of Concept Plan.*

GREEN TREE CABINS

Holmes Road, Monticello, NY • Zoning: RR-1 • S/B/L: 7.-1-26.2.: *Review of Major Subdivision & Special Use Permit.*

MINSKY GLAMPING MODIFICATION

Swinging Bridge Estates Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 41.-1-2.6 & 2.13: *Review of Modified Site Plan.*

TARA ACRES

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

PARDESS BUNGALOW COLONY

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

MORNINGSIDE ACRES MODIFICATION

71 Rock Ridge Drive, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-37.4 & 38.10: *Request for Site Plan Modification and Lot Combination.*

GARDEN HILLS ESTATES – UNIT 4

50 Strong Road, Harris, NY▪ Zoning: RR-1▪ S/B/L: 1.-1-12: *Request for Site Plan Modification.*

COLD SPRING COTTAGES MODIFICATION

378 Cold Spring Road, Monticello, NY▪ Zoning: HC-2 & RR-2▪ S/B/L: 49.-1-8.1/0201: *Request for 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.

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