

PLANNING BOARD

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Michael Hoyt

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Kristin Boyd

Christina Cellini

Shoshana Mitchell (alternate)

Drew Taylor (alternate)



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PLANNING BOARD MEETING AGENDA

March 11, 2026 at 7:00 p.m.

PUBLIC HEARING:

KEREN HATORAH

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

ACTION ITEM:

FRASER RESORT

Fraser Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-8.2: *Request for 6-month extension.*

COUNTRYSIDE ACRES – UNIT 12

475 Old Liberty Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 8.-1-57: *Request for Minor Site Plan Modification.*

COLD SPRING COTTAGES - MODIFICATION

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

TREEHOUSE GARAGE

373 Gregory Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 56.-1-56.3: *Request for an Over-sized Garage.*

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

TORRES WAREHOUSE

Old Route 17, Harris, NY▪ Zoning: RR-2 & CI▪ S/B/L: 1.-1-37: *Initial Site Plan & Special Use Permit Review.*

DOLLAR GENERAL – ROOFTOP SOLAR

37 Glen Wild Road, NY▪ Zoning: HC-1▪ S/B/L: 32.-1-22: *Initial Site Plan & Special Use Permit 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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