

**PLANNING BOARD**

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Kristin Boyd

Christina Cellini

Shoshana Mitchell (alternate)

Drew Taylor (alternate)



**TOWN STAFF & CONSULTANTS**

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**PLANNING BOARD MEETING AGENDA**

**May 13, 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 – Continued Public Hearing.*

***ACTION ITEM:***

[CAMP SHALVA - EXPANSION](#)

624 Heiden Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 15.-1-33 & 35.31: *Update & Request to Drill Test Wells.*

[OLD LIBERTY ESTATES](#)

766 Old Liberty Road, Thompson, NY▪ Zoning: RR-1& SR ▪ S/B/L: 5.-1-15.1: *Request to Drill Test Wells.*

[VALLEING LLC \(SEFARADY COLONY\)](#)

685 Old Liberty Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 5.-1-10.2: *Request for 239 Referral and Public Hearing.*

[MONTICELLO GREENHOUSE SUBDIVISION](#)

217 East Broadway, Monticello, NY▪ Zoning: EBG ▪ S/B/L: 23.-1-21.1: *Request for 239 Referral and Public Hearing.*

[MACE GARAGE](#)

Sylvan Shore Road, Rock Hill, NY▪ Zoning: RR-1 ▪ S/B/L: 40.-8-11: *Request for an Over-Sized Garage.*

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

[STRONGTOWN STORAGE – PROPOANE TANKS](#)

1234-1240 Old Route 17, Ferndale, NY▪ Zoning: CI ▪ S/B/L: 1.-1-58.2: *Request for Site Plan Modification.*

[NORMAN GOLD – 25 SAW MILL](#)

68 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-2 ▪ S/B/L: 32.-2-38.1: *Update & Continued Review.*

[DILLON ROAD DEVELOPMENT – MAJOR SUBDIVISION](#)

Dillon Road, Monticello, NY▪ Zoning: SR ▪ S/B/L: 18.-1-63.11: *Update & Continued Review.*

***ADDITIONAL BOARD DISCUSSION:***

[ROSEWOOD PROJECT – TOWN & VILLAGE](#)

Southwoods Drive, Monticello, NY▪ Zoning: SR, HC-2 & RR-1 ▪ S/B/L: 31.-1-35.1, et al: *Scoping Session 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](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.

**“This institution is an equal opportunity provider and employer.”**