

PLANNING BOARD

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Shoshana Mitchell (alternate)

Drew Taylor (alternate)



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PLANNING BOARD MEETING AGENDA

May 27, 2026 at 6:30 p.m.

WORK SESSION:

ROSEWOOD PROJECT – TOWN & VILLAGE

Southwoods Dr & Bridgeville Rd, Monticello, NY▪ Zoning: SR, HC-2, RR-1 & EBG ▪ S/B/L: 31.-1-35.1, et al: *Draft Scoping Document Review.*

PUBLIC HEARING:

PRESTIGE EST. BUNGALOW COLONY

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

ACTION ITEM:

GREGORY ROAD - RADONCIC

266 Gregory Road, Monticello, NY▪ Zoning: RR-2 ▪ S/B/L: 56.-1-52.10 & 52.11: *Request for Lot Combo.*

FARSITE MODIFICATION – MULT ADDITIONS

736 State Route 17B, Monticello, NY▪ Zoning: RR-2 & HC-2 ▪ S/B/L: 11.-1-38.1: *Request for 1-year extension.*

LOT IMPROVEMENT LOWENTHAL & WEISS

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

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

BROOKVIEW PARTNERS

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

WALMART – OPD EXPANSION

41 Anawana Lake Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-1-34.1: *Request for Site Plan Modification.*

KEREN HATORAH

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

NOMA HILLS LLC

Old Route 17, Harris, NY ▪ Zoning: RR-1, SR, RR-2 ▪ S/B/L: 1.-1-24.1 & 1.-1-27.1: *Name Change & Revised Scope*

GREEN TREE CABINS

Holmes Road, Monticello, NY ▪ Zoning: RR-1 ▪ S/B/L: 7.-1-26.2: *Initial Site Plan*

ADELAAR

777 Resorts World Dr, Monticello, NY ▪ Zoning: PRD ▪ S/B/L: 23.-2-6, et al.: *Initial Site Plan*

EMPIRE ESTATES

Hamilton Rd, Monticello, NY ▪ Zoning: SR ▪ S/B/L: 28.-1-10.1, et. al.: *Initial Site Plan & Special Use Permit Review with NEW PUD*

CAMELOT WOODS - PHASE 3

Winston Dr., Monticello, NY ▪ Zoning: SR ▪ S/B/L: 59.-1-2.1. et. al.: *Initial Site Plan & Special Use Permit Review.*

CAMP YESHIVA SERDAHEL (LEFKOWITZ) – MASTER PLAN

117 Old Route 17, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 12.-1-46.1: *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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