

PLANNING BOARD**Kathleen Lara, Chair**

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**TOWN STAFF & CONSULTANTS**

James Carnell (Department Head)

Steven Vegliante (Attorney)

Matt Sickler, PE (Engineer)

Laura Eppers (Secretary)

Kevin Schwenzfeier (Planner)

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | Fax: (845) 794-8600

E-mail: Planning@thompsonny.gov**PLANNING BOARD MEETING AGENDA****August 12, 2026 at 7:00 p.m.*****PUBLIC HEARING:*****VALLEING LLC (SEFARADY COLONY)**685 Old Liberty Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 5.-1-10.2: *Public Hearing.****ACTION ITEM:*****NOB HILL – UNIT 4**58 Bayshore Lane, Monticello, NY▪ Zoning: SR ▪ S/B/L: 9.-1-51.2: *Request for ZBA Referral.***PARDESS BUNGALOW COLONY**236 Old Liberty Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 13.-1-50: *Request for 239 Referral & Public Hearing.***SOUTHWOODS MOBILE HOME PARK**Southwoods Drive, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 50.-1-57.4: *Request to Drill Test Wells.***MORNINGSIDE ACRES – UNIT 18**71 Rock Ridge Drive, Monticello, NY▪ Zoning: HC-2 ▪ S/B/L: 13.-3-37.4: *Request for Minor Modification.***THOMPSON SQUARE – POPEYE’S LOT LINE IMPROVEMENT**4058 State Route 42, Monticello, NY▪ Zoning: HC-2 ▪ S/B/L: 13.-3-40.3 & 40.6: *Request for Lot Line Improvement.****DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):*****ROBERT GREEN TRUCKS**Kroeger Road & Bridgeville Road, Monticello, NY▪ Zoning: CI ▪ S/B/L: 32.-2-6 & 8.3: *Continued Review.***BROOKVIEW PARTNERS**447 Old Route 17, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 7.-1-41: *Continued Review.***TARA ACRES**968 Old Liberty Road, Monticello, NY▪ Zoning: SR ▪ S/B/L: 2.-1-29: *Update.*

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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