

PLANNING BOARD

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PLANNING BOARD MEETING AGENDA

July 29, 2026

Meeting at 7:00 p.m.

ACTION ITEM:

JUSTIN ESTATES

Old Sackett Road, Rock Hill, NY • Zoning: SR • S/B/L: 52.-1-31.2: *Update/Request for Test Wells.*

THOMPSON'S OWN SOLAR

Downs Road, Monticello, NY • Zoning: RR-1 • S/B/L: 16.-1-30.2: *Request for Re-approval.*

WEISS REALTY

Kroeger Road, Monticello, NY • Zoning: CI • S/B/L: 32.-2-8.1: *Request for 6-month Extension.*

ADELAAR TOWNHOUSE DEVELOPMENT

Resorts World Drive, Monticello, NY • Zoning: PRD • S/B/L: 23.-2-6, et al: *Request to Declare Intent to Serve as Lead Agency.*

RE3 GROUP HOLDINGS – MINOR SUBDIVISION

Anawana Lake Road, Monticello, NY • Zoning: SR • S/B/L: 13.-1-2: *Request for Minor Subdivision.*

NICE GUYS GUNS

Lake Louise Marie Road, Rock Hill, NY • Zoning: HC-2 • S/B/L: 51.-2-14.1: *Request for Change of Use.*

CAMP YESHIVA SERAHEL (LEFKOWITZ) – MASTER PLAN

177 Old Route 17, Monticello, NY • Zoning: RR-1 • S/B/L: 12.-1-46.1: *Request for 6-month Extension.*

EMPIRE ESTATES

Hamilton Road, Monticello, NY • Zoning: SR • S/B/L: 28.-1-10.1, et al: *Request for Test Wells.*

WINSTON ESTATES (FKA CAMELOT WOODS)

Sackett Lake Road, Monticello, NY • Zoning: SR • S/B/L: 59.-1-2.1, et al: *Update/Request to Schedule a Public Hearing.*

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

100 SHR LLC MODIFICATION

100 Seymour Hirshman Road, Monticello, NY • Zoning: SR • S/B/L: 41.B-1-1.1: *Request for Minor Modification.*

DILLON ROAD DEVELOPMENT – MAJOR SUBDIVISION

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

CARNESI

589 State Route 17B, Monticello, NY • Zoning: HC-2 & RR-1 • S/B/L: 17.-1-22: *Site Plan Review.*

BLUE STONE ESTATES

268 Cold Spring Road, Monticello, NY • Zoning: RR-1 • S/B/L: 29.-1-26.1: *Update/Continued Review.*

SILBERTS RESORT – 22 UNITS

14 Bard Road, Monticello, NY • Zoning: HC-2 & SR • S/B/L: 13.-1-17.1 & 17.2: *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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