

PLANNING BOARD**Kathleen Lara, Chair**

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini

Shoshana Mitchell (alternate)

Drew Taylor (alternate)

**TOWN STAFF & CONSULTANTS**

James Carnell (Department Head)

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Matt Sickler, PE (Engineer)

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Kevin Schwenzfeier (Planner)

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E-mail: Planning@thompsonny.gov**PLANNING BOARD MEETING AGENDA****July 8, 2026****Work Session at 6:30 p.m.****Meeting at 7:00 p.m.*****WORK SESSION:*****ROSEWOOD PROJECT – TOWN & VILLAGE**

Southwoods Drive & Bridgeville Road, Monticello, NY▪ Zoning: SR, RR-1 & HC-2 ▪ S/B/L: 31.-1-35.1, et al: *Review of Draft Scoping Document for Comments.*

ACTION ITEM:**OLD ROUTE 17 WAREHOUSE**

1283 Old Route 17, Ferndale, NY▪ Zoning: CI ▪ S/B/L: 1.-1-3.1: *Request for 6-month Extension.*

218 HILLTOP

218 Hilltop Road, Monticello, NY▪ Zoning: RR2 ▪ S/B/L: 41.-1-24.1: *Request for 6-month Extension.*

STRONGTOWN STORAGE – PROPANE TANKS

1234-1240 Old Route 17, Ferndale, NY▪ Zoning: CI ▪ S/B/L: 1.-1-58.2: *Continued Review.*

DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):**NOMA HILLS (FKA EVERGREEN HEIGHTS)**

Old Route 17, Monticello, NY • Zoning: SR, RR-1 & RR-2 • S/B/L: 1.-1-24.1 & 27.1: *Zoning/Use Determination.*

EVERGREEN MEADOWS ACADEMY

291 Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-14 & 15.4: *Additional Review.*

VALLEING (SEFARADY COLONY)

685 Old Liberty Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-10.2: *Update/Continued Review.*

SILVERCREST TOWNHOMES

92 Fairgrounds Road, Monticello, NY▪ Zoning: SR & HC-2▪ S/B/L: 29.-1-13: *Update/Continued Review.*

THOMPSON HILLS

Old Liberty Road, Monticello, NY▪ Zoning: HC-2, SR & RR-1▪ S/B/L: 13.-1-52, et al: *Review of Concept Plan.*

GREEN TREE CABINS

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

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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