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)
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

November 18, 2026 at 7:00 p.m.

Meeting location: Rock Hill Fire Department

61 Glen Wild Road, Rock Hill, NY

ACTION ITEMS:

ADELAAR TOWNHOUSE DEVELOPMENT
Resorts World Drive, Monticello, NY▪ Zoning: PRD ▪ S/B/L: 23.-2-6, et al: *Request to Schedule a Public Hearing.*

WILSON – LOT LINE CHANGE
61 Serenity Lane, Monticello, NY▪ Zoning: HC-2 ▪ S/B/L: 49.-1-4.4, et al: *Request for Lot Line Change.*

CHABAD OF ROCK HILL
242 Old Sackett Road, Rock Hill, NY▪ Zoning: SR ▪ S/B/L: 52.-1-28 & 31.1: *Request for Lead Agency Determination and 239 Referral.*

HAMASPIK – HOTEL ADDITION
283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2 ▪ S/B/L: 35.-1-7.1: *Request for Lead Agency Determination, 239 Referral, and to Schedule a Public Hearing.*

NOB HILL – UNIT 4
58 Bayshore Lane, Kiamesha Lake, NY▪ Zoning: SR ▪ S/B/L: 9.-1-51.2: *Request for Minor Site Plan Modification.*

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

SIKORA – LOT IMPROVEMENT
Starlight Drive, Monticello, NY▪ Zoning: RR-2 ▪ S/B/L: 56.-1-4.13, et al: *Continued Review.*

PRESTIGE ESTATES BUNGALOW COLONY
220 Cold Spring Road, Monticello, NY▪ Zoning: RR-1 & RR-2 ▪ S/B/L: 29.-1-22.1, et al: *Continued Review.*

DEB-EL FOODS – FREEZER ADDITION MODIFICATION
64 Kutger Road, Monticello, NY, NY▪ Zoning: RR-2 ▪ S/B/L: 16.-1-12: *Request Site Plan Modification.*

CAMP MACHNE SHALVA – DEMO & REBUILD
17-64 Bowers Road, Rock Hill, NY, NY▪ Zoning: RR-1 & RR-2 ▪ S/B/L: 33.-1-1.1: *Request Site Plan Modification.*

BIRCHWOOD ESTATES - MIKVAH
Sackett Lake Road, Monticello, NY, NY▪ Zoning: RR-2 & SR ▪ S/B/L: 56.-1-46.1: *Request Site Plan Modification.*

CAMP KAYLIE AT KENNYBROOK
73 Camp Kennybrook Road, Monticello, NY, NY▪ Zoning: RR-2 ▪ S/B/L: 27.-1-10: *Request Site Plan Modification.*

BLUE STONE ESTATES
268 Cold Spring Road, Monticello, NY, NY▪ Zoning: RR-1 ▪ S/B/L: 29.-1-26.1: *Continued Review.*

LAND ROVER
State Route 17B, Monticello, NY, NY▪ Zoning: CI ▪ S/B/L: 12.-1-60.1 & 62.2: *Continued Review.*

ROYAL BUNGALOW COLONY – UNIT 51
75 Dillon Road, Monticello, NY, NY▪ Zoning: SR ▪ S/B/L: 18.-1-55.2: *Request 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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