**PLANNING BOARD**
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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)

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# PLANNING BOARD MEETING AGENDA

## October 28, 2026 at 7:00 p.m.

***ACTION ITEMS:***

PARDESS BUNGALOW COLONY
236 Old Liberty Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 13.-1-50: *Close Public Hearing.*

TARA ACRES
968 Old Liberty Road, Monticello, NY▪ Zoning: SR ▪ S/B/L: 2.-1-29: *Request Approval Condition Extension.*

KEREN HATORAH
689 State Route 17B, Monticello, NY▪ Zoning: RR-1, RR-2 & HC-2 ▪ S/B/L: 17.-1-13: *Finalize SEQR.*

HOLLYWOOD COUNTRY CLUB – UNIT 5
215 Cold Spring Road, Monticello, NY▪ Zoning: HC-2 ▪ S/B/L: 29.-2-26: *Request Minor Site Plan Modification.*

SUNSHINE ESTATES – UNITS 9 & 10
221 Ranch Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 16.-1-14.1: *Request Minor Site Plan Modification.*

MOONLIGHT COTTAGES – UNITS 1, 9, 10 & 34
58 Rubin Road, Monticello, NY▪ Zoning: RR-2 ▪ S/B/L: 43.-1-23.3: *Request Minor Site Plan Modification.*

THOMPSON LIVING
Kaufman Road, Monticello, NY▪ Zoning: HC-2 ▪ S/B/L: 12.-1-5.6: *Request to Drill Test Wells.*

WINSTON ESTATES (FKA CAMELOT WOODS)
Sackett Lake Road, Monticello, NY▪ Zoning: SR ▪ S/B/L: 59.-1-2.1, et al: *Request to Drill Test Wells.*

F2 DIESEL (FKA KUPFERMAN HOLDING)
State Route 17B, Monticello, NY▪ Zoning: RR-1 & HC-2 ▪ S/B/L: 11.-1-24.3: *239 Referral & Schedule Public Hearing.*

TORRES WAREHOUSE
Old Route 17, Harris, NY▪ Zoning: RR-1 & CI ▪ S/B/L: 1.-1-37: *Declare Lead Agency, 239 Referral & Schedule Public Hearing.*

AVON PARK (ROCK HILL TOWN CENTER)
Rock Hill Drive & Glen Wild Road, Rock Hill, NY▪ Zoning: SR, RR-1 & HC-2 ▪ S/B/L: 32.-1-10, et al: *Request Approval Extension.*

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

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

EVERGREEN HILLS ESTATES LLC
402 Harris Road, Monticello, NY▪ Zoning: RR-1 ▪ S/B/L: 8.-1-2: *Update & Continued Review.*

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

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

**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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