

PLANNING BOARD

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Michael Hoyt

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Shoshana Mitchell (alternate)

Drew Taylor (alternate)



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James Carnell (Department Head)

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PLANNING BOARD MEETING AGENDA

September 23, 2026 at 7:00 p.m.

ACTION ITEMS:

PRESTIGE EST. BUNGALOW COLONY

220 Cold Spring Road, Monticello, NY ▪ Zoning: RR-1 & RR-2 ▪ S/B/L: 29.-1-22.1, et al: *Close Public Hearing and Continued Review.*

LENNY WHEAT – 10-LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY ▪ Zoning: SR ▪ S/B/L: 48.-1-22.31: *Request to Drill Test Wells.*

QUELETTE – LOT COMBINATION

78 Middletown Point Road, Rock Hill, NY ▪ Zoning: RR-1 ▪ S/B/L: 38.-4-3.2 & 38.-4-3.1: *Request for Lot Combination*

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

MONTICELLO MOTOR CLUB MODIFICATION – MASTER PLAN

67 Cantrell Road, Monticello, NY ▪ Zoning: HC-2 & RR-2 ▪ S/B/L: 49.-1-1.1, et al: *Update and Continued Review.*

ADELAAR TOWNHOUSE DEVELOPMENT

Resorts World Dr., Monticello, NY ▪ Zoning: PRD ▪ S/B/L: 23.-2-6, et al: *Continued Review and Request to Designate Lead Agency.*

JACOB LERNER – OVERSIZED GARAGE

103 Starlight Road, Monticello, NY ▪ Zoning: RR-2 ▪ S/B/L: 57.-1-3: *Request for an Oversized Garage.*

GARDEN HILLS ESTATE – Unit 34

50 Strong Road, Harris, NY ▪ Zoning: RR-1 ▪ S/B/L: 1.-1-12: *Request for Minor Modification.*

BLUE STONE ESTATES

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

42 KITZ ROAD – ELECTRIC CHARGERS

42 Kitz Road, Monticello, NY ▪ Zoning: HC-1 ▪ S/B/L: 17.-1-47.3: *Request for Minor Modification.*

49 KITZ ROAD – ELECTRIC CHARGERS

49 Kitz Road, Monticello, NY ▪ Zoning: HC-1 ▪ S/B/L: 17.-1-47.2: *Request for Minor 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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