

**PLANNING BOARD**

**Kathleen Lara, Chair**

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini (alternate)

Shoshana Mitchell (alternate)



**TOWN STAFF & CONSULTANTS**

**James Carnell (Department Head)**

Steven Vegliante (Attorney)

Matt Sickler, PE (Engineer)

Laura Eppers (Secretary)

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | Fax: (845) 794-8600

E-mail: [Planning@townofthompson.com](mailto:Planning@townofthompson.com)

**PLANNING BOARD MEETING AGENDA**

**February 12, 2025 at 7:00p.m.**

***PUBLIC HEARING:***

[98 VARNELL – MULTI FAMILY USE](#)

Varnell Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 18.-1-40: *Site plan approval.*

[GARDEN COTTAGES](#)

Varnell Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 18.-1-41.2: *Site plan approval.*

***ACTION ITEM:***

[MINSKY GLAMPING](#)

Swinging Bridge Estates Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 41.-1-2.6: *Modified site plan approval.*

[CONTINENTAL COTTAGES](#)

381 Fraser Road, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 10.-4-2: *Modified site plan approval.*

[MICHAEL IVRY](#)

104 Old Route 17, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 12.-1-41: *Oversized garage.*

[ALAN TEO](#)

100 Serenity Lane, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 49.-1-4.26: *Oversized garage.*

[WEISS REALTY](#)

49 Kroeger Road, Bridgeville, NY▪ Zoning: CI▪ S/B/L: 32.-2-8.1: *Request for extension.*

[TARA ACRES](#)

968 Old Liberty Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 2.-1-29: *ZBA referral.*

[237 GLEN WILD LLC](#)

235-239 Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-18.1: *Change of use.*

[1 SCHROEDER ST MODIFICATION – ADDITION OF AWNING](#)

1 Schroeder Street, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 30.-6-1: *Minor site plan modification.*

[MOONLIGHT COTTAGES MODIFICATION – UNITS 22 & 55](#)

58 Rubin Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 43.-1-23.3: *Minor site plan modification.*

[COLD SPRING COTTAGES MODIFICATION – SHUL REPLACEMENT](#)

58 Rubin Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 43.-1-23.3: *Minor site plan modification.*

[LAND ROVER](#)

State Route 17B & Maplewood Garden Road, Monticello, NY▪ Zoning: RR-1 & CI▪ S/B/L: 12.-1-62.1 & 62.2: *Declare Lead Agency.*

[HAMASPIK MODIFICATION – ADDITION TO MAIN BLDG](#)

238 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & CI▪ S/B/L: 35.-1-7.1: *Minor site plan modification.*

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

[CONCORD ASSOCIATES](#)

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-34.5: *Update.*

[CONCORD FAIRWAYS](#)

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-36: *Update.*

[ROCK RIDGE 123 LLC](#)

Rock Ridge Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 13.-3-13 & 14: *Request for minor subdivision.*

[ISSAC GROSSMAN](#)

789 Fraser Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 10.-5-4.1: *Site plan & special use permit review.*

[BLUE STONE ESTATES](#)

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

[LEFKOWITZ BUNGALOWS – MASTER PLAN](#)

177 Old Route 17, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 12.-1-46.1: *Update.*

[CAMELOT WOODS – PHASE 3](#)

Winston Drive & Sackett Lake Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 59.-1-2.1, 2.2 & 2.3: *Initial review.*

[FALLSBERG 239 REFERRAL – ZONING CODE UPDATES](#)

**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@townofthompson.com](mailto:planning@townofthompson.com). 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.

**“This institution is an equal opportunity provider and employer.”**