

PLANNING BOARD

Kathleen Lara, Chair

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini (alternate)



TOWN STAFF & CONSULTANTS

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PLANNING BOARD MEETING AGENDA

June 26, 2024 at 7:00p.m.

PUBLIC HEARING:

[AVID-CANDLEWOOD SUITES HOTEL](#)

Rock Hill Drive & Emerald Drive, Rock Hill, NY▪ Zoning: PBP & HC-2▪ S/B/L: 35.-1-9.4 & 9.5: *Site plan & special use permit.*

[CATSKILL HATZALAH](#)

Faser Road & Anawana Lake Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-62.3: *Site plan & special use permit.*

ACTION ITEMS:

[NORMAN GOLD – LELANE MARINE SERVICE](#)

68 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-2▪ S/B/L: 32.-2-38.1: *Update.*

[SILBERT’S RESORT](#)

14 Bard Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 13.-1-17.1 & 17.2: *Request for a 6-month extension.*

[ICHUD HATALMIDIM](#)

240 Forestburgh Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 28.-1-22: *Request for temporary medical trailer.*

[SCOTT & DIANE MACE](#)

39 Sylvan Shore Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 40.-8-11: *Request for lot line change.*

[BIN CHEN COMMERCIAL BUILDING](#)

Golden Ridge Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-38.9: *Request for approval renewal.*

[HAMASPIK RESORT](#)

283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1 & 7.4: *Request to renew special use permit.*

[COLD SPRING COTTAGES](#)

378 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 49.-1-6.2, et al: *Request for a 6-month extension.*

[218 HILLTOP](#)

218 Hilltop Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 41.-1-24.1: *Request for a 6-month extension & minor modification.*

[51 STRONG LLC](#)

51 Strong Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 1.-1-18: *Request for minor subdivision.*

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

[SOUTHWOODS MOBILE HOME PARK](#)

Southwoods Drive, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 50.-1-57.4: *Continued review.*

[ESTATES AT ROCK HILL – SECTION B](#)

N Emerald Drive & Treasure Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 53.-1-1.1 & 53.V-3-15: *Continued review.*

[TREASURE LAKE TOWNHOUSES](#)

Treasure Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 53.-1-1.1: *Conceptual review.*

PLEASE TAKE NOTICE, that this Planning Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30PM on the day of the meeting to planning@townofthompson.com.

PLEASE ALSO TAKE NOTICE, that unless there is 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 is merely a courtesy and convenience to residents, and applicants. 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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