

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

PLANNING BOARD MEETING AGENDA

March 12, 2025 at 7:00p.m.

PUBLIC HEARING:

[FAMILY FUN FARM MODIFICATION – INDOOR REC BLDING](#)

65 Friedman Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-6.3: *Site plan & special use approval.*

[LAND ROVER](#)

State Route 17B & Maplewood Garden Road, Monticello, NY▪ Zoning: RR-1 & CI▪ S/B/L: 12-1-62.1 & 62.2: *Site plan & special use approval.*

[SILAS MANOR – JAN 2025 MODIFICATION](#)

Old Sackett Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-17.19: *Site plan modification.*

[ISAAC GROSSMAN](#)

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

ACTION ITEM:

[CATSKILL VET](#)

23 Old Drive-In Road, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 32.-1-14.1: *Test well approval.*

[FRASER RESORT](#)

State Route 42 & Fraser Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-8.2: *Request for a 6-month extension.*

[GIBBER HOLDINGS](#)

80 Gibber Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 6.-1-11.1, et al: *Request for a 6-month extension.*

[SACKETT LAKE LP](#)

State Route 42 & Sackett Lake Road, Monticello, NY▪ Zoning: RR-1 & HC-1▪ S/B/L: 28.-1-27.1, et al: *Conditional site plan & special use approval.*

[CAMP ARUGATH HABOSEM](#)

203 Whittaker Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 3.-1-8 & 18: *Final approval & lot combination.*

[LAKEVIEW MODIFICATION – UNIT 57](#)

135 Coral Drive, Monticello, NY▪ Zoning: SR▪ S/B/L: 8.-1-31.1: *Request for site plan modification.*

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

[CATSKILL HOSPITALITY – EXTENDED STAY HOTEL](#)

29 Golden Ridge Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-38.1: *Update after ZBA approval.*

[NORMAN GOLD – 25 SAW MILL](#)

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

[THOMPSON HEIGHTS](#)

Cold Spring Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 29.-1-19.1: *Update.*

[KINNEBROOK MHP](#)

Hamilton Road, Monticello, NY▪ Zoning: SR & RR-1▪ S/B/L: 18.-1-15: *Initial review.*

[FARSITE MODIFICATION – MULT ADDITIONS](#)

736 State Route 17B, Monticello, NY▪ Zoning: HC-2 & RR-1▪ S/B/L: 11.-1-38.1: *Initial review.*

[FALLSBURG 239 REFERRAL – HCS RESORT CANTEEN & MIKVAH](#)

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. 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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