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# Planning Board Meeting - June 25th, 2025 7:00PM

## Meeting Details

**When:** June 25th, 2025 7:00PM

**Location:** Thompson Town Hall

**Address:** [4052 Route 42](#)  
[Monticello, NY](#)  
[12701](#)

**Video Conference:** 

**Meeting Description:**

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 Boar

Edit Meeting

Agenda   Minutes

**Status:** [Published](#)

**Last updated:** 06/19/25 11:13 AM 

 1. PUBLIC HEARING  

1.1 Project: [SOUTHWOODS MOBILE HOME PARK 50.-1-57.4 \(P-2023-027\)](#)  

> Details

1.1.1 Site Plan Presentation  

 Add Item

1.2 Project: CATSKILL HOSPITALITY - EXTENDED STAY HOTEL 13.-3-38.1 (P-2024-022)



> Details

1.2.1 Site Plan Presentation



 Add Item

1.3 Project: ESTATES AT ROCK HILL - SECTION B 53.-1-1.1 (P-2023-036)



> Details

1.3.1 Site Plan Presentation



 Add Item

 Add Topic

2. ACTION ITEM



2.1 Project: Robert Green Trucks 32.-2-6 & 8.3



> Details

2.1.1 239 Referral & Schedule Public Hearing



 Add Item

2.2 Project: UNIQUE ESCAPES MODIFICATION - 21 ADD'L UNITS 5.-1-16.13 (P-2025-018)



> Details

2.2.1 Declare Lead Agency & 239 Referral



 Add Item

2.3 Project: Camp Yeshiva Serdahel - f/k/a Lefkowitz Bungalows



> Details

2.3.1 Request for minor modification



 Add Item

2.4 Project: Catskill Vet 32.-1-41.1 (P-2022-042)



> Details

2.4.1 Request to start site work



 Add Item

 Add Topic

▼ 3. DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board)



3.1 Project: HOLIDAY MOUNTAIN 32.-2-59 (P-2025-030)



> Details

3.1.1 Continued Review



 Add Item

3.2 Project: SUNNYDETOX 60.-1-19.2 (P-2024-038)



> Details

3.2.1 Update



[+ Add Item](#)

3.3 Project: **828 BROADWAY LLC (BILLY STOP) 52.-1-14.1 (P-2025-027)**

[⋮](#) [↕](#)

> Details

3.3.1 Initial Discussion

[⋮](#) [↕](#)

[+ Add Item](#)

3.4 Project: **LC Construction f/k/a Marty's 13.-2-1.3**

[⋮](#) [↕](#)

> Details

3.4.1 Continued Review

[⋮](#) [↕](#)

[+ Add Item](#)

[+ Add Topic](#)

4. 239 Referrals

[⋮](#) [↕](#)

Any 239 referrals will appear in this section.

4.1 **Mountaintop Villas PUD**

[⋮](#) [↕](#)

4.1.1 Referred by the Village of Monticello

[⋮](#) [↕](#)

[Referral.pdf](#)



File Type: PDF (630 KB)

[Mountaintop Villas PUD Proposed Plan-C.pdf](#)



File Type: PDF (8 MB)

[+ Add Item](#)

## 4.2 Meeting/Zoom Information



**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](mailto: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.

**"This institution is an equal opportunity provider and employer."**

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Build: d393ef