

PLANNING BOARD

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PLANNING BOARD MEETING AGENDA

May 14, 2025 at 7:00p.m.

PUBLIC HEARING:

LENNY WHEAT – 13-LOT SUBDIVISION

State Route 42 & Hemlock Lane, Monticello, NY▪ Zoning: SR & RR-1▪ S/B/L: 48.-1-22.31: *Major subdivision.*

FARSITE MODIFICATION – MULT. ADDITIONS

736 State Route 17B, Monticello, NY▪ Zoning: HC-2 & RR-1▪ S/B/L: 11.-1-38.1: *Site plan and special use permit.*

SOUTHWOODS MOBILE HOME PARK - CANCELED

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

ACTION ITEM:

237 GLEN WILD LLC

235-239 Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-18.1: *Site plan approval.*

SILAS MANOR – JAN 2025 MODIFICATION

Old Sackett Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-17.19: *Conditional site plan approval.*

CATSKILL HOSPITALITY – EXTENDED STAY HOTEL

29 Golden Ridge Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-38.1: *Declare Lead Agency, 239 referral, and schedule public hearing.*

1 SCHROEDER MOD – STORAGE ADDITION

1 Schroeder Street, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 30.-6-1: *Site plan modification and referral to ZBA.*

HAMASPIK MODIFICATION – ADD’L PARKING

283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1: *Site plan modification.*

LAKEVIEW MOD – UNIT 57

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

HOLLYWOOD CC MODIFICATION – UNIT 15

215 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 29.-2-26: *Site plan modification.*

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

ESTATES AT ROCK HILL – SECTION B

N Emerald Drive & Treasure Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 48.-1-22.31: *Continued site plan review.*

ARTARCH USA LLC

100 Buchanan Road, Glen Wild, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-1 & 2: *Continued site plan review.*

UNIQUE ESCAPE MODIFICATION – 21 ADD’L UNITS

9-17 Gartner Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-16.13: *Continued site plan review.*

JUMPCHA MODIFICATION – PETTING ZOO

410 State Route 17B, Monticello, NY▪ Zoning: CI & RR-1▪ S/B/L: 12.-1-62.3: *Site plan modification.*

828 BROADWAY LLC (BILLY STOP)

686 Wolf Lake Road, Rock Hill, NY▪ Zoning: HC-1▪ S/B/L: 52.-1-14.1: *Initial site plan review.*

EVERGREEN HILLS ESTATES LLC

401 Harris Road, Thompson, NY▪ Zoning: RR-1▪ S/B/L: 8.-1-2: *Initial site plan review.*

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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