

PLANNING BOARD

Kathleen Lara, Chair

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini

Shoshana Mitchell (alternate)

Drew Taylor (alternate)



TOWN STAFF & CONSULTANTS

James Carnell (Department Head)

Steven Vegliante (Attorney)

Matt Sickler, PE (Engineer)

Laura Eppers (Secretary)

Helen Budrock (Planner)

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

E-mail: Planning@thompsonny.gov

PLANNING BOARD MEETING AGENDA

October 22, 2025 at 7:00p.m.

PUBLIC HEARING:

FAMILY FUN FARM – ADDITIONAL ACCESS DRIVE

65 Friedman Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-6.3 & 6.14: *Public Hearing.*

ACTION ITEM:

ESTATES AT ROCK HILL – SECTION B

North Emerald Drive & Treasure Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 53.-1-1.1: *Close the Public Hearing.*

UNIQUE ESCAPES MODIFICATION – 21 ADD'L UNITS

9-17 Gartner Road, Monticello, NY▪ Zoning: RR-1 & SR▪ S/B/L: 5.-1-16.13: *Continued Review.*

OLD LIBERTY ESTATES

766 Old Liberty Road, Monticello, NY▪ Zoning: RR-1 & SR▪ S/B/L: 5.-1-15.1: *Declare Intent to Serve as Lead Agency.*

CAMP ARUGATH HABOSEM

203 Whitaker Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 3.-1-8: *Minor Modification.*

CAMP BOBOV

Goldfarb Road & Gartner Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 4.-1-86, et al: *Update & Declare Lead Agency.*

COMBINED ENERGY SERVICES (CES) THOMPSONVILLE

505 Heiden Road, Monticello, NY▪ Zoning: HC-1▪ S/B/L: 16.-1-28: *Minor 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 on water.*

118 BRIDGEVILLE ROAD

118 Bridgeville Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 31.-1-40: *Continued Discussion after ZBA.*

TARA ACRES

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

PARDESS BUNGALOW COLONY

236 Old Liberty Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 13.-1-50: *Update.*

237 GLEN WILD – GLAMPING

237 Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-18.2: *Initial Discussion.*

EVERGREEN HILLS ESTATES

402 Harris Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 8.-1-2: *Update.*

AYOMA

118 Hilltop Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 27.-1-11.25, et al: *Preliminary Discussion.*

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. 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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