

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

November 12, 2025

Scoping Session at 6:30 p.m.

Meeting at 7:00 p.m.

PUBLIC SCOPING SESSION:

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road, Monticello, NY▪ Zoning: CI, HC-2 & RR-1▪ S/B/L: 24.-1-31.2, et al: *Public Scoping Session.*

ACTION ITEM:

RHAPSODY – SPA EXPANSION & SOCCER FIELD

9 Anawana Lake Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 13.-1-15.1: *Site Plan Modification.*

118 BRIDGEVILLE ROAD

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

MOONLIGHT COTTAGES – UNIT 57

58 Rubin Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 9.-1-36: *ZBA referral.*

FAMILY FUN FARM – ADDITIONAL ACCESS DRIVE

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

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

KIAMESHA HILL DEVELOPMENT

State Route 42, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.D-1-1.3: *Update/Continued Discussion.*

BLUE STONE ESTATES

268 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 29.-1-26.1: *Update/Continued Discussion.*

CATSKILL HOSPITALITY – EXTENDED STAY HOTEL

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

ROCK HILL MOTEL

295 Lake Louise Marie Road, Rock Hill, NY▪ Zoning: HC-1▪ S/B/L: 52.-1-11: *Continued Discussion.*

PITULA – 2 LOT SUBDIVISION

Edwards Road, Rock Hill, NY▪ Zoning: HC-2 & RR-2▪ S/B/L: 24.-1-8: *Minor Subdivision.*

RADONCIC – 2 LOT SUBDIVISION

Pleasant Street Extension, Monticello, NY▪ Zoning: SR ▪ S/B/L: 14.-4-3: *Minor Subdivision.*

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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