

PLANNING BOARD
Lou Kiefer, Chairman

James Barnicle
Matthew Sush
Michael Croissant
Michael Hoyt
Arthur Knapp (Alternate)
Kathleen Lara (Alternate)



TOWN STAFF & CONSULTANTS
James Carnell (Department Head)
Paula Kay (Attorney)
Matt Sickler, PE (Engineer)
Helen Budrock, AICP (Planner)
Heather Zangla (Secretary)
Debbie Mitchell (Recording Secretary)

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PLANNING BOARD MEETING AGENDA

April 28, 2021 at 6:30p.m.

PUBLIC HEARING:

MONTICELLO CHICKEN a.k.a POPEYE'S LOUISIANA KITCHEN

4438 State Route 42, Monticello, NY – S/B/L: 13.-3-40.3 / 13.-3-40.6

DISCUSSION ITEMS*:

** In addition to discussing the following projects, the Planning Board may also schedule public hearings as needed*

CENTER FOR DISCOVERY

15-21 Tekene Road, Monticello, NY ▪ S/B/L: 7.-1-26.1 : Construction of two (2) 10 bed residences.

JOYLAND PARK, INC.

130 Joyland Road, Monticello, NY ▪ S/B/L: 23.-1-15.1 : Construction of three (3) new accessory structures for laundry, bathroom/storage and Day Camp Building, Shul addition and caretaker's cottage.

ACTION ITEMS:

MARTHA JOHNSON

9 Johnson Blvd, Monticello, NY ▪ S/B/L: 8.-1-18 : Conversion of a single family into a two family.

AVON PARK at ROCK HILL TOWN CENTER

Glen Wild Road & Rock Hill Drive, Rock Hill, NY ▪ S/B/L: 32.-1-9.2 : Lead agency and approval of consultants.

THE RENTAL CENTER OF MONTICELLO, INC.

150 Bridgeville Road, Monticello, NY ▪ S/B/L: 31.-1-80.4 : Modification of a previously approved site plan.

ICHUD GROCERY

3711 State Route 42, Monticello, NY ▪ S/B/L: 28.-1-27.2 : Modification of a previously approved site plan.

ARIEH & MOLLY STRAUS

35 Serenity Lane, Monticello, NY ▪ S/B/L: 49.-1-4.2 and 49.-1-4.3 : Revised lot lines

MACHNE OHEL TORAH fka ESTHER MANOR

566 State Route 17B, Monticello, NY ▪ S/B/L: 11.-1-24.1 : Final site plan approval

JUMPCA PICNIC GROVE

410 State Route 17B, Monticello, NY ▪ S/B/L: 12.-1-62.3 : Applicant is looking for permission from the Planning Board to receive a building permit for electrical work.

PLEASE TAKE NOTICE, that this Planning Board meeting will be held via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30PM on the day of the meeting to planning@townofthompson.com.

The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/85110899082> Meeting ID: 851 1089 9082

The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.