

**PLANNING BOARD**  
Matthew Sush, **Chairman**  
James Barnicle  
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)

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## PLANNING BOARD MEETING AGENDA

July 14, 2021 at 6:30p.m.

### PUBLIC HEARING:

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**[Hamaspik Resort](#) - This item will not be heard. Due to NYS Covid-19 changes for Public Hearings, this item is on only to reschedule the Public Hearing.**

283 Rock Hill Drive, Rock Hill, NY • S/B/L: 35.-1-7.1 & 35.-1-7.4: *Reschedule Public Hearing.*

### DISCUSSION ITEMS\*:

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

**[Sunranch Bungalow Colony](#)**

162 Fraser Road, Monticello, NY • S/B/L: 8.-1-38: *Site plan review for an addition to unit #20.*

**[Leisure Acres](#)**

Waverly Avenue & Cold Spring Road, Monticello, NY • S/B/L: 29.-2-13, 29.-2-22, & 29.-2-23: *Site plan discussion and schedule public hearing.*

### ACTION ITEMS:

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**[SUSTAIN RELEASE, LLC aka CAMP KENNYBROOK, INC.](#)**

73 Camp Road, Monticello, NY • S/B/L: 27.-1-10: *Site plan review for arts and music festival.*

**[1283 OLD ROUTE 17, LLC](#)**

1283 Old Route 17, Monticello, NY • S/B/L: 1.-1-3: *Zone change request.*

**[BAILEY – CIANCIMINO](#)**

Fraser Road, Monticello, NY • S/B/L: 10.-3-6: *A minor subdivision.*

**[BBIS AUTO AUCTION](#)**

State Route 17B, Monticello, NY • S/B/L: 12.-1-54.1 / 12.-1-55: *Site plan amendment.*

PLEASE TAKE NOTICE, that this Planning Board meeting will be held in person and 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](mailto:planning@townofthompson.com).

The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/87459672568> Meeting ID: 874 5967 2568.

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