

**PLANNING BOARD**  
**Matthew Sush, Chairman**  
Michael Croissant  
Michael Hoyt  
Kathleen Lara  
Arthur Knapp  
Shannon Cilentio (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

October 13, 2021 at 7:00p.m.

### PUBLIC HEARING:

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### DISCUSSION ITEMS\*:

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

#### WINDSOR HILLS ESTATES fka RNR

Old Liberty & Pittaluga Road, Monticello, NY ▪ S/B/L: 12.-1-23.1: 2 lot subdivision and basement discussion.

#### 1283 OLD ROUTE 17, LLC

1283 Old Route 17, Monticello, NY ▪ S/B/L 1.-1-3: Site plan review for a large scale solar array.

#### SACKETT LAKE LP

NYS Route 42 & Sackett Lake Rd., Monticello, NY ▪ S/B/L 28.-1-27.1 (multiple parcels): Site plan review for new development.

#### GOURMET GLATT GROCERY fka KIAMESHA LANES

4685 State Route 42, Monticello, NY ▪ S/B/L: 9.-1-11: change in use from a bowling alley to a grocery store.

#### ALDI'S

59 Lanahan Road, Monticello, NY ▪ S/B/L: 13.-2-2.3: Site plan review.

#### WHEAT & SONS SUNSET DR. SUBDIVISION

Sunset Drive & Hemlock Lane, Monticello, NY ▪ S/B/L: 48.-1-22.31: Minor subdivision.

#### MORNINGSIDE ACRES

71 Rock Ridge Drive, Monticello, NY ▪ S/B/L: 13.-3-37.4: Site plan review for demo/replace a unit. .

#### CAMP ARUGATH HABOSEM

203 Whittaker Road, Monticello, NY ▪ S/B/L: 3.-1-8: Site plan review for new construction and previously approved units.

#### WOODSTONE VILLAS, LLC

West Broadway, Monticello, NY ▪ S/B/L: 109.A-2-3.2: 239 request from the Village of Monticello.

#### BORO PARK BUNGALOWS

266 Fraser Road, Monticello, NY ▪ S/B/L: 9.-1-54: Site plan review for previously constructed additions. Pending ZBA 10/12/21.

### ACTION ITEMS:

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#### THE CENTER FOR DISCOVERY

219 Lake Louise Mare Road, Rock Hill, NY ▪ S/B/L: 52.-1-1.7: Site plan approval for a change in use.

#### AVON PARK

Glen Wild Road & Rock Hill Drive, Rock Hill, NY ▪ S/B/L: 32.-1-9.2 (multiple parcels): set a public hearing date and 239 referral..

#### SUNRANCH FAMILY LLC

162 Fraser Road, Monticello, NY ▪ S/B/L: 8.-1-38: Site plan approval for unit #20.

#### BBIS AUTO AUCTION

State Route 17B, Monticello, NY ▪ S/B/L: 12.-1-54.1 / 12.-1-55: modification to an existing site plan for lighting, fencing and drainage.

#### 1823 MIDDLE COUNTY REALTY, LLC

4020 State Rte 42, Monticello, NY ▪ S/B/L: 13.-3-39: Set a new public hearing date.

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/84808366316> Meeting ID: 848 0836 6316 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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