

**PLANNING BOARD**  
**Matthew Sush, Chairman**  
Michael Croissant  
Michael Hoyt  
Kathleen Lara  
Arthur Knapp  
Kristin Boyd (Alternate)  
Christina Cellini (alternate)



**TOWN STAFF & CONSULTANTS**  
**James Carnell (Department Head)**  
Paula Kay (Consulting Attorney)  
Matt Sickler, PE (Engineer)  
Helen Budrock, AICP (Planner)  
Laura Eppers (Secretary)

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## **PLANNING BOARD MEETING AGENDA**

**July 27 2022 at 7:00p.m.**

### **PUBLIC HEARING:**

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#### **SUNNY FOREST**

127 Old Liberty Road, Monticello, NY ▪ S/B/L: 12.-1-31: *Change of use (continuation).*

#### **BINYAN UVIOS**

666 Route 17B, Monticello, NY – S/B/L: 11.-1-31.2, 32, 35.1, 35.3, 35.4 & 33.1: *Site plan approval and special use permit.*

#### **100 SEYMOUR HIRSCHMAN ROAD LLC**

100 Seymour Hirschman Road, Monticello, NY – S/B/L: 41.8-1-1.1: *Site plan approval and special use permit.*

#### **Bin Chen**

Golden Ridge Road, Monticello, NY ▪ S/B/L: 13.-3-38.9: *Site plan approval and special use permit.*

### **DISCUSSION ITEMS\*:**

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

### **ACTION ITEMS:**

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#### **Bin Chen**

Golden Ridge Road, Monticello, NY ▪ S/B/L: 13.-3-38.9: *Site plan approval and special use permit.*

#### **BUNGAOW CITY**

106 Rupp Road, Monticello, NY ▪ S/B/L: 60.-1-17: *Site plan approval.*

#### **HAMASPIK RESORT**

283 Rock Hill Drive, Rock Hill, NY – S/B/L: 35.-1-7.1 & 7.4: *Conditional final site plan approval.*

### **PRIOR APPROVALS/ENFORCEMENT:**

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#### **KEREN HATORAH**

State Route 17B, Monticello, NY – S/B/L: 17.-1-13: *Follow up on conditional site plan.*

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/89252325095> Meeting ID: 892 5232 5095  
The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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