

**PLANNING BOARD**

**Kathleen Lara, Chair**

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

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**

**January 11, 2023 at 7:00p.m.**

***PUBLIC HEARING:***

[FAMILY FUN PARK](#)

65 Friedman Road, Monticello, NY S/B/L: 5.-1-6.3: *Modification to the previously approved site plan and special use permit.*

***DISCUSSION ITEMS\*:***

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

[GLEN WILD RE HOLDING](#)

47 Katrina Falls Road, Rock Hill, NY S/B/L: 51.-2-41.1: *Site plan review and special use permit.*

[218 HILLTOP](#)

218 Hilltop Road, Monticello, NY S/B/L: 41.-1-24.1: *Site plan review.*

[MOONLIGHT COTTAGES](#)

58 Rubin Road, Monticello, NY S/B/L: 43.-1-23.3: *Modification to the previously approved site plan.*

[MINSKY GLAMPING SITES](#)

Starlight Road, Monticello, NY S/B/L: 41.-1-2.6: *Site plan review.*

[DEB EL FOODS](#)

64 Kutger Road, Monticello, NY S/B/L: 16.-1-12: *Modification to the previously approved site plan.*

[ZASS ROCK HILL, LLC](#)

270 Rock Hill Drive, Rock Hill, NY S/B/L: 51.-2-13.1: *Change in use.*

***ACTION ITEMS:***

[MONTICELLO MOTOR CLUB – GARAGE LOFTS](#)

67 Cantrell Road, Monticello, NY S/B/L: 49.-1-1.1: *Modification to the previously approved site plan to obtain full building permit.*

[BBIS](#)

Route 17B, Monticello, NY S/B/L: 12.-1-54 & 55: *Final site plan approval for Phases II & III.*

[JOHN LONERGAN](#)

105 Lakeshore Drive, Monticello, NY S/B/L: 42.-13-4: *Approval for oversized garage.*

***PRIOR APPROVALS/ENFORCEMENT:***

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).

PLEASE ALSO TAKE NOTICE, that unless there is 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 is merely a courtesy and convenience to residents, and applicants. 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/89738329651> Meeting ID: 897 3832 9651

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

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