

**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)

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | Fax: (845) 794-8600

E-mail: [Planning@townofthompson.com](mailto:Planning@townofthompson.com)

**PLANNING BOARD MEETING AGENDA**

**March 22, 2023 at 7:00p.m.**

***PUBLIC HEARING:***

[ANES KURTAGIC](#)

4342 NYS Route 42, Kiamesha Lake, NY▪ S/B/L: 10.-15-3: *Site plan review.*

[218 HILLTOP LLC](#)

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

[T&C SULLIVAN LLC](#)

Sheeley Lane, Rock Hill, NY▪ S/B/L: 32.-1-26.12 & 26.13: *Site plan review.*

***DISCUSSION ITEMS\*:***

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

[WEISS REALTY & WISE EQUITIES](#)

Kroeger Road, Monticello, NY▪ S/B/L: 32.-2-8.1 & 32.-2-85.1: *Joint discussion.*

[WISE EQUITIES](#)

Kroeger Road, Monticello, NY▪ S/B/L: 32.-2-85.1: *Continued site plan review.*

[WEISS REALTY](#)

Kroeger Road, Monticello, NY▪ S/B/L: 32.-2-8.1: *Continued site plan review.*

[FAMILY FUN FARM](#)

65 Friedman Road, Monticello, NY▪ S/B/L: 5.-1-6.3: *Continued site plan review.*

[ROSSINI MANAGEMENT](#)

82 Cold Spring Road, Monticello, NY▪ S/B/L: 30.-5-4: *Continued site plan review.*

[PRESTIGE EST. BUNGALOW COLONY](#)

220 Cold Spring Road, Monticello, NY▪ S/B/L: 29.-22.1, 24 & 25.1: *Continued site plan review.*

[COLD SPRING COTTAGES](#)

378 Cold Spring Road, Monticello, NY▪ S/B/L: 49.-1-6.2, 6.4, 7.3, 8.1 & 8.3: *Modification to site plan.*

[RAL HAL](#)

Heiden Road & Basswood Place, Monticello, NY▪ S/B/L: 15.-1-28: *Minor subdivision.*

***ACTION ITEMS:***

[CONCORD ASSOCIATES](#)

Concord Road, Monticello, NY▪ S/B/L: 9.-1-34.5: *Extension request.*

[SACKETT LAKE LP](#)

NYS Route 42 & Sackett Lake Road, Monticello, NY▪ S/B/L: 28.-1-27.1, 27.3, 28, 30 & 31: *Schedule public hearing.*

[CENTER FOR DISCOVERY – SPECIALTY HOSPITAL](#)

Lake Louise Marie Road, Rock Hill, NY▪ S/B/L: 52.-1-1.3: *Minor modification to previously approved site plan.*

[JOYLAND GARDENS](#)

123, 131 & 135 Joyland Road, Monticello, NY▪ S/B/L: 23.-1-56, 57 & 58: *Final site plan approval.*

[LEFKOWITZ BUNGALOWS](#)

177 Old Route 17, Monticello, NY▪ S/B/L: 12.-1-46.1: *Request 239 & schedule public hearing.*

***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/82628817182> Meeting ID: 826 2881 7182

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

**“This institution is an equal opportunity provider and employer.”**