

PLANNING BOARD

Kathleen Lara, Chair

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini (alternate)



TOWN STAFF & CONSULTANTS

James Carnell (Department Head)

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PLANNING BOARD MEETING AGENDA

April 26, 2023 at 7:00p.m.

PUBLIC HEARING:

[SACKETT LAKE LP](#)

NYS Route 42 & Sackett Lake Road, Monticello, NY ▪ Zoning: RR-1 & HC-1 ▪ S/B/L: 28.-1-27.1, 27.3, 28, 30 & 31: *Site plan review and special use permit.*

[PRESTIGE ESTATES BUNGALOW COLONY](#)

220 Cold Spring Road, Monticello, NY ▪ Zoning: RR-1 ▪ S/B/L: 29.-1-22.1, 24 & 25.1: *Site plan review.*

ACTION ITEMS*:

[DEB-EL FOODS](#)

64 Kutger Road, Monticello, NY ▪ Zoning: RR-2 ▪ S/B/L: 16.-1-12: *Declare lead agency, request 239 review & schedule a public hearing.*

[WISE EQUITIES](#)

Kroeger Road & Bridgeville Road, Bridgeville, NY ▪ Zoning: CI & SR ▪ S/B/L: 32.-2-85.1, et al: *Request 239 review.*

DISCUSSION/POTENTIAL ACTION ITEMS:

[SACKETT LAKE LP](#)

NYS Route 42 & Sackett Lake Road, Monticello, NY ▪ Zoning: RR-1 & HC-1 ▪ S/B/L: 28.-1-27.1, et al: *Referral from the Town Board for discussion on PUD.*

[CATSKILL HATZALAH](#)

Road, Monticello, NY ▪ Zoning: SR ▪ S/B/L: 9.-1-62.3: *Referral from the Town Board for discussion on additional use in the SR district.*

[WEISS REALTY](#)

49 Kroeger Road, Bridgeville, NY ▪ Zoning: CI ▪ S/B/L: 32.-2-8.1: *Update.*

[218 HILLTOP](#)

218 Hilltop Road, Monticello, NY ▪ Zoning: RR-2 ▪ S/B/L: 41.-1-24.1: *Update.*

[HAMASPIK RESORT](#)

283 Rock Hill Drive, Rock Hill, NY ▪ Zoning: HC-1 & HC-2 ▪ S/B/L: 35.-1-7.1 & 7.4: *Modification to a previously approved site plan, renewal of special use permit & schedule a public hearing.*

[ESTATES AT ROCK HILL](#)

N Emerald Drive & Treasure Lake Road, Rock Hill, NY ▪ Zoning: SR ▪ S/B/L: 53.-1-1.1: *Site plan review.*

[NOB HILL - NEW](#)

4599 State Route 42, Kiamesha Lake, NY ▪ Zoning: SR ▪ S/B/L: 9.-1-51.2: *Modification to previously approved site plan.*

[NOB HILL - OLD](#)

4599 State Route 42, Kiamesha Lake, NY ▪ Zoning: SR ▪ S/B/L: 9.-1-51.1: *Modification to conditional approval.*

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.

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/84578541299> Meeting ID: 845 7854 1299

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

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