

**PLANNING BOARD**

**Kathleen Lara, Chair**

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini (alternate)



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**James Carnell (Department Head)**

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**PLANNING BOARD MEETING AGENDA**

**December 13, 2023 at 7:00p.m.**

***PUBLIC HEARING:***

[VERIZON WIRELESS](#)

585 South Maplewood Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 28.-1-37.1: *Site plan and special use review.*

***ACTION ITEM:***

[SUNSHINE ESTATES](#)

221 Ranch Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 16.-1-14.1: *Final site plan approval.*

[LEISURE ACRES](#)

Waverly Ave & Cold Spring Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 29.-2-13, 22 & 23: *Final site plan approval & special use permit.*

[EXPRESS BSD](#)

4682 State Route 42, Kiamesha Lake, NY▪ Zoning: HC-1▪ S/B/L: 10.-15-1, 2 & 4: *Final site plan approval.*

[17 GIBBER ROAD](#)

17 Gibber Road, Kiamesha Lake, NY▪ Zoning: SR ▪ S/B/L: 9.-1-12.2 & 12.4: *Lot line change.*

***DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):***

[GIBBER HOLDINGS](#)

80 Gibber Road, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 6.-1-11.1, et al: *Continued review and possible final approval.*

[FRASER RESORT](#)

Fraser Road & State Route 42, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.-1-8.2: *Continued review and possible final approval.*

[CAMP ARUGATH HABOSEM](#)

203 Whittaker Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 3.-1-8: *Request for minor modification.*

[CONG. ICHED ANASH – REPLACEMENT BUILDINGS](#)

473 Anawana Lake Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 6.-1-14.1: *Site plan review.*

[GARDEN HILL ESTATES](#)

50 Strong Road, Harris, NY▪ Zoning: RR-1▪ S/B/L: 1.-1-12: *Request for minor modification.*

[JUMPCA PICNIC GROVE](#)

410 Route 17B, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 16.-1-5.1: *Request for minor modification.*

[CAMP MAYIN TOHAR](#)

20 Fred Road, Monticello, NY▪ Zoning: CI & RR-1▪ S/B/L: 12.-1-62.3: *Request for minor modification.*

[BLACK BEAR FUEL OIL](#)

884 Old Route 17, Harris, NY▪ Zoning: HC-2▪ S/B/L: 4.-1-28.4: *Request for minor modification.*

[KITZ ROAD PRESTIGE ENERGY](#)

Kitz Road, Mongaup Valley, NY▪ Zoning: HC-1▪ S/B/L: 17.-1-47.2: *Initial site plan review.*

[SILVERCREST TOWN HOMES](#)

92 Fairground Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 29.-1-13: *Continued discussion.*

[MONTICELLO KOSHER SUPERMARKET – VILLAGE 239 REFERRAL](#)

507 Broadway, Monticello, NY▪ Zoning: B2▪ S/B/L: 111.-7-1 & 111.-8-2: *Request for 239 review.*

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/84375101157> Meeting ID: 843 7510 1157 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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