

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

PLANNING BOARD MEETING AGENDA

December 27, 2023 at 7:00p.m.

ACTION ITEM:

[CONCORD FAIRWAYS](#)

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-36: *Request for extension.*

[THOMPSON SQUARE MALL](#)

State Route 42, Monticello, NY▪ Zoning: HC-1▪ S/B/L: 13.-3-40.3 & 40.6: *Request for extension.*

[VIZNITZ INT. - SCHOOL](#)

24-32 Gibber Road, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.-1-16: *Request for extension.*

[GARY SMITH](#)

101 Katrina Falls Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 51.-2-31.1: *Approval for oversized garage and rear yard setback.*

[JUMPCHA](#)

410 State Route 17B, Monticello, NY▪ Zoning: HC-1 & RR-1▪ S/B/L: 12.-1-62.3: *Request for minor modification.*

[BBIS AUTO AUCTION](#)

State Route 42, Monticello, NY▪ Zoning: HC-1 & RR-1▪ S/B/L: 12.-1-54 & 55: *Request for minor modification.*

[BIRCHWOOD – LEARNING CENTER](#)

Sackett Lake Road & Rod & Gun Club Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 56.-1-32.32: *Request for modification.*

[HAMASPIK RESORT](#)

283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1 & 7.4: *Request for minor modification.*

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

[SILAS MANOR](#)

Old Sackett Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-17.19: *Continued review.*

[E TETZ & SONS](#)

Starlight Road & State Route 17B, Monticello, NY▪ Zoning: E▪ S/B/L: 27.-1-7, 8.1 & 8.2: *Continued review.*

[EXPRESS BSD](#)

4682 Route 42, Kiamesha Lake, NY▪ Zoning: HC-1▪ S/B/L: 10.-15-1,2 & 4: *Continued review.*

[GARDEN COTTAGES](#)

Varnell Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 18.-1-41.2: *Site plan review.*

[DYNASTY COTTAGES](#)

283 State Route 17B, Monticello, NY▪ Zoning: CI▪ S/B/L: 18.-1-18: *Site plan 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.

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/86100516932> Meeting ID: 861 0051 6932 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.”