

**PLANNING BOARD**

**Kathleen Lara, Chair**

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini (alternate)



**TOWN STAFF & CONSULTANTS**

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**PLANNING BOARD MEETING AGENDA**

**February 28, 2024 at 7:00p.m.**

***ACTION ITEM:***

[VERIZON WIRELESS](#)

585 South Maplewood Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 28.-1-37.1: *Final approval.*

[MONSTER GOLF](#)

84 Chalet Road, Monticello, NY▪ Zoning: PRD▪ S/B/L: 15.-1-15: *Request for extension.*

[WEISS REALTY](#)

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

[ALAN KESTEN](#)

1 Schroeder Street, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 30.-6-1: *Request for change of use.*

[SILVERCREST TOWN HOMES](#)

92 Fairground Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 29.-1-13: *Determination of recreation fees.*

[LAND ROVER](#)

State Route 17B & Maplewood Garden Road, Monticello, NY▪ Zoning: RR-1 & CI▪ S/B/L: 12.-1-62.1 & 62.2: *Declare intent for Lead Agency.*

[DYNASTY COTTAGES](#)

Hamilton Road & State Route 17B, Monticello, NY▪ Zoning: CI▪ S/B/L: 18.-1-18: *Final approval.*

[NOB HILL COUNTRY CLUB](#)

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

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

[SACKETT LAKE LP](#)

State Route 42 & Sackett Lake Road, Monticello, NY▪ Zoning: RR-1 & HC-1▪ S/B/L: 28.-1-27.1, et al: *Continued review and possible preliminary approval.*

[HOLLYWOOD COUNTRY CLUB](#)

215 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 29.-2-26: *Site plan review.*

[CAMP MAYIN TOHAR](#)

Ranch Road & Fred Road, Thompsonville, NY▪ Zoning: RR-1▪ S/B/L: 16.-1-5.1: *Continued review.*

[WINDSOR HILLS](#)

Pittaluga Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 12.-1-23.1: *Update.*

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/86100516932> Meeting ID: 861 0051 6932 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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