

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)

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

March 27, 2024 at 7:00p.m.

ACTION ITEM:

[ALAN KESTEN](#)

1 Shroeder Street, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 30.-6-1: *Change of use.*

[SHELDEN DISHNER](#)

16 James Place, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.B-1-48: *Lot line improvement.*

[GIBBER HOLDINGS](#)

80 Gibber Road, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 6.-1-11.1, et al: *Final site plan approval and special use permit.*

[FRASER RESORT](#)

Faser Road & State Route 42, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.-1-8.2: *Final site plan approval and special use permit.*

[98 VARNELL](#)

98 Varnell Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 18.-1-40: *Change of use.*

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

[HOLLYWOOD COUNTRY CLUB](#)

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

[BLUE STONE ESTATES](#)

268 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 29.-1-26.1: *Initial discussion.*

[LEFKOWITZ BUNGALOWS](#)

177 Old Route 17, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 12.-1-46.1: *Modification request.*

[SOUTHWOODS MOBILE HOME PARK](#)

Southwoods Drive, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 50.-1-57.4: *Continued review.*

[AUTOMOBILE SERVICE STATION – PHILLIPS 66](#)

4020 Route 42, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-39: *Modification request.*

[BBIS AUTO - SUBDIVISION](#)

State Route 17B, Monticello, NY▪ Zoning: CI▪ S/B/L: 12.-1-54.1: *Minor subdivision.*

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.

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