

PLANNING BOARD
Lou Kiefer, Chairman

James Barnicle
Matthew Sush
Michael Croissant
Michael Hoyt
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Kathleen Lara (Alternate)



TOWN STAFF & CONSULTANTS
James Carnell (Department Head)

Paula Kay (Attorney)
Matt Sickler, PE (Engineer)
Helen Budrock, AICP (Planner)
Heather Zangla (Secretary)
Debbie Mitchell (Recording Secretary)

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PLANNING BOARD MEETING AGENDA

March 24, 2021 at 6:30p.m.

GENERAL DISCUSSION FOR THE PLANNING BOARD:

[239 Request for Monticello Mews:](#) West Broadway between Dollard Drive & Dunbar Road S/B/L: 109.-1-1.2 / 109.-1-25.11

[239 Request for Yeshiva Beth Joseph Zvi Dushinsky:](#) 102 Waverly Ave. S/B/L: 121.-1-16

DISCUSSION ITEMS*:

** In addition to discussing the following projects, the Planning Board may also schedule public hearings as needed*

JAMES MADISON DEVELOPMENT PARTNERS, LLC

Corner of Cantrell Road and Rupp Road, Monticello, NY ▪ S/B/L: 49.-1-23

Subdivision of the 50.52 acres to donate 1.610 acres to the Monticello Fire Department for possible future development.

SERENITY GARDENS DEVELOPMENT, LLC

Serenity Lane, Monticello, NY ▪ S/B/L: 49.-1-4.12 and 49.-1-4.13

Lot combination of the two lots to have one lot for the construction of a new home.

MARTHA JOHNSON

9 Johnson Blvd, Monticello, NY ▪ S/B/L: 8.-1-18

Conversion of a single family into a two family.

HAMASPIK RESORT

283 Rock Hill Drive, Rock Hill, NY ▪ S/B/L: 35.-1-7.1 and 35.-1-7.4

Change current use of a hotel to include a summer camp with a pool, playfield, staff housing, a recreation building and addition the hotel.

ACTION ITEMS:

ICHUD FOUNDATION INC.

240 State Route 42, Monticello, NY ▪ S/B/L: 28.-1-22

Request for site plan approval for 6 duplexes

MONTICELLO CHICKEN, LLC (Popeye's)

4438 State Route 42, Monticello, NY ▪ S/B/L: 13.-3-40.3 / 13.-3-40.6

Set a date for a public hearing and refer project to Zoning Board of Appeals.

BBIS AUTO AUCTION

308 State Route 17B, Monticello, NY ▪ S/B/L: 12.-1-55

Developer's agreement.

NOB HILL COUNTRY CLUB

4459 State Route 42, Monticello, NY ▪ S/B/L: 9.-1-51.2

Modification of a previously approved site plan and developers agreement.

PLEASE TAKE NOTICE, that this Planning Board meeting will be held 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.

The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/84240292065> Meeting ID: 842 4029 2065

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