

**PLANNING BOARD**  
**Matthew Sush, Chairman**  
Michael Croissant  
Michael Hoyt  
Kathleen Lara  
Arthur Knapp  
Shannon Cilentio (Alternate)



**TOWN STAFF & CONSULTANTS**  
**James Carnell (Department Head)**  
Paula Kay (Attorney)  
Matt Sickler, PE (Engineer)  
Helen Budrock, AICP (Planner)  
Heather Zangla (Secretary)

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## PLANNING BOARD MEETING AGENDA

October 27, 2021 at 7:00p.m.

### PUBLIC HEARING:

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#### 1823 MIDDLE COUNTY REALTY, LLC

4020 State Rte 42, Monticello, NY ▪ S/B/L: 13.-3-39: *Site plan approval*

#### AVON PARK

**THIS PUBLIC HEARING HAS BEEN CANCELED AT THE REQUEST OF THE APPLICANT.**

### DISCUSSION ITEMS\*:

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

#### LAKE VIEW ESTATES – David Landau

358 Fraser Road, Monticello, NY ▪ S/B/L: 10.-8-8.3: *Site plan review for the demolition and replacement of a unit.*

#### SUNNY FOREST INC.

127 Old Liberty Rod, Monticello, NY ▪ S/B/L: 12.-1-31: *Site plan review.*

### ACTION ITEMS:

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#### AMERICAN TOWER CORPORATION

386 Wolf Lake Road, Rock Hill, NY ▪ S/B/L: 64.-1-9: *Site plan approval for the installation of a co-locator.*

#### WINDSOR HILLS ESTATES fka RNR

Old Liberty & Pittaluga Road, Monticello, NY ▪ S/B/L: 12.-1-23.1: *Site plan approval for Phase II.*

#### 1283 OLD ROUTE 17, LLC

1283 Old Route 17, Monticello, NY ▪ S/B/L 1.-1-3: *Site plan approval for a large scale solar array.*

#### SACKETT LAKE LP

NYS Route 42 & Sackett Lake Rd., Monticello, NY ▪ S/B/L 28.-1-27.1 (multiple parcels): *Lead agency and schedule a public hearing date*

#### MORNINGSIDE ACRES

71 Rock Ridge Drive, Monticello, NY ▪ S/B/L: 13.-3-37.4: *Site Plan approval for units 1 & 3.*

#### GOURMET GLATT GROCERY fka KIAMESHA LANES

4685 State Route 42, Monticello, NY ▪ S/B/L: 9.-1-11: *239 review and schedule a public hearing.*

#### ALDI'S

59 Lanahan Road, Monticello, NY ▪ S/B/L: 13.-2-2.3: *Retain a traffic consultant.*

#### WHEAT & SONS SUNSET DR. SUBDIVISION

Sunset Drive & Hemlock Lane, Monticello, NY ▪ S/B/L: 48.-1-22.31: *Minor subdivision.*

#### CAMP ARUGATH HABOSEM

203 Whittaker Road, Monticello, NY ▪ S/B/L: 3.-1-8: *Site plan approvals for new construction and previously approved units.*

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).

The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/84796769109> Meeting ID: 847 9676 9109 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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