

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



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

---

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | Fax: (845) 794-8600  
E-mail: [Planning@townofthompson.com](mailto:Planning@townofthompson.com)

## PLANNING BOARD MEETING AGENDA

December 22, 2021 at 7:00p.m.

### **PUBLIC HEARING:**

---

There are no public hearings.

### **DISCUSSION ITEMS\*:**

---

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

#### **HAMASPIK RESORT**

283 Rock Hill Drive, Rock Hill, NY ▪ S/B/L: 35.-1-7.1/7.4: *Special use permit and discussion of Zoning Board of Appeals determination.*

### **ACTION ITEMS:**

---

#### **RNR: WINDSOR HILL ESTATES**

Old Liberty & Pittaluga Road, Monticello, NY ▪ S/B/L: 12.-1-23.1: *2 lot subdivision approval*

#### **AVON PARK**

Rock Hill Drive, Rock Hill, NY ▪ S/B/L: Multiple parcels: *Schedule a public hearing.*

#### **BIRCHWOOD LEARNING CENTER**

Sackett Lake Road, Monticello, NY ▪ S/B/L: 56.-132.32: *Minor site plan modification for the addition of a library building.*

#### **NOB HILL**

4599 State Route 42, Monticello, NY ▪ S/B/L: 9.-1-51.1: *239 referral and schedule a public hearing.*

#### **LEISURE ACRES**

Waverly Ave. & Cold Spring Road, Monticello, NY ▪ S/B/L: 29.-13/22/23: *Preliminary site plan approval.*

#### **95 GLEN WILD ROAD**

95 Glen Wild Road, Rock Hill, NY ▪ S/B/L: 32.-1-28.11: *Site plan approval for a 2 car garage.*

#### **WEISS REALTY**

49 Kroger Road, Monticello, NY ▪ S/B/L: 32.-2-8.1: *declare intent to serve as Lead Agency for SEQR, hire consultants*

#### **GAFEN LANE SUBDIVISION**

Gafen Lane & Gold Terrace, Monticello, NY ▪ S/B/L: 6.A-1-21: *2 lot 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](mailto:planning@townofthompson.com). The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/83305819288> Meeting ID: 833 0581 9288 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.”**