

**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**

**August 25, 2021 at 6:30p.m.**

### **PUBLIC HEARING:**

#### **UNIQUE ESCAPES CAMPGROUND**

Old Liberty & Gartner Road, Monticello, NY ▪ S/B/L: 5.-1-16.7 – 5.-1-16.13 : *Site plan approval.*

#### **LEISURE ACRES**

Waverly Ave. & Cold Spring Road, Monticello, NY ▪ S/B/L: 29.-2-13,22,23: *Site plan approval and special use permit.*

### **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: *Discussion of timeline.*

#### **HAMPTON LAKES SUBDIVISION**

Starlight Road, Monticello, NY ▪ S/B/L: 41.-1-2.5 / 27.-1-28.19,28.23,28.24,34: *Preliminary site plan discussion for a major subdivision.*

#### **MONTICELLO MOTOR CLUB**

Rupp Road, Monticello, NY ▪ S/B/L: 49.-1-23: *Site plan review for employee housing.*

#### **AVON COMMERCIAL PARK @ ROCK HILL TOWN CENTER**

Glen Wild Rd. & Rock Hill Dr., Rock Hill, NY ▪ S/B/L: 32.-1-9.2 (multiple parcels): *Discussion of timeline and retaining a sound engineer.*

#### **ALDI'S**

59 Lanahan Road, Monticello, NY ▪ S/B/L: 13.-2-2.3 : *Site plan review for proposed retail stores.*

### **ACTION ITEMS:**

#### **CONCORD ASSOCIATES, LP**

Concord Road, Monticello, NY ▪ S/B/L: 9.-1-34.5: *Six month extension request (expires 9/15/2021).*

#### **WINDSOR HILL ESTATES MHP fka RNR HOUSING**

Pittaluga Road, Monticello, NY ▪ S/B/L: 12.-1-23.1: *Minor site plan modifications for internal roads.*

#### **EMERALD GREEN/LLM WATER COMPANY**

239 – 240 Lake Louise Marie Road, Rock Hill, NY ▪ S/B/L: 52.-1-2 / 4: *Site plan approval for minor subdivision.*

#### **SUNRANCH BUNGALOW COLONY**

162 Fraser Road, Monticello, NY ▪ S/B/L: 8.1-38: *Site plan approval.*

#### **VIZNITZ 27 LOT SUBDIVISION**

Gibber Road, Monticello, NY ▪ S/B/L: 6.A-1-1.1: *Approval of developers agreement and restoration bond, etc.*

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/83245116438> Meeting ID: 832 4511 6438 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

