

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



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

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## **PLANNING BOARD MEETING AGENDA**

**March 9, 2022 at 7:00p.m.**

### **PUBLIC HEARING:**

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

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

#### **CATSKILL VET**

23 Old Drive In Road, Rock Hill, NY ▪ S/B/L: 32.1-14.1: *Site plan review for new veterinary building*

#### **HAMPTON LAKES**

Starlight Road, Monticello, NY – S/B/L: multiple: *Continued discussion, public comment review and site plan discussion*

#### **READY MOTORSPORTS CORP.**

110 Serenity Lane, Monticello, NY – S/B/L: 49.-1-4.25: *Site plan discussion for a garage with office space*

#### **ARVIN WARF**

Heiden Road, Monticello, NY – S/B/L: - 24.-1-33.2 / 16.-1-41: *Status update*

#### **STEVE MOSS (STEVE MOSS CONCESSIONS)**

194 & 196-200 Rock Hill Drive, Rock Hill, NY – S/B/L: 32.-2-48 / 32.-2-49: *Status update and site plan review*

#### **VIZNITZ INSTITUTION**

24/32 Gibber Road, Monticello, NY – S/B/L: 9.-1-16: *Site plan discussion for a proposed school*

#### **HAMASPIK RESORTS**

283 Rock Hill Drive, Rock Hill, NY – S/B/L: 35.-1-7.1 / 7.4: *review of public comments, special permit & site plan approval*

#### **EXPRESS BSD**

4682 Route 42, Monticello, NY – S/B/L: 10.-15-1,2,4: *Site plan discussion for an addition to a retail building w/lot combo*

### **ACTION ITEMS:**

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#### **CONCORD ASSOCIATES**

Concord Road, Monticello, NY ▪ S/B/L: 9.-1-34.5: *Extension of an approved site plan. Site plan expires 3/15/2022*

#### **MOONLIGHT COTTAGES**

58 Rubin Road, Monticello, NY – S/B/L: 43.-1-23.3: *Site plan approval for additions*

#### **1283 OLD ROUTE 17, LLC**

1283 Old Route 17, Monticello, NY ▪ S/B/L: 1.-1-3: *Site plan approval*

#### **ICHED ANASH**

473 Anawana Lake Road, Monticello, NY ▪ S/B/L: 5.-1-21.1: *Site plan approval for classroom*

#### **KRASNA**

203 Anawana Lake Road, Monticello, NY – S/B/L: 8.-1-51 / 9.-1-59.1: *239 referral and lead agency*

#### **GAN EDEN ESTATES**

Old Liberty Road & Main Street, Monticello, NY – S/B/L: 2.-1-6.3: *DEIS determination of completeness*

#### **WHEAT & SONS SUBDIVISION**

Hemlock Lane & Sunset Drive, Monticello, NY – S/B/L: 48.-1-22.31: *Site plan approval*

#### **AVON PARK**

Rock Hill Drive, Rock Hill, NY – S/B/L: Multiple: *SCHEDULE A SPECIAL MEETING FOR MARCH 16, 2022 @ 7:00PM*

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/86460778456> Meeting ID: 864 6077 8456

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

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