

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



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

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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

June 22 2022 at 7:00p.m.

### GENERAL DISCUSSION FOR THE PLANNING BOARD:

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**[239 Request for Spring Hills:](#)** Southside of NYS Route 17B S/B/L: 131.-1-1, 2 & 3

**[239 Request for Apple Ice:](#)** Rose Valley Road S/B/L: 130.-1-19.2 & 17

### DISCUSSION ITEMS\*:

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

#### **BORO PARK**

266 Fraser Road, Monticello, NY ▪ S/B/L: 9.-1-54: *Modification to an existing site plan.*

#### **BINYAN UVIOS**

Route 17B, Monticello, NY – S/B/L: 11.-1-35.1, 35.3, 35.4 & 33.1: *Site plan review.*

#### **100 SEYMOUR HIRSCHMAN ROAD LLC**

100 Seymour Hirschman Road, Monticello, NY – S/B/L: 41.B-1-1.1: *Site plan review and change of use.*

### ACTION ITEMS:

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#### **WINDSOR HILLS (RNR HOUSING)**

Pittaluga Road, Monticello, NY ▪ S/B/L: 12.-1-12.1: *Modification to site plan for use change – Phase II.*

#### **BENTON BROTHERS**

Old Route 17, Ferndale, NY – S/B/L: 1.-1-58.2: *Close public hearing and site plan approval.*

#### **MONSTER GOLF COURSE**

85 Chalet Road, Monticello, NY ▪ S/B/L: 15.-1-5: *Minor modification to existing site plan.*

#### **SEDLACK**

3477 Route 42 South, Monticello, NY – S/B/L: 43.-1-43 & 44: *Lot line change.*

#### **SUNNY FOREST**

127 Old Liberty Road, Monticello, NY ▪ S/B/L: 12.-1-31: *Schedule a public hearing and 239 review.*

#### **FAMILY FUN PARK**

65 Friedman Road, Monticello, NY ▪ S/B/L: 5.-1-6.3: *Site plan approval.*

#### **AVON PARK**

Rock Hill Drive, Rock Hill, NY ▪ S/B/L: Multiple parcels: *Approval for additional sound study consultant fees, special use permit and site plan review.*

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/88014173431> Meeting ID: 880 1417 3431

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

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