

**PLANNING BOARD****Kathleen Lara, Chair**

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

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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E-mail: [Planning@townofthompson.com](mailto:Planning@townofthompson.com)**PLANNING BOARD MEETING AGENDA****December 27, 2023 at 7:00p.m.*****ACTION ITEM:*****CONCORD FAIRWAYS**Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-36: *Request for extension.***THOMPSON SQUARE MALL**State Route 42, Monticello, NY▪ Zoning: HC-1▪ S/B/L: 13.-3-40.3 & 40.6: *Request for extension.***VIZNITZ INT. - SCHOOL**24-32 Gibber Road, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.-1-16: *Request for extension.***GARY SMITH**101 Katrina Falls Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 51.-2-31.1: *Approval for oversized garage and rear yard setback.***JUMPCA**410 State Route 17B, Monticello, NY▪ Zoning: HC-1 & RR-1▪ S/B/L: 12.-1-62.3: *Request for minor modification.***BBIS AUTO AUCTION**State Route 42, Monticello, NY▪ Zoning: HC-1 & RR-1▪ S/B/L: 12.-1-54 & 55: *Request for minor modification.***BIRCHWOOD – LEARNING CENTER**Sackett Lake Road & Rod & Gun Club Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 56.-1-32.32: *Request for modification.***HAMASPIK RESORT**283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1 & 7.4: *Request for minor modification.****DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):*****SILAS MANOR**Old Sackett Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-17.19: *Continued review.***E TETZ & SONS**Starlight Road & State Route 17B, Monticello, NY▪ Zoning: E▪ S/B/L: 27.-1-7, 8.1 & 8.2: *Continued review.***EXPRESS BSD**4682 Route 42, Kiamesha Lake, NY▪ Zoning: HC-1▪ S/B/L: 10.-15-1,2 & 4: *Continued review.***GARDEN COTTAGES**Varnell Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 18.-1-41.2: *Site plan review.***DYNASTY COTTAGES**283 State Route 17B, Monticello, NY▪ Zoning: CI▪ S/B/L: 18.-1-18: *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).

PLEASE ALSO TAKE NOTICE, that unless there is a special notice otherwise, the official meeting of the Town of Thompson Planning Board is the in-person meeting conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite is merely a courtesy and convenience to residents, and applicants. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting at the Town Hall shall continue without interruption.

The Planning Board meeting can be accessed at: <https://us02web.zoom.us/j/86100516932> Meeting ID: 861 0051 6932 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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