

**PLANNING BOARD**

**Kathleen Lara, Chair**

Michael Croissant

Michael Hoyt

Arthur Knapp

Kristin Boyd

Christina Cellini (alternate)



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**James Carnell (Department Head)**

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**PLANNING BOARD MEETING AGENDA**

**May 24, 2023 at 7:00p.m.**

***PUBLIC HEARING:***

**HAMASPIK RESORT**

283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1 & 7.4: *Special use permit.*

***ACTION ITEMS:***

**LEFKOWITZ BUNGALOWS**

177 Old Route 17, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 12.-1-46.1: *Final site plan approval.*

***DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):***

**RAL HAL**

Hieden Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 15.-1-28: *Continued subdivision review.*

**COLD SPRING COTTAGES**

378 Cold Spring Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 49.-1-6.2, et al: *Continued review and possible final site plan approval.*

**FAMILY FUN PARK**

65 Friedman Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-6.3: *Discussion after cancelled site visit.*

**CONCORD FAIRWAYS**

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 63.-1-20.1: *Request extension.*

**BOGURSKY/RUFF FAMILY TRUST**

Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1 & RR-2▪ S/B/L: 25.-1-27: *Continued discussion on subdivision.*

**SERENITY GARDENS**

Serenity Lane, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 49.-1-4.4 & 4.5: *Lot combination for lots 3 & 4.*

**ESTATES AT ROCK HILL**

N Emerald Drive & Treasure Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 53.-1-1.1: *Continued subdivision review.*

**SUNNY FOREST**

127 Old Liberty Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 12.-1-31: *Continued site plan review.*

**SILVERCREST TOWNHOUSES**

91 Fairground Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 29.-2-13: *Continued site plan review.*

**CONG. HONEYCREST SHUL**

14 Harris-Bushville Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 4.-1-17: *Continued site plan review.*

**THOMPSON SQUARE MALL – TESLA E.V. STATIONS**

46 Thompson Square, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-40.6: *Site plan review.*

**VERIZON WIRELESS**

585 S. Maplewood Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 28.-1-37.1: *Site plan review.*

**EXPRESS BSD**

4682 Route 42, Kiamesha Lake, NY▪ Zoning: HC-1▪ S/B/L: 10.-15-1,2 & 4: *Continued site plan review.*

**SILBERTS RESORT**

14 Bard Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 13.-1-17.1 & 17.2: *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/81259287635> Meeting ID: 812 5928 7635 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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