

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**PLANNING BOARD MEETING AGENDA****January 10, 2024 at 7:00p.m.*****ACTION ITEM:***[PLATINUM LEAF LLC](#)196 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1▪ S/B/L: 32.-2-39: *Request a change of use.*[NOB HILL COUNTRY CLUB](#)4599 State Route 42, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.-1-51.1: *Request for minor modification.*[EXPRESS BSD](#)4682 State Route 42, Kiamesha Lake, NY▪ Zoning: HC-1▪ S/B/L: 10.-15-1, 3, & 4: *Final site plan approval.*[SILAS MANOR](#)Old Sackett Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-17.19: *Final site plan approval.****DISCUSSION/POTENTIAL ACTION ITEMS (as determined by the Board):***[SILVERCREST TOWN HOME](#)92 Fairground Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 29.-1-13: *Continued review and reschedule public hearing.*[ESTATES AT ROCK HILL – SECTION B](#)N Emerald Drive & Treasure Lake Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 53.-1-1.1 & 52.V-3-15: *Continued review.*[CAMP MAYIN TOHAR](#)Ranch Road & Fred Road, Thompsonville, NY▪ Zoning: RR-1▪ S/B/L: 16.-1-5.1: *Continued review.*[SHEVAS ACHIM BUNGALOW COLONY](#)71 Joyland Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 23.-1-61.1 & 23.-2-26: *Continued review.*[KIAMESHA HILL DEVELOPMENT](#)State Route 42, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.D-1-1.3: *Initial review.*[WAYNE FEDUN](#)862 Old Liberty Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-16.1: *Initial review.*[LAND ROVER](#)State Route 17B & Maplewood Garden Road, Monticello, NY▪ Zoning: RR-1 & CI▪ S/B/L: 12.-1-62.1 & 62.2: *Initial review.*[GIBBER HOLDINGS](#)80 Gibber Road, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 6.-1-11.1, et al: *Discuss traffic consultant fees.*[FRASER RESORT](#)Faser Road & State Route 42, Kiamesha Lake, NY▪ Zoning: SR▪ S/B/L: 9.-1-8.2: *Discuss traffic consultant fees.*

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.

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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