

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)

Laura Eppers (Secretary)

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | Fax: (845) 794-8600

E-mail: Planning@townofthompson.com

PLANNING BOARD MEETING AGENDA

April 10, 2024 at 7:00p.m.

PUBLIC HEARING:

[MINSKY GLAMPING](#)

Swinging Bridge Estates Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 41.-1-2.6: *Site plan review.*

ACTION ITEM:

[SILVERCREST TOWN HOMES](#)

92 Fairground Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 29.-1-13: *Request for NEG DEC.*

[CAMP ROMIMU](#)

150 Roosevelt Drive, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 43.-1-8: *Request for minor modification.*

[BEAVER LAKE ESTATES](#)

14 Estates Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 50.-1-17.4: *Request for minor modification.*

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

[ROSEWOOD MOBILE HOME PARK](#)

Old Liberty Road & Pittaluga Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 12.-1-27: *Initial discussion.*

[DEB EL FOODS](#)

64 Kutger Road, Thompsonville, NY▪ Zoning: RR-2▪ S/B/L: 16.-1-12: *Continued discussion.*

[MONTICELLO MOTOR CLUB – MASTER PLAN](#)

67 Cantrell Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 49.-1-1.1: *Initial review of updated conceptual master plan.*

[AUTOMOBILE SERVICE STATION – PHILLIPS 66](#)

4020 Route 42, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-3-39: *Modification request.*

[RHAPSODY HOLDINGS](#)

9 Anawana Lake Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 13.-1-15.1: *Request for a minor modification.*

[DESIMONE SUBDIVISION](#)

375 Harris Road, Harris, NY▪ Zoning: RR-1▪ S/B/L: 8.-1-1.5: *Request for a minor subdivision.*

[KROEGER USA LLC – TOWN BOARD REFERRAL](#)

Kroeger Road, Bridgeville, NY▪ Zoning: RR-1, HC-2 & CI▪ S/B/L: 24.-1-31.2, 57 & 59.1: *Request for zone change.*

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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