

## PLANNING BOARD

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Shoshana Mitchell (alternate)



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## PLANNING BOARD MEETING AGENDA

April 23, 2025 at 7:00p.m.

### **ACTION ITEM:**

#### LITTLE COMPASS

81 Pleasant Street Ext., Monticello, NY▪ Zoning: SR▪ S/B/L: 14.-1-2-10: *Final approval.*

#### SILAS MANOR – JAN 2025 MODIFICATION

Old Sackett Road, Rock Hill, NY▪ Zoning: SR▪ S/B/L: 52.-1-17.19: *Conditional approval.*

#### BEAVER LAKE ESTATES – 42 ESTATES RD

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

#### HAMASPIK MODIFICATION – ADD’L PARKING

283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1: *Request for site plan modification.*

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

#### SHEVES ACHIM LLC

21 & 29 Fireman’s Camp Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 43.-1-10 & 16: *Request for site plan modification.*

#### NORMAN GOLD – 25 SAW MILL LLC

68 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-2▪ S/B/L: 32.-2-38.1: *Update.*

#### 828 BROADWAY LLC

686 Wolf Lake Road, Rock Hill, NY▪ Zoning: HC-1▪ S/B/L: 52.-1-14.1: *Request for site plan modification.*

#### LAKEVIEW ESTATES MOD – UNIT 57

135 Coral Drive, Monticello, NY▪ Zoning: SR▪ S/B/L: 8.-1-31.1: *Update.*

#### BINYAN UVOIS

666 State Route 17B, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 11.-1-35.1, et al: *Site plan, special use, & lot line change review.*

#### HOLIDAY MOUNTAIN

99 Holiday Mountain Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 32.-2-59: *Request for site plan modification and special use permit.*

#### EVERGREEN MEADOW ACADEMY

291 Glen Wild Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 25.-1-14 & 15.4: *Initial review.*

#### ZONING CODE UPDATES (REVISED) – FALLSBERG 239 REFERRAL

#### PUD DISTRICT NO. 1 – VILLAGE 239 REFERRAL

#### EMANUEL & MAUREEN WILSON – VILLAGE 239 REFERRAL

**PLEASE TAKE NOTICE**, that this Planning Board meeting will be held in person. As a courtesy, the public may view the meeting via videoconferencing, through Zoom, as permitted by the NYS Open Meetings Law. As the official meeting will be held in person, **no public participation** will be permitted through teleconferencing. Regarding any Public Hearings listed on the agenda, the public may submit written comments by regular mail, e-mail or in person until 4:30PM on the date of the hearing at 4052 Route 42, Monticello, NY 12701. Emails should be sent to [planning@townofthompson.com](mailto:planning@townofthompson.com). The Planning Board shall reserve the right to extend the deadline for acceptance of comments at their sole discretion. Nothing in the foregoing shall prohibit the Planning Board from utilizing videoconferencing for participation from consultants, professionals and applicants as specifically authorized by the Planning Board.

**PLEASE ALSO TAKE FURTHER NOTICE**, that absent 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 to view the meeting is offered as a courtesy and convenience to residents, and applicants. It is subject to technical and broadband limitations and 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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