

PLANNING BOARD

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PLANNING BOARD MEETING AGENDA

June 11, 2025 at 7:00p.m.

PUBLIC HEARING:

SOUTHWOODS MOBILE HOME PARK

Southwoods Drive, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 50.-1-57.4: *Site plan.*

ACTION ITEM:

CONCORD ASSOCIATES

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-34.5: *Update and possible extension.*

CONCORD FAIRWAYS

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-36: *Update and possible extension.*

237 GLEN WILD – LOT LINE CHANGE

237 Glen Wild Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 13.-25.-1-18.1 & 18.2: *Lot line change.*

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

UNIQUE ESCAPE MODIFICATION – 21 ADD’L UNITS

9-17 Gartner Road, Monticello, NY▪ Zoning: RR-1▪ S/B/L: 5.-1-16.13: *Continued review.*

HAMPTON LAKES SUBDIVISION

Starlight Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 27.-1-28.19, et al: *Continued review and possible approval.*

NORMAN GOLD – 25 SAW MILL LLC

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

SIKORSKI 13-LOT SUBDIVISION

Adams Road, Rock Hill, NY▪ Zoning: RR-1▪ S/B/L: 25.-1-49.2: *Continued review.*

HAMASPIK MODIFICATION – ADD’L PARKING

283 Rock Hill Drive, Rock Hill, NY▪ Zoning: HC-1 & HC-2▪ S/B/L: 35.-1-7.1: *Continued review and possible approval.*

LC CONSTRUCTION F/K/A MARTY’S

4461 State Route 42, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-2-1.3: *Initial discussion.*

1 SCHROEDER MODIFICATION – STORAGE ADDITION

1 Schroeder Street, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 13.-2-1.3: *Continued review after ZBA.*

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@thompsonny.gov. 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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