

PLANNING BOARD

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PLANNING BOARD MEETING AGENDA

May 28, 2025

Municollab (software training) to start at 6:00 p.m.

Regular meeting to start at 7:00 p.m.

PUBLIC HEARING:

HOLIDAY MOUNTAIN

99 Holiday Mountain Road, Monticello, NY • Zoning: HC-2 • S/B/L: 32.-2-59: *Site plan & special use permit.*

ACTION ITEM:

SILAS MANOR – JAN 2025 MODIFICATION

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

FARSITE MODIFICATION – MULT. ADDITIONS

736 State Route 17B, Monticello, NY • Zoning: HC-2 & RR-1 • S/B/L: 11.-1-38.1: *Final approval.*

HAMASPIK MODIFICATION – ADD’L PARKING

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

VICTORIA SIMS – TWO-FAMILY DWELLING

287 Hilltop Road, Monticello, NY • Zoning: RR-2 • S/B/L: 41.-1-28.6: *Site plan approval for a two-family dwelling.*

BIRCHWOOD – PLAY AREA MODIFICATION

762 Sackett Lake Road, Monticello, NY • Zoning: SR • S/B/L: 56.-1-32.32: *Site plan modification for play area.*

RHAPSODY – HOT TUB MODIFICATION

9-29 Rhapsody Lane, Monticello, NY • Zoning: SR • S/B/L: 13.-1-15.1: *Site plan modification for hot tub.*

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

ROBERT GREEN TRUCKS

Kroeger Road & Bridgeville Road, Monticello, NY • Zoning: CI • S/B/L: 32.-2-6 & 8.3: *Site plan modification & special use permit review.*

HEIDEN ROAD RIVERSIDE WAREHOUSE

Heiden Road, Monticello, NY • Zoning: CI & RR-1 • S/B/L: 24.-1-31.2, et al: *Initial site plan & special use permit review.*

ROCK HILL MOTEL

295 Lake Louise Marie Road, Rock Hill, NY • Zoning: HC-1 • S/B/L: 52.-1-11: *Continued review.*

TARA ACRES

968 Old Liberty Road, Monticello, NY • Zoning: SR • S/B/L: 2.-1-29: *Continued review, 239 request, & scheduled public hearing.*

SOUTHWOODS MOBILE HOME PARK

Southwoods Dr., Monticello, NY • Zoning: RR-1 • S/B/L: 50.-1-57.4: *Reschedule public hearing.*

KRASNA

203 Anawana Lake Road, Monticello, NY • Zoning: SR • S/B/L: 8.-1-41: *Continued discussion, 239 request, & schedule public hearing.*

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. 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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