

PLANNING BOARD

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PLANNING BOARD MEETING AGENDA

August 13, 2025 at 7:00p.m.

PUBLIC HEARING:

ROBERT GREEN TRUCKS

Kroeger Road & Bridgeville Road, Monticello, NY▪ Zoning: CI▪ S/B/L: 32.-2-6 & 8.3: *Site Plan Review.*

HOLIDAY MOUNTAIN – STAFF HOUSING

452 Bridgeville Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 32.-2-23: *Site Plan Review.*

ACTION ITEM:

HOLIDAY MOUNTAIN – STAFF HOUSING

452 Bridgeville Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 32.-2-23: *Possible Site Plan Approval.*

HAMPTON LAKES SUBDIVISION

Starlight Road, Monticello, NY▪ Zoning: RR-2▪ S/B/L: 41.-1-2.5, et al: *Possible Subdivision Approval.*

CONCORD FAIRWAYS

Concord Road, Monticello, NY▪ Zoning: SR▪ S/B/L: 9.-1-36: *Request for Extension.*

GLEASON – LOT COMBINATION

386 South Shore Drive, Rock Hill, NY▪ Zoning: RR-2▪ S/B/L: 66.-29-4 & 5: *Request for Lot Combo.*

MONTICELLO MOTOR CLUB – SEWER PLANT

67 Cantrell Road, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 49.-1-1.1: *NEG DEC & Possible Approval.*

1 SCHROEDER MODIFICATION – STORAGE ADDITION

1 Schroeder Street, Monticello, NY▪ Zoning: HC-2▪ S/B/L: 30.-6-1: *Possible Site Plan Approval.*

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

828 BROADWAY LLC (BILLY STOP)

686 Wolf Lake Road, Rock Hill, NY▪ Zoning: HC-1▪ S/B/L: 52.-1-14.1: *Initial Site Plan Review.*

FRASER MANAGEMENT – VILLAGE OF MONTICELLO 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@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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