

Sullivan County Land Bank
100 North Street
Monticello, NY 12701

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village of Monticello Planning Board will be holding a Public Hearing on Thursday, the 20th day of May 2021, at 6:00 o'clock p.m., by video, teleconference and public. For those who do not wish to attend in public the hearing will be available via the ZOOM app and the following information will be needed to access the meeting:

Topic: Village of Monticello Zoning Board Meeting

Time: May 20, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/85647133462?pwd=cHhsMkl2R2hRZTVmTW4yeHZpYUQwdz09>

Meeting ID: 856 4713 3462

Passcode: 093407

One tap mobile

+16465588656,,85647133462#,,,,*093407# US (New York)

+13017158592,,85647133462#,,,,*093407# US (Washington DC)

Dial by your location

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+1 301 715 8592 US (Washington DC)

Meeting ID: 856 4713 3462

Passcode: 093407

Find your local number: <https://us02web.zoom.us/j/85647133462?pwd=cHhsMkl2R2hRZTVmTW4yeHZpYUQwdz09>

The property is owned by the Sullivan County Land Bank and is located on 39-45 High Street tax map parcel section 112, block 1, and section 2 & 3, (S-B-L 112.-1-2 & 3) and is located in the R2 (Residential-Two Family) Zoning District.

The applicant is seeking a Use Variance for this property and relief of the Village Zoning Code section 280-40.5 entitled "Residential Use in R-2 District". The applicant having demolished 3 structures on the current lot and requested permits to renovate the remaining structure from a 5 unit multi-family and utilize the residence as a 4 unit multi-

family dwelling instead of the 2 (two) family unit that is currently allowed in the Zone.

A copy of the proposed plan is on file in the office of the Village Clerk and available for inspection by interested persons during Village Clerk's business hours.

The Zoning Board will at the above date, time and place hear all persons interested in the subject matter hereof. Persons may appear in person or by agent. All written communications addressed to the Board must be received by the Board at or prior to the public hearing.

BY ORDER OF THE ZONING BOARD
VILLAGE OF MONTICELLO
JANINE GANDY-MCKINNEY
VILLAGE CLERK