

# Town of Thompson Zoning Board of Appeals

Tuesday – October 12, 2021

Work Session 6:30 p.m. Meeting 7:00 p.m.

## AGENDA

<p><u><a href="#">THOMAS O'DONNOHUE</a></u> 224 North Shore Road Rock Hill, NY S/B/L: 38.-3-14</p>	<p>Area Variance: (1) one side yard setback from required 20' to proposed 10.5' (2) front yard setback (lake side) from required 50' to proposed 46.2' (3) Percentage of lot coverage from required 10% to proposed 20.2%</p>
<p><u><a href="#">KAUFMAN COLONY CORP. #34</a></u> 3 Roshitz Lane Monticello, NY S/B/L: 12.-1-5.7</p>	<p>Area Variance: (1) Summer Camp / Bungalow front yard setback from required 100' to proposed 70'.</p>
<p><u><a href="#">BORO PARK BUNGALOW ASSOCIATES</a></u> 266 Fraser Road Monticello, NY S/B/L: 9.-1-54</p>	<p>Area Variance: (1.) Bungalow Separation §250-34(D)(6) from required 25' to proposed 15.7' (b/w units 2&amp;3) (2.) Bungalow Separation §250-34(D)(6) from required 25' to proposed 12.1' (b/w units 6 &amp; 7) (3.) Bungalow Separation §250-34(D)(6) from required 25' to proposed 14.2' (b/w units 8 &amp; 9) (4.) Bungalow Separation §250-34(D)(6) from required 25' to proposed 20.5' (b/w units 10 &amp; 11) (5.) Bungalow Separation §250-34(D)(6) from required 25' to proposed 15.2' (b/w units 11 &amp; 12) (6.) Bungalow Separation §250-34(D)(6) from required 25' to proposed 10.7' (b/w units 10 &amp; 11) (7.) Increasing a nonconforming bungalow - §250-21D(2) 15% or 200 sq.ft. Whichever is greater (8.) Increasing a nonconforming bungalow - §250-21D(2) 15% or 200 sq.ft. Whichever is greater Required Proposed 44.5% or 943 sq.ft. (units 1 &amp; 2) 37.7% or 850 sq.ft. (units 9 &amp; 10.)</p>
<p><u><a href="#">WANDA TONEY</a></u> High View Terrace Rock Hill, NY S/B/L: 55.-5-7.1</p>	<p>Area Variance: (1) one side yard setback from required 20' to proposed 10.5' (2) front yard setback (lake side) from required 50' to proposed 46.2' (3) Percentage of lot coverage from required 10% to proposed 20.2%</p>
<p><u><a href="#">220 COLD SPRING ROAD</a></u> 220 Cold Spring Road Monticello, NY S/B/L: 29.-1-22.1</p>	<p>Area Variance: Density per acre from required 2.0 to proposed 2.6.</p>
<p><u><a href="#">149 WINSTON DRIVE, LLC</a></u> 149 Winston Drive Monticello, NY S/B/L: 47.-1-5</p>	<p>Area Variance: (1) front yard setback from required 50' to proposed 0' (2) one side yard setback from required 20' to proposed 5.3' (3) percentage of lot coverage from required 10% to proposed 20%.</p>
<p><u><a href="#">HAMASPIK RESORT</a></u> <b>THIS PROJECT HAS BEEN REMOVED AT THE APPLICANT</b></p>	<p>To interpret whether the current use of the property is a hotel as per Town Code and whether the proposed use is a camp; the ZBA should review the applicant's presentation at the public hearing and the documentation previously provided to the Town.</p>

PLEASE TAKE NOTICE, that this Zoning Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions to:

[planning@townofthompson.com](mailto:planning@townofthompson.com)

Town of Thompson is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87531398358>

Meeting ID: 875 3139 8358