

Town of Thompson Zoning Board of Appeals

Tuesday – April 12, 2022

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

AGENDA

<u>JOHN MICHAEL CASEY</u> 51 North Shore Road Rock Hill, NY S/B/L: 36.-2-4	Area Variance: (1) rear yard setback from required 50' to proposed 15' (2) Percentage of lot coverage from required 10% to proposed 18.9%.
<u>JAY KLEINFELD</u> 70 Crescent Circle Rock Hill, NY S/B/L: 54.-3-27.7	Area Variance: (1) one side yard setback from required 15' to proposed 8' (2) one side yard setback from required 15' to proposed 7' (3) combined side yard setback from required 40' to proposed 15' (4) front yard setback from required 40' to proposed 11' (5) percentage of lot coverage from required 20% to proposed 37% (6) Increasing a non-conforming.
<u>SUSAN LIBERMAN</u> 47 Sackett Lake Road Monticello, NY S/B/L: 45.-2-2	Area Variance: (1)one side yard setback from required 15' to proposed 7' (2) combined side yard setback from required 40' to proposed 28' (3) increasing a non-conforming
<u>WEBSTER YOUNGS</u> 105 South Lake Road Rock Hill, NY S/B/L: 39.-2-5	Area Variance: (1) Side yard setback from required 20' to proposed 7.3
<u>MICHAEL WARD</u> 20 First Raod Rock Hill, NY S/B/L: 36.-8-6	Area Variance: (1)one side yard setback from required 20' to proposed 17' (2) one side yard setback from required 20' to proposed 6' (3) increasing a non-conforming. (4)combined side yard setback from required 50' to proposed 23'(5) percentage of lot coverage from required 10% to proposed 23%
<u>CASKILL BSD HOUSING INC.</u> 4343 State Route 42 Monticello, NY S/B/L: 10.-15-1	Area Variance: (1) Retail & service front yard setback from required 50' to proposed 2.1' (2) retail & service front yard setback from required 50' to proposed 11.1' (3) retail & service one side yard setback from required 35' to proposed 16.7' (4) retail & service increasing a non-conforming (5) retail & service lot are from required 40,000 sq ft to proposed 25,378 sq ft.
<u>DAVID LORINCZ</u> 178 Barnes Blvd. Monticello, NY S/B/L: 6.A-1-1.3	(1) minimum lot area from required 12,000sq ft to proposed 6064.34 sq ft lot 1 (2) minimum lot area from required 12,000sq ft to proposed 6844.06 sq ft lot 2 (3) minimum lot width from required 100' to proposed 50.78' lot 1 (4) minimum lot width from required 100' to proposed 57.27 lot 2 (5) minimum side yard setback from required 20' to proposed 0' lot 1 (6) minimum side yard setback from required 20' to proposed 0' lot 2
<u>BORO PARK BUNG. ASSOC.</u> 266 Fraser Road Monticello, NY S/B/L: 9.-1-54	Area Variance: (1) bungalow separation (units 6/7) from required 25' to proposed 12.1' (2) bungalow separation (units 8/9) from required 25' to proposed 14.2'(3) bungalow separation (units 11/12) from required 25' to proposed 15.2' (4) bungalow separation (units 10/11) from required 25' to proposed 10.7' (5) increasing a non-conforming bungalow from required 15% or 200sq ft whichever is greater to proposed 44.5% or 943 sq ft for units 1 & 2 (6) increasing a non-conforming bungalow from required 15% or 200sq ft whichever is greater to proposed 37.7% or 850 sq ft for units 9 & 10

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 by 4:30PM on the day of the meeting to planning@townofthompson.com.

The Zoning Board meeting can be accessed at: <https://us02web.zoom.us/j/88456617643> Meeting ID: 884 5661 7643

The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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 by 4:30PM on the day of the meeting to planning@townofthompson.com. The Zoning Board meeting can be accessed at: <https://us02web.zoom.us/j/88456617643> Meeting ID: 884 5661 7643
The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.