

Town of Thompson Zoning Board of Appeals

Tuesday – November 14, 2023

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

AGENDA

<p>26 HIGHLAND LLC 99 Cold Spring Road Monticello, NY S/B/L: 30.-4-16</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) One side yard setback with S&W and allowed reduction from required 50'-0" to proposed 42'1"(2) Combined side yard setbacks with W&S and allowed reduction from required 30' to proposed 8'
<p>CYNTHIA BROZEN 52 Medallion Road Kiamesha Lake, NY S/B/L: 9.C-13-2</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Rear yard setback with W/S from required 40' to proposed 4'(2) One side yard setback with W/S from required 15' to proposed 2.2'(3) One side yard setback with W/S from required 15' to proposed 3.4'(4) Combined side yard setback with W/S from required 40' to proposed 5.6'(5) Increasing a nonconforming structure - not permitted(6) Percent of lot coverage with W/S from required 20% to proposed 37%
<p>LOUIS BURKO 547 Sackett Lake Road Monticello, NY S/B/L: 46.-4-12</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Accessory building nearer to the fronting street than the main building – not permitted
<p>MAREK GIERNICKI 19 Regina Ave Monticello, NY S/B/L: 46.-6-1.4</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Front yard setback from required 50' to proposed 15.51'(2) One side yard setback from required 20' to proposed 1.96'(3) One side yard setback from required 20' to proposed 13.89'(4) Both side yards combined from required 50' to proposed 15.85'(5) Increasing a nonconforming structure - not permitted(6) Percent of lot coverage from required 10% to proposed 22%
<p>DAVID PARK 421 Bridgeville Road Monticello, NY S/B/L: 32.-2-21.1</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Front yard setback from required 50' to proposed 4.7'(2) Increasing a nonconforming structure - not permitted
<p>ASHISH PATEL Katrina Falls Road Rock Hill, NY S/B/L: 51.-1-27.1</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Building height from required 30' to requested 34'-4"
<p>RIVSHAK PROPERTIES LLC Plymouth Lane Rock Hill, NY S/B/L: 52.G-1-84</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Front yard setback from required 40' to proposed 33.58'(2) Rear yard setback from required 40' to proposed 31'
<p>SUNSHINE ESTATES 225 Ranch Road Monticello, NY S/B/L: 16.-1-14.1</p>	<p>Area Variance:</p> <ol style="list-style-type: none">(1) Bungalow Colony front yard setback (7/8) from required 100' to proposed 86'(2) Bungalow Colony front yard setback (3/4) from required 100' to proposed 67'(3) Bungalow Colony lot coverage from required 10% to proposed 11.76%

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. PLEASE ALSO TAKE NOTICE, that unless there is a special notice otherwise, the official meeting of the Town of Thompson Zoning Board of Appeals is the in-person meeting conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite is merely a courtesy and convenience to residents, and applicants. 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 Zoning Board meeting can be accessed at <https://us02web.zoom.us/j/8477077741> Meeting ID: 847 7077 7741 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.