

# Town of Thompson Zoning Board of Appeals

Tuesday – October 10, 2023

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

## AGENDA

<p><a href="#">26 HIGHLAND LLC</a> 99 Cold Spring Road Monticello, NY S/B/L: 30.-4-16</p>	<p><b>Area Variance:</b></p> <ol style="list-style-type: none"><li>(1) One side yard setback with S&amp;W and allowed reduction from required 50'-0" to proposed 42'1"</li><li>(2) Combined side yard setbacks with W&amp;S and allowed reduction from required 30' to proposed 8'</li></ol>
<p><a href="#">BRACCI FAMILY CORPORATION</a> 42 Timber Point Road Rock Hill, NY S/B/L: 52.A-1-33</p>	<p><b>Area Variance:</b></p> <ol style="list-style-type: none"><li>(1) Front yard setback with reduction from required 30' to proposed 9.6'</li><li>(2) Increasing a nonconforming structure - not permitted</li><li>(3) Percent of lot coverage with W&amp;S from required 50% to proposed 24%</li></ol>
<p><a href="#">SHMIEL LEFKOWITZ</a> 28 Woodcliff Ave. Monticello, NY S/B/L: 30.-2-3</p>	<p><b>Area Variance:</b></p> <ol style="list-style-type: none"><li>(1) Front yard setback with W&amp;S from required 40' to proposed 31.9'</li><li>(2) Increasing a nonconforming structure – not permitted</li></ol>
<p><a href="#">BETH O'BRIEN</a> 132 Canal Road Rock Hill, NY S/B/L: 66.-17-8</p>	<p><b>Area Variance:</b></p> <ol style="list-style-type: none"><li>(1) Rear yard setback (roadside) from required 50' to proposed 25'</li><li>(2) One side yard setback from required 20' to proposed 18'</li><li>(3) Combined side yard setbacks from required 50' to proposed 38'</li><li>(4) Percent of lot coverage from required 10% to proposed 12.9%</li></ol>
<p><a href="#">MOHITKUMAR PATEL</a> Katrina Falls Road Rock Hill, NY S/B/L: 63.-1-22.2</p>	<p><b>Area Variance:</b></p> <ol style="list-style-type: none"><li>(1) Building height from required 30' to proposed 39.6'</li></ol>

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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](mailto: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/83406730103> Meeting ID: 834 0673 0103 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.