

Town of Thompson Zoning Board of Appeals

Tuesday – February 13, 2024

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

AGENDA

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| <p><u>DYNASTY COTTAGES</u> 283 State Route 42 Monticello, NY S/B/L: 18.-1-18</p> | <p>Area Variance:</p> <ul style="list-style-type: none"> (1) Bungalow dwelling unit separation (b/w units 2 & 3) from required 25' to proposed 19' (2) Bungalow colony rear yard setback (Unit #1) from required 150' to proposed 122' (3) Bungalow colony one side setback from required 100' to proposed 90' (4) Bungalow dwelling unit separation (b/w units 14 & 15) from required 25' to proposed 23' (5) Bungalow dwelling unit separation (b/w units 12 & 13) from required 25' to proposed 23' (6) Increasing nonconforming bungalows – not permitted (7) Bungalow colony density from required 20.34 units to proposed 21 units |
| <p><u>GARDEN COTTAGES</u> Varnell Road Monticello, NY S/B/L: 18.-1-41.2</p> | <p>Area Variance:</p> <ul style="list-style-type: none"> (1) Bungalow separation (Units 2 & 3) from required 25' to proposed 20.6' (2) Bungalow separation (Units 4 & 5) from required 25' to proposed 19.5' (3) Bungalow separation (Units 12 & 14) from required 25' to proposed 22.4' (4) Bungalow separation (Units 15 & 16) from required 25' to proposed 16.8' (5) Bungalow separation (Units 6 & 7) from required 25' to proposed 15.7' (6) Bungalow separation (Units 19 & 20) from required 25' to proposed 15' (7) Bungalow separation (Units 20 & 21) from required 25' to proposed 19.1' (8) Bungalow separation (Units 22 & 23) from required 25' to proposed 19.7' (9) Non-conforming bungalow expansion (Units 1 & 2) from required 15% or 200 sq. ft. to proposed 70.3% or 1,418 sq. ft. (10) Non-conforming bungalow expansion (Units 3 & 4) from required 15% or 200 sq. ft. to proposed 98.6% or 1,460 sq. ft. (11) Non-conforming bungalow expansion (Units 5 & 6) from required 15% or 200 sq. ft. to proposed 40.9% or 607 sq. ft. (12) Non-conforming bungalow expansion (Units 7 & 8) from required 15% or 200 sq. ft. to proposed 32.3% or 700 sq. ft. (13) Non-conforming bungalow expansion (Units 9 & 10) from required 15% or 200 sq. ft. to proposed 26.1% or 285 sq. ft. (14) Non-conforming bungalow expansion (Units 11 & 12) from required 15% or 200 sq. ft. to proposed 81.8% or 1,499 sq. ft. (15) Non-conforming bungalow expansion (Units 14 & 15) from required 15% or 200 sq. ft. to proposed 59.8% or 1,014 sq. ft. (16) Non-conforming bungalow expansion (Units 16 & 17) from required 15% or 200 sq. ft. to proposed 109.6% or 2,1117 sq. ft. (17) Non-conforming bungalow expansion (Units 18 & 19) from required 15% or 200 sq. ft. to proposed 64.9% or 1,200 sq. ft. (18) Non-conforming bungalow expansion (Units 20) from required 15% or 200 sq. ft. to proposed 54.2% or 688 sq. ft. (19) Non-conforming bungalow expansion (Units 23 & 24) from required 15% or 200 sq. ft. to proposed 66.5% or 1,194 sq. ft. (20) Non-conforming bungalow colony lot coverage increase from required 10% to proposed 10.3% |
| <p><u>NOB HILL COUNTRY CLUB</u> 4599 State Route 42 Kiamesha Lake, NY S/B/L: 9.-1-51.1</p> | <p>Area Variance:</p> <ul style="list-style-type: none"> (1) Non-conforming bungalow expansion (Unit #13) from required 15% or 200 sq. ft. to proposed 197% or 1,692 sq. ft. |
| <p><u>PATIO HOMES-KIAMESHA SHORES</u> Robert Road Kiamesha Lake, NY S/B/L: 9.C-23-1</p> | <p>Area Variance:</p> <ul style="list-style-type: none"> (1) Garage exterior finishes from required “Matching the principal building” to proposed “Metal roofing and siding” (2) Garage door height from required 8' to proposed 10' |
| <p><u>WILLIAM ROMERO</u> 76 Old Ryan Road Monticello, NY S/B/L: 51.-1-2.4</p> | <p>Area Variance:</p> <ul style="list-style-type: none"> (1) Accessory building closer to the road than the main dwelling – not permitted (2) Accessory building height from required 15'-0" to proposed 20'-4" |

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/89393926367> Meeting ID: 893 9392 6367 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.