

Town of Thompson Zoning Board of Appeals

Tuesday – June 10, 2025

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

AGENDA

<u>RICHARD STEINBERG</u> 10 High View Terrace Rock Hill, NY S/B/L: 55.-4-17.7	Area Variance: (1) Front yard setback with W/S from required 40' to proposed 25.5' (2) Rear yard setback with W/S from required 40' to proposed 30.5' (3) Combined side yard setback with W/S from required 40' to proposed 35.5' (4) Percent of lot coverage with W/S from required 20% to proposed 22.5%
<u>VINCENT MARINO</u> 536 Starlight Road Monticello, NY S/B/L: 41.-1-39.5	Area Variance: (1) Accessory building closer to the road than the main building – not permitted
<u>BERNARD PRIMIANO</u> 149 Starlight Drive Monticello, NY S/B/L: 57.-2-1	Area Variance: (1) Accessory building closer to the road than the main building – not permitted
<u>1 SCHROEDER (CAFREESSEN LLC)</u> 1 Schroeder Street Monticello, NY S/B/L: 30.-6-1	Area Variance: (1) Service establishment front yard setback from required 50' to proposed 21.4' (2) Service establishment side yard setback from required 35' to proposed 26.1'
<u>EDWARD DEMAIO</u> 7 Morreale Drive Rock Hill, NY S/B/L: 66.-25-3	Area Variance: (1) Front yard setback from required 50' to proposed 27' (2) Rear yard setback from required 50' to proposed 23' (3) Percent of lot coverage from required 10% to proposed 14.9%
<u>JUMPCA PICNIC GROVE</u> 410 State Route 17B Monticello, NY S/B/L: 12.-1-62.3	Area Variance: (1) Animal housing setback from property lines from required 150' to proposed 50' (2) Animal housing setback from property lines from required 150' to proposed 117' (3) Keeping of not more than 2 farm animals on lots under 5 acres from required 2 (max) to proposed 32
<u>MIKE TAYLOR (MAUDE CRAWFORD REALTY)</u> 452 Bridgeville Road Monticello, NY S/B/L: 32.-2-23	Area Variance: (1) Multiple dwelling lot size from required 10 acres to proposed 3.7 acres (2) Multiple dwelling habitable floor area from required 1,000 sq. ft. to proposed 150 sq. ft. (3) Multiple dwelling density from required 7 units to proposed 15 units
<u>BRENDAN MCSWEENEY</u> 129 East Road Rock Hill, NY S/B/L: 66.-48-3	Area Variance: (1) One side yard setback from required 20' to proposed 14' (2) Combined side yard setback from required 50' to proposed 33.5'

PLEASE TAKE NOTICE, that this Planning Board meeting will be held in person. As a courtesy, the public may view the meeting via videoconferencing, through Zoom, as permitted by the NYS Open Meetings Law. As the official meeting will be held in person, **no public participation** will be permitted through teleconferencing. Regarding any Public Hearings listed on the agenda, the public may submit written comments by regular mail, e-mail or in person until 4:30PM on the date of the hearing at 4052 Route 42, Monticello, NY 12701. Emails should be sent to planning@townofthompson.com. The Planning Board shall reserve the right to extend the deadline for acceptance of comments at their sole discretion. Nothing in the foregoing shall prohibit the Planning Board from utilizing videoconferencing for participation from consultants, professionals and applicants as specifically authorized by the Planning Board.

PLEASE ALSO TAKE FURTHER NOTICE, that absent a special notice otherwise, the official meeting of the Town of Thompson Planning Board is the **in-person meeting** conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite to view the meeting is offered as a courtesy and convenience to residents, and applicants. It is subject to technical and broadband limitations and 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 Planning 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.

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