

Town of Thompson Zoning Board of Appeals

Tuesday – May 13, 2025

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

AGENDA

<a href="#">ANJ REALTY ROCK HILL INC</a> 271 Lake Louise Marie Road Rock Hill, NY S/B/L: 52.-1-9	<b>Area Variance:</b> (1) Habitable square footage of an apartment in multiple dwelling (Unit 201) from required 1,000 sq. ft. to proposed 539 sq. ft. (2) Habitable square footage of an apartment in multiple dwelling (Unit 202) from required 1,000 sq. ft. to proposed 528 sq. ft. (3) Habitable square footage of an apartment in multiple dwelling (Unit 203) from required 1,000 sq. ft. to proposed 541 sq. ft. (4) Habitable square footage of an apartment in multiple dwelling (Unit 204) from required 1,000 sq. ft. to proposed 506 sq. ft. (5) Habitable square footage of an apartment in multiple dwelling (Unit 205) from required 1,000 sq. ft. to proposed 514 sq. ft. (6) Habitable square footage of an apartment in multiple dwelling (Unit 206) from required 1,000 sq. ft. to proposed 598 sq. ft. (7) Multiple dwelling front yard setback from required 40’-0” to proposed 15’-0” (8) Habitable square footage of an apartment in multiple dwelling (Unit 101) from required 1,000 sq. ft. to proposed 503 sq. ft. (9) Habitable square footage of an apartment in multiple dwelling (Unit 102) from required 1,000 sq. ft. to proposed 560 sq. ft. (10) Habitable square footage of an apartment in multiple dwelling (Unit 103) from required 1,000 sq. ft. to proposed 560 sq. ft. (11) Multiple dwelling minimum lot area from required 10 acres to proposed 6.81 acres
<a href="#">THOMPSON’S OWN SOLAR</a> Downs Road Monticello, NY S/B/L: 16.-1-30.2	<b>Area Variance:</b> (1) Maximum solar panel height at maximum tilt from required 16’ to proposed 18.5’
<a href="#">RICHARD STEINBERG</a> 10 High View Terrace Rock Hill, NY S/B/L: 55.-4-17.7	<b>Area Variance:</b> (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%
<a href="#">PETER BELORUSETS</a> 53 Crescent Circle Rock Hill, NY S/B/L: 54.-2-30	<b>Area Variance:</b> (1) Rear yard setback with W/S from required 40’ to proposed 38.6’ (2) Percent of lot coverage with W/S from required 20% to proposed 22.3% (3) One side yard setback with W/S from required 15’ to proposed 9’ (4) One side yard setback with W/S from required 15’ to proposed 7’ (5) Combined side yard setback with W/S from 40’ to proposed 16’ (6) Percent of lot coverage with W/S from 20% to proposed 35.9%
<a href="#">TARA ACRES PARTNERS LLC</a> 968 Old Liberty Road Monticello, NY S/B/L: 2.-1-29	<b>Area Variance:</b> (1) Bungalow separation distance (Units 1B & 2) from required 25’ to proposed 14.5’ (2) Bungalow separation distance (Units 2 & 3) from required 25’ to proposed 22.6’ (3) Bungalow separation distance (Units 3 & 4) from required 25’ to proposed 22.5’ (4) Bungalow separation distance (Units 4 & 5) from required 25’ to proposed 19.4’ (5) Bungalow separation distance (Units 8 & 9A) from required 25’ to proposed 17.6’ (6) Bungalow separation distance (Units 9 & 10) from required 25’ to proposed 14.4’ (7) Bungalow separation distance (Units 10 & 11) from required 25’ to proposed 12.2’ (8) Bungalow separation distance (Units 12 & 14) from required 25’ to proposed 19.6’ (9) Bungalow separation distance (Units 15 & 16) from required 25’ to proposed 16.1’ (10) Bungalow separation distance (Units 17 & 18) from required 25’ to proposed 20’ (11) Bungalow separation distance (Units 19 & 20) from required 25’ to proposed 19.5’ (12) Bungalow separation distance (Units 21 & 22) from required 25’ to proposed 9.6’ (13) Bungalow colony pool front yard setback from required 50’ to proposed 30’ (14) Nonconforming bungalow colony lot coverage from required 10% max to proposed 11.54% (15) Expansion of a nonconforming bungalow (Units 1A & 1B) from required 15% or 200 sq. ft. to proposed 18.2% or 426.65 sq. ft. (16) Expansion of a nonconforming bungalow (Units 5 & 6) from required 15% or 200 sq. ft. to proposed 35.05% or 858.21 sq. ft. (17) Expansion of a nonconforming bungalow (Units 7 & 8) from required 15% or 200 sq. ft. to proposed 54.95% or 947.98 sq. ft. (18) Expansion of a nonconforming bungalow (Units 9) from required 15% or 200 sq. ft. to proposed 120.85% or 1,196.49 (19) Expansion of a nonconforming bungalow (Units 10) from required 15% or 200 sq. ft. to proposed 33.61% or 644.94 sq. ft. (20) Expansion of a nonconforming bungalow (Units 14 & 15) from required 15% or 200 sq. ft. to proposed 28.99% or 805.11 sq. ft. (21) Expansion of a nonconforming bungalow (Units 16 & 17) from required 15% or 200 sq. ft. to proposed 23.86% or 640.50 sq. ft. (22) Expansion of a nonconforming bungalow (Units 18 & 19) from required 15% or 200 sq. ft. to proposed 32.39% or 821.32 sq. ft. (23) Expansion of a nonconforming bungalow (Units 22 & 23) from required 15% or 200 sq. ft. to proposed 31.03% or 675.79 sq. ft. (24) Expansion of a nonconforming bungalow (Main Bldg.) from required 15% or 200 sq. ft. to proposed 23.40% or 500.20 sq. ft. (25) Expansion of a nonconforming bungalow (Shul) from required 15% or 200 sq. ft. to proposed 32.77% or 727.22 sq. ft.

**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](mailto: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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