

Town of Thompson Zoning Board of Appeals

Tuesday – September 9, 2025

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

AGENDA

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| <u>WHITE ROCK ESTATES</u> 325 Southwoods Drive Monticello, NY S/B/L: 50.-1-38 | Area Variance: (1) Front yard setbacks for bungalows from required 100' to proposed 42.9' (2) Increasing a non-conforming building – not permitted |
| <u>RIVSHAK PROPERTIES</u> 15 Plymouth Lane Rock Hill, NY S/B/L: 52.G-1-84 | Area Variance: (1) Rear yard setback from required 40' to proposed 20.9' |
| <u>RIVSHAK PROPERTIES</u> 26 Plymouth Lane Rock Hill, NY S/B/L: 52.G-1-93 | Area Variance: (1) Front yard setback from required 40' to proposed 26.8' |
| <u>CONTINENTAL COTTGES – UNIT 2</u> 381 Fraser Road Kiamesha Lake, NY S/B/L: 10.-4-2 | Area Variance: (1) Expansion of a non-conforming bungalow from required 15% or 200 sq. ft. to proposed 825 sq. ft. |
| <u>EVELYN ZORNOZA</u> 9 Bonaparte Trail Wurtsboro, NY S/B/L: 66.-2-2 | Area Variance: (1) Increasing a non-conforming building – not permitted (2) Percent of lot coverage from required 10% to proposed 12.15% (3) Combined side yard setbacks from required 50' to proposed 27' |
| <u>HILLARY PUGLISI</u> 163 Wildcat Road Monticello, NY S/B/L: 18.-1-72.2 | Area Variance: (1) Mobile home outside of a mobile home park – not permitted |

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@thompsonny.gov. 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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