

Town of Thompson Zoning Board of Appeals

Tuesday – January 13, 2026

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

AGENDA

<u>AYOMA</u> 118 Hilltop Road Monticello, NY S/B/L: 27.-1-11.25	Interpretation: (1) 250-9 RR-2 Rural Residential-2 District: Definition of an “Inn”
<u>357 FRASER ROAD</u> 357 Fraser Road Monticello, NY S/B/L: 10.-3-5	Area Variance: (1) Swimming pool separation from property line from required 25’ to proposed 19.5’ (2) Swimming pool closer to the front property line than the main dwelling – not permitted
<u>572 KATRINA FALLS RD</u> 572 Katrina Falls Road Rock Hill, NY S/B/L: 63.-1-14	Area Variance: (1) Front yard setback from required 50’-0” to proposed 30’-0” (2) One side yard setback from required 20’-0” to proposed 10’-0” (3) One side yard setback from required 20’-0” to proposed 16’-0” (4) Combined side yard setback from required 50’-0” to proposed 26’-0” (5) Percent of lot coverage from required 10% to proposed 16.8%
<u>LANE HOUSE LLC</u> 9 E Glen Wild Road Glen Wild, NY S/B/L: 25.-1-30.1	Area Variance: (1) Growing of crops, orchards, or nurseries from required 5 acres to proposed 4.19 acres
<u>MOONLIGHT COTTAGES – UNIT 57</u> 58 Rubin Road Monticello, NY S/B/L: 43.-1-23.3	Area Variance: (1) Cluster Development front yard setbacks from required 30’ to proposed 21’
<u>PARDESS BUNGALOW COLONY</u> 236 Old Liberty Road Monticello, NY S/B/L: 13.-1-50	Area Variance: (1) Summer Camp/Bungalow Colony Density Per Acre from required 2 per acre to proposed 3.3 per acre (2) Bungalow Separation (Units 14 & 16) from required 25’ to proposed 17.1’

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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