

# Town of Thompson Zoning Board of Appeals

Tuesday – March 10, 2026

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

## AGENDA

<u><a href="#">DOHERTY - PHRAMPUS</a></u> 74 Gold Point Road Rock Hill, NY S/B/L: 37.-16-4	<b>Area Variance:</b> (1) One side yard setback from required 20' to proposed 5.7' (2) One side yard setback from required 20' to proposed 6.2' (3) Combined side yard setbacks from required 50' to proposed 11.9' (4) Percent of lot coverage from required 10% to proposed 25.6%
<u><a href="#">JOHN LONERGAN</a></u> 105 Lakeshore Drive Monticello, NY S/B/L: 42.-13-4	<b>Area Variance:</b> (1) One side yard setback from required 20' to proposed 1.25' (2) Combined side yard setbacks from required 50' to proposed 9.25' (3) Increasing a non-conforming structure – not permitted
<u><a href="#">IOAN DUBOVICI</a></u> 124 Haddock Road Monticello, NY S/B/L: 50.-1-1.14	<b>Area Variance:</b> (1) Box trailer used as a shed – not permitted (2) Animal housing setback from required 150' to proposed 16' (3) One side yard from required 20' to proposed 18.3'
<u><a href="#">TARA ACRES – UNIT 9</a></u> 968 Old Liberty Road Monticello, NY S/B/L: 2.-1-29	<b>Area Variance:</b> (1) Expansion of a nonconforming bungalow (Unit 9) from required 15% or 200 sq. ft. to proposed 120.85% or 1,196.49 sq. ft. (2) Bungalow separation distance (Units 9 & 10) from required 25' to proposed 14.4'

**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](mailto: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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