

# Town of Thompson Zoning Board of Appeals

Tuesday – July 14, 2026

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

|                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <u><a href="#">LEDERBERGER - POOL</a></u><br>357 Fraser Road<br>Monticello, NY<br>S/B/L: 10.-3-5                | <b>Area Variance:</b><br>(1) Swimming pool proximity to front lot line in relation to the main dwelling from required no closer to the front lot line than main dwelling to proposed closer to the front lot line than main dwelling                                                                                                                                                                                                                                         |
| <u><a href="#">CAROLYN RAMSAY</a></u><br>58 Middletown Point Road<br>Rock Hill, NY<br>S/B/L: 38.-3-18           | <b>Area Variance:</b><br>(1) Rear yard setback from required 50' to proposed 29'<br>(2) One side yard setback from required 20' to proposed 13.8'<br>(3) One side yard setback from required 20' to proposed 15.8'<br>(4) Combined side yard setbacks from required 50' to proposed 29.6'<br>(5) Percent of lot coverage from required 10% to proposed 14.6%                                                                                                                 |
| <u><a href="#">PINKASOV – 117 STARLIGHT RD</a></u><br>117 Starlight Road<br>Monticello, NY<br>S/B/L: 57.-2-31.1 | <b>Area Variance:</b><br>(1) Front yard (Lake Side) setback from required 50' to proposed 8.9'<br>(2) Rear yard (Road Side) setback from required 50' to proposed 30'<br>(3) One side yard setback from required 20' to proposed 0'                                                                                                                                                                                                                                          |
| <u><a href="#">14 DEERFIELD CT GARAGE</a></u><br>14 Deerfield Court<br>Rock Hill, NY<br>S/B/L: 52.V-2-18        | <b>Area Variance:</b><br>(1) Combined side yard setbacks with W/S from required 40' to proposed 36'<br>(2) Rear yard setback with W/S from required 40' to proposed 0'                                                                                                                                                                                                                                                                                                       |
| <u><a href="#">MORNINGSIDE ACRES</a></u><br>71 Rock Ridge Drive<br>Monticello, NY<br>S/B/L: 13.-3-37.4 & 38.10  | <b>Area Variance:</b><br>(1) Wetlands, protected – total lot area calculation for density from required 100' protected wetland buffer included to proposed 100' protected wetland buffer excluded                                                                                                                                                                                                                                                                            |
| <u><a href="#">TARA ACRES</a></u><br>968 Old Liberty Road<br>Monticello, NY<br>S/B/L: 2.-1-29                   | <b>Area Variance:</b><br>(1) Non-conforming bungalow colony lot coverage from required 10% to proposed 11.54%<br>(2) Expansion of a non-conforming bungalow (Units 5 & 6) from required 15% or 200 sq. ft. max to proposed 24.18% or 592.73 sq. ft.<br>(3) Expansion of a non-conforming bungalow (Units 14 & 15) from required 15% or 200 sq. ft. max to proposed 28.99% or 805.11 sq. ft.<br>(4) Bungalow colony pool front yard setback from required 50' to proposed 30' |
| <u><a href="#">TARA ACRES – UNIT 9</a></u><br>968 Old Liberty Road<br>Monticello, NY<br>S/B/L: 2.-1-29          | <b>Area Variance:</b><br>(1) Expansion of a nonconforming bungalow (Unit 9) from required 15% or 200 sq. ft. to proposed 64.25% or 774.57 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@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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