

Town of Thompson Zoning Board of Appeals

Tuesday – September 14, 2021
 Work Session 6:30 p.m. Meeting 7:00 p.m.

AGENDA

<p><u>DAVID WOOLLEY</u> 11 Dayton Drive Rock Hill, NY S/B/L: 66.-5-4</p>	<p>Area Variance: (1) Percentage of lot coverage from required 10% to proposed 10.46%</p>
<p><u>GARY SMITH</u> 101 Katrina Falls Road Rock Hill, NY S/B/L: 51.-2-31.1</p>	<p>Area Variance: (1) garage height from required 16' to proposed 17' (2) garage roof from required asphalt shingles to proposed metal roof (3) garage door height from required 8' to proposed 12' and (4) rear yard setback from required 50' to proposed 29'</p>
<p><u>HAMASPIK RESORT</u></p> <p style="text-align: center;">ADJOURNED AT THE REQUEST OF APPLICANT UNTIL OCTOBER 12, 2021</p>	<p>To interpret whether the current use of the property is a hotel as per Town Code and whether the proposed use is a camp; the ZBA should review the applicant's presentation at the public hearing and the documentation previously provided to the Town.</p>
<p><u>1823 MIDDLE COUNTY REALTY, LLC</u> 4370 State Route 42 Monticello, NY S/B/L: 13.-3-39</p>	<p>Area Variance: (1) increasing a non-conforming structure (2) front yard setback large canopy from required 50' to proposed 10.1' (3) front yard setback small canopy from required 50' to proposed 25.7' (4) rear yard setback small canopy from required 50' to proposed 18.9' (5) sign setback from right of way (NYS Route 42) from required 25' to proposed 3' (6) sign setback from right of way (Golden Ridge Rd.) from required 25' to proposed 21.2' (7) sign setback from intersection (NYS Rte 42) from required 200' to proposed 3' (8) sign setback from intersection (Golden Ridge Rd) from required 200' to proposed 21.2' and (9) sign height from required 20' to proposed 25'</p>
<p><u>JEREMIAH FAITH</u> 1 Morealle Drive Rock Hill, NY 12775 S/B/L: 66.-25-1</p>	<p>Area Variance: (1) Front yard setback from required 50' to proposed 23' and (2) percentage of lot coverage from required 10% to proposed 11.61%.</p>
<p><u>EPHRAIM FAMILY TSG TRUST</u> 354 Fraser Road Monticello, NY 12775 S/B/L: 10.-8-7.2</p>	<p>Area Variance: (1) combined side yards with water/sewer from required 40' to proposed 18.7' (2) increasing a non-conforming (3) one side yard setback from required 15' to proposed 3.2' (4) rear yard setback from required 40' to proposed 15' and (5) percentage of lot coverage from required 20% to proposed 25.25%</p>
<p><u>MODERN GAS</u> State Route 17B Monticello, NY 12701 S/B/L: 17.-1-3 to 6</p>	<p>Interpretation of the following use: Public utility structures and right of way.</p>

Town of Thompson is inviting you to a scheduled Zoom meeting

<https://us02web.zoom.us/j/81778222958> Meeting ID: 817 7822 2958 One tap mobile+16465588656,,81778222958# US (New York)Dial by your location+1 646 558 8656 US (New York)

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