

Town of Thompson Zoning Board of Appeals

Tuesday, December 13, 2016
Work Session 6:30 p.m. - Meeting 7:00 p.m.

AGENDA

Appeal by: AMERICAN THEOLOGICAL INSTITUTE, INC. (continuation of hearing)

Applicant is requesting an area variance from §250-11 of the Town of Thompson Zoning Code for the purpose of permitting an increase in lot coverage from the permitted 10% to 11.21%

Property is located in the HC-2 Zone at 4493 State Route 42, Monticello, NY; S/B/L: 13.-1-27

Appeal by: CONCORD FAIRWAYS LLC

Applicant is requesting an area variance from §250-7 and §250-28 of the Town of Thompson Zoning Code for the purpose of permitting an increase in length of rental apartment buildings and/or townhouse type buildings as follows:

BUILDING	REQUIRED (in feet)	PROPOSED (in feet)
2	132	216
5	132	144
6	132	180
8	132	144
9	132	180
11	132	220
12	132	176
13	132	144

Property is located in the SR Zone at Concord Road, Monticello, NY; S/B/L: 9.-1-36

Appeal by: ICHUD FOUNDATION, INC.

Applicant is requesting an area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of permitting an increase in density from the required 2 dwelling units per acre to 2.94 dwelling units per acre.

Applicants are also requesting an area variance from §250-21(B)(4) of the Town of Thompson Zoning Code for the purpose of increasing a non-conforming building or structure.

Property is located in the SR Zone at NYS Route 42, Monticello, NY; S/B/L: 28.-1-22

Appeal by: CHRISTINA SANFELIZ

Applicant is requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the purpose of permitting an increased garage height from the required 16 feet to 18 feet.

Property is located in the RR-1 Zone at 207 Rapp Rd, Monticello, NY; S/B/L: 11.-1-13.1

Appeal by: GARDEN HILL ESTATES LLC

Applicant is requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the purpose of permitting a reduced building separation as follows:

UNIT	REQUIRED (in feet)	EXISTING (in feet)	PROPOSED (in feet)
2-3	25.0	19.7	19.7
4-5	25.0	19.7	19.7
6-7	25.0	19.4	19.4
8-9	25.0	19.0	19.0
10-11	25.0	11.0	20.0
11-12	25.0	19.8	21.4
12-13	25.0	17.7	20.0
19-20	25.0	20.9	20.9
23-24	25.0	15.3	15.3
24-25	25.0	8.2	12.2

Applicant is also requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the purpose of permitting a reduced front yard setback for Unit 24 from the required 100 feet to 78.6 feet.

Property is located in the RR-1 Zone at Strong Rd, Monticello, NY; S/B/L: 1.-1-12

Appeal by: LEISURE ACRES SUMMER HOMES LLC

Applicant is requesting an area variance from §250-7 and §250-28(c)(1) of the Town of Thompson Zoning Code for the purpose of permitting a reduced number of dwelling units of a row house from the required 3 dwelling units to 2 dwelling units.

Property is located in the SR Zone at 175 and 181 Cold Spring Road and 2-32 Yellow Park Road, Monticello, NY; S/B/L: 29.-2-13.22 and 29.-2-13.23

Appeal by: NOB HILL COUNTRY CLUB INC.

Applicant is requesting area variances as follows:

1. The Alpine and Belair structures along with structures 43 - 46 and 47 - 50 each presently contain four, single family units. Applicant proposes to combine units to reduce the total unit count from four existing units to two proposed units in each structure. No increase in

building size is proposed. Therefore, the floor area of each remaining unit will double. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.

2. Existing two family residences 7/8, 9/10, 11/12, 14/15, 17/18, 19/20 and 21/22 will all be reduced from two existing units to one proposed unit. No increase in building size is proposed. Therefore, the floor area of each remaining unit will double. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.
3. The three family residence consisting of units 1, 2 and 2A will be reduced from three existing units to two units. No increase in building size is proposed. Therefore, the floor area of each of the two remaining units will increase by approximately 50%. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.
4. The three family residence consisting of units 60, 61 and 62 will be reduced from three existing units to two units. In addition, the building will be increased in size from approximately 2,560 sf to 3,300 sf resulting in the floor area of the two remaining units more than doubling in size. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.

Property is located in the SR Zone at 4599 State Route 42, Monticello, NY
S/B/L: 9.-1-5