

# Town of Thompson Zoning Board of Appeals

Tuesday, November 14, 2017  
Work Session 6:30 p.m. - Meeting 7:00 p.m.

## AGENDA

**APPLICANT: SCHNEUR MINSKY:** area variance from §250-9 of the Town of Thompson Zoning Code for the following purposes: 1) one side yard setback from required 20' to proposed 0'. 2) combined side yard setback from required 50' to proposed 42'. Property is located at 160 Starlight Drive, Monticello, NY: S/B/L 57.-3-1.2 in the RR1 without central sewer zone.

**APPLICANT: DAVID & HAYA TEPPER:** area variances from §250-10 of the Town of Thompson Zoning Code for the following purposes: 1) one side yard setback from required 15' to proposed 8.8' 2) one side yard setback from required 15' to proposed 5' and 3) both side yards combined from required 40' to proposed 13.8'. Property is located at 415 Sackett Lake Road, Monticello, NY: S/B/L: 44.-2-4 in the HC-1 zone with central water/sewer.

**APPLICANT: H.D.T. SULLIVAN CORP (formerly HOMETOWN DISTRIBUTORS):** area variances from §250-11 and §250-6(E) of the Town of Thompson Zoning Code for the following purposes: in the event the existing 1.375 acre parcel is subdivided into two (2) separate parcels.

### Existing Use

	<u>1-Family Residence</u>		<u>Shop/Warehouse</u>	
	<u>Required</u>	<u>Proposed</u>	<u>Required</u>	<u>Propose</u>
Minimum Lot Area	40,000 sq ft	28,000 sq ft	40,000 sq ft	31,700 sqft
Minimum Lot Width	150'	90'	150'	115'
1-Side yard	20'	20'	35'	10'
Both Side Yards	50'	32'	70'	80'

Property is located at 15 Rock Hill Drive, Rock Hill, NY: S/B/L: 32.-2-38.2 in the HC-2 zone.

**APPLICANT: EDWIN & GALE PRICE:** area variances from §250-24 (C) of the Town of Thompson Zoning Code for the following purpose: allowing a manufactured home to be placed on the property where a manufactured home currently does not exist. Property is located at 158 Cantrell Road, Monticello, NY: S/B/L: 49.-1-16.1 in the RR2 zone.

### **APPLICANT: THOMPSON LAKES APARTMENT PROJECT**

Applicants are requesting area variances from §250-7 and §250-28 of the Town of Thompson Zoning Code for the following purposes: 1) density per acre from required 1.9 to proposed 8 and 2) building length from required 160' to proposed 260'.

Property is located on Rock Ridge Drive, Monticello, NY: S/B/L 13.-3-10.1 in the SR with central sewer zone.