

# Town of Thompson

## Zoning Board of Appeals

Tuesday, July 14, 2020  
Work Session 6:30 p.m. - Meeting 7:00 p.m.

### AGENDA

**BENJAMIN LLOYD**  
123 Lake Shore Dr. West  
Rock Hill, NY S/B/L: 52.K-3-2

**Area variance:**

(1) Accessory structure height from required 16'-0" to proposed 16'-6" (2) accessory structure setback from all property lines from required 10'-0" to proposed 5'-0"

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**GARDEN HILL ESTATES, LLC**  
50 Strong Road  
Monticello, NY S/B/L: 1.-1-12

**Area variance:**

(1) Related recreational uses not closer than 100' to any property line from required 100' to proposed 63.1' (2) Related recreational uses not closer than 100' to any property line from required 100' to proposed 63.4'

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**RJPM, LLC**  
15 Second Road  
Rock Hill, NY S/B/L: 37.-4-4

**Area variance:**

(1) Front yard setback from required 50' to proposed 9.4' (2) front yard setback from required 50' to proposed 30' (3) one side yard setback from required 20' to proposed 5.7' (4) combined side yard setback from required 50' to proposed 17.9' (5) percentage of lot coverage from required 10% (existing 23.8%) to proposed 30.18%.

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**AERO STAR PETROLEUM, INC.**  
21 East Broadway  
Monticello, NY S/B/L: 31.-1-22

**Area variance:**

Continuation of public hearing.

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**161 STARLIGHT RD., LLC**  
161 Starlight Road  
Monticello, NY S/B/L: 57.-2-18

**Area variance:**

(1) Front yard setback (lakeside) from required 50'-0" to proposed 31'-9" (2) one side yard setback from required 20'-0" to proposed 13'-9" (existing) (3) one side yard setback from required 20'-0" to proposed 14'-10" (4) combined side yard setback from required 50'-0" to proposed 28'-7".

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**PLEASE TAKE NOTICE**, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Town of Thompson will not be holding in-person meetings. Until further notice, all future Zoning Board meetings (including Public Hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the Zoning Board members will be situated. The public, however, will be able to fully observe the videoconferencing meeting and comment at appropriate times. To the extent internet access is not available; the public can attend via telephone by dialing (+1-646-558-8656). As always, the public can email written comments or questions by 4:30 pm on the day of the meeting addressed to [planning@townofthompson.com](mailto:planning@townofthompson.com).

PLEASE TAKE FURTHER NOTICE, that the Zoning Board Meeting of Tuesday, July 14, 2020 may be accessed as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/85180343493>

Meeting ID: 851 8034 3493

One tap mobile

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Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 851 8034 3493

Find your local number: <https://us02web.zoom.us/u/kcmQhwkPC>

