

Town of Thompson Zoning Board of Appeals

Tuesday – May 10, 2022

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

AGENDA

<p><u>MICHAEL POLESE</u> 79 Canal Road Rock Hill, NY S/B/L: 66.-15-2</p>	<p>Area Variance: (1) One side yard from required 20'-0" to proposed 16'-2" (2) Front yard setback from required 50'-0" to proposed 12'-10" (3) Increasing a non-conforming structure. (4) Combined Side Yard from required 50'-0" to proposed 32'-2"</p>
<p><u>JAY KLEINFELD</u> 70 Crescent Circle Rock Hill, NY S/B/L: 54.-3-27.7</p>	<p>Area Variance: (1) one side yard setback from required 15' to proposed 8' (2) one side yard setback from required 15'to proposed 7' (3) combined side yard setback from required 40' to proposed 15' (4) front yard setback from required 40' to proposed 11' (5) percentage of lot coverage from required 20% to proposed 37% (6) Increasing a non-conforming.</p>
<p><u>LAURA SMITH</u> Hemlock Lane Monticello, NY S/B/L: 48.-1-30 & 48.-1-29</p>	<p>Area Variance: 48. -1-30 (1) Single Family lot size w/o W/S from required 40,000 sq.ft. to proposed 35,495 sq.ft. (2) Single Family one side yard setback from required 20' to proposed 15.4' Area Variance: 48. -1-29 (1) Single Family one side yard setback from required 20' to proposed 12.5</p>
<p><u>BORO PARK</u> 266 Fraser Road Monticello, NY S/B/L: 9.-1-54</p>	<p>Area Variance: Unit 9/10 (carry over) (1) increasing a non-conforming bungalow from required 15% or 200sq ft whichever is greater to proposed 37.7% or 850 sq ft for units 9 & 10.</p>
<p><u>COMPASS POINTE HOLDINGS</u> 81 Pleasant Street Extension Monticello, NY S/B/L: 14.-2-10</p>	<p>Area Variance: (1) Multiple dwelling acreage from required 10 acres to proposed 2.13 acres (2) Multiple dwelling density per acre from required 2.0 per acre to proposed 2.5 per acre (3) Multiple dwelling front yard setback with W/S from required 40' to proposed 7'-4" (4) Multiple dwelling habitable floor area from required 1,000 sq.ft to proposed 655 sq.ft. (5) Multiple dwelling habitable floor area to required 1,000 sq.ft. to proposed 600 sq.ft. (6) Multiple dwelling habitable floor area from required 1,000 sq.ft. to proposed 700 sq.ft. (7) Multiple dwelling habitable floor area from required 1,000 sq.ft. to proposed 820 sq.ft.</p>

PLEASE TAKE NOTICE, that this Zoning Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30PM on the day of the meeting to planning@townofthompson.com. The Zoning Board meeting can be accessed at: <https://us02web.zoom.us/j/85870332513> Meeting ID: 858 7033 2513

The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.

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