

Town of Thompson Zoning Board of Appeals

Tuesday – December 14, 2022

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

AGENDA

SEAN BROOKS 86 Sacks Road Harris, NY S/B/L: 1.-1-74	Area Variance: (1) Warehouse lot area from required 40,000 sq. ft. to proposed 37,193 sq. ft. (2) One side yard setback from required 35' to proposed 25.9' Use Variance: (1) Use as a warehouse which is not permitted in the SR zone
MICHAEL & SEBASTIANO GATTA Big Woods Road Harris, NY S/B/L: 1.-1-65	Area Variance: (1) A box trailer used for as an accessory structure/shed - not permitted (2) Accessory structure without a primary structure – No primary structure
JONATHAN AVILA Southwoods Drive Monticello, NY S/B/L: 31.-1-89.2	Area Variance: (1) Trailer used for storage shed - not permitted (2) Accessory structure without a primary structure – No primary structure
BREN SALAMON 205 Starlight Road Monticello, NY S/B/L: 57.-2-7	Area Variance: (1) One side yard from required 20' to proposed 3.61' (2) Combined side yard from required 50' to proposed 20.93'
180 WAVERLY AVE LLC Waverly Ave. Monticello, NY S/B/L: 29.-2-14	Area Variance: (1) Percent of lot coverage from required 10% to proposed 15.7% (2) Combined side yard setbacks from required 50' to proposed 33.6' (3) One side yard setback from required 20' to proposed 7.1' (4) Rear yard setback from required 50' to proposed 33.3'
RELAKES LLC 8 Feldman Circle Kiamesha Lake, NY S/B/L: 6.A-1-11	Area Variance: (1) Maximum residence size from required 60'-0"x60'-0" to proposed 60'-0"x73'-0"

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. PLEASE ALSO TAKE NOTICE, that unless there is a special notice otherwise, the official meeting of the Town of Thompson Zoning Board of Appeals is the in-person meeting conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite is merely a courtesy and convenience to residents, and applicants. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting at the Town Hall shall continue without interruption. The Zoning Board meeting can be accessed at: <https://us02web.zoom.us/j/84535887436> Meeting ID: 845 3588 7436 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.