

Town of Thompson Zoning Board of Appeals

Tuesday – March 28, 2023

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

AGENDA

<u>RICHARD HINDLEY</u> 140 Wildcat Road Monticello, NY S/B/L: 18.-1-79	Area Variance: (1) Age of replacement mobile home from required 10 years old, or newer to proposed exceeding 10 years of age
<u>YEVGENIY KLINOV</u> Lake Shore Drive E Rock Hill, NY S/B/L: 55.-6-3.10	Area Variance: (1) Rear yard setback with W/S from required 40'-0" to proposed 36'-10" (2) One side yard setback with W/S from required 15'-0" to proposed 11'-6" (3) Combined side yard with W/S from required 40'-0" to proposed 26'-7" (4) Waterfront lots from required 20,000 sq. ft. to proposed 7,140 sq. ft.
<u>277 SACKETT LAKE ROAD LLC</u> 477 Sackett Lake Road Monticello, NY S/B/L 45.-3-4	Area Variance: (1) Front yard setback (waterfront) from required 40' to proposed 19.22'
<u>MARC & DAWN HOWARD</u> 88 Lake Shore Drive S Rock Hill, NY S/B/L: 52.I-1-24	Area Variance: (1) One side yard setback with W/S from required 15' to proposed 13.5' (2) Increasing a nonconforming structure which is not permitted (3) Combined side yard with W/S from required 40' to proposed 31.5' (4) Percent of lot coverage with W/S from required 20% to proposed 23%
<u>US FAMILY REALTY INC</u> 392 Sackett Lake Road Monticello, NY S/B/L 44.-1-14.3	Area Variance: (1) One side yard setback from required 15' to proposed 1.1' (2) Both side yards combined from required 40' to proposed 3.1' (3) Percent of lot coverage from required 20% to proposed 46.4% (4) Increasing a nonconforming building which is not permitted (5) Rear yard setback from required 40' to proposed 19' (6) Front yard setback from required 40' to proposed 38'
<u>ALBERT KAKZANOV</u> 9 Sam Lane Monticello, NY S/B/L 46.-3-2.2	Area Variance: (1) One side yard setback with W/S from required 15' to proposed 13.5' (2) Increasing a nonconforming structure which is not permitted (3) Combined side yard with W/S from required 40' to proposed 31.5' (4) Percent of lot coverage with W/S from required 20% to proposed 23%

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/84519945019> Meeting ID: 845 1994 5019 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.