

**Town of Thompson Zoning Board of Appeals**

Tuesday – May 14, 2024

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

**AGENDA**

<p><u><a href="#">DTJS HOLDINGS</a></u> 884 Old Route 17 Harris, NY S/B/L: 4.-1-28.4</p>	<p><b>Area Variance:</b> (1) One side yard setback from required 35' to proposed 6.7' (2) Combined side yard setback from required 70' to proposed 41.7'</p>
<p><u><a href="#">MAXINE KAVLESKI</a></u> 1132 Old Route 17 Ferndale, NY S/B/L: 1.-1-33.1</p>	<p><b>Area Variance:</b> (1) Area of a billboard from required 672' to proposed 896' (2) Distance between billboards from required 1,000' to proposed 950'</p>
<p><u><a href="#">MAXINE KAVLESKI</a></u> 1132 Old Route 17 Ferndale, NY S/B/L: 1.-1-33.1</p>	<p><b>Use Variance:</b> (1) Installation of a billboard – not permitted in zone</p>
<p><u><a href="#">FRANK MURATORE</a></u> 354 South Shore Drive Rock Hill, NY S/B/L: 66.-30-4</p>	<p><b>Area Variance:</b> (1) Combined side yard setback from required 50' to proposed 42.5' (2) Increasing a nonconforming structure – not permitted</p>
<p><u><a href="#">SEGUNDO MURUDUMBAY MONTERO</a></u> 81 Fairground Road Monticello, NY S/B/L: 30.-3-10</p>	<p><b>Area Variance:</b> (1) One side yard setback with W/S from required 15' to proposed 6' (2) Combined side yard setback with W/S from required 40' to proposed 26.9' (3) Front yard setback with W/S from required 40' to proposed 33'</p>
<p><u><a href="#">BURIM SELIMAJ</a></u> Adams Road Rock Hill, NY S/B/L: 25.-1-49.8</p>	<p><b>Area Variance:</b> (1) Accessory building closer to the road than the main building – not permitted</p>
<p><u><a href="#">GARDEN COTTAGES</a></u> Varnell Road Monticello, NY S/B/L: 18.-1-41.2</p>	<p><b>Area Variance:</b> (1) Bungalow separation (Units 2 &amp; 3) from required 25' to proposed 20.6' (2) Bungalow separation (Units 4 &amp; 5) from required 25' to proposed 19.5' (3) Bungalow separation (Units 12 &amp; 14) from required 25' to proposed 22.4' (4) Bungalow separation (Units 15 &amp; 16) from required 25' to proposed 16.8' (5) Bungalow separation (Units 6 &amp; 7) from required 25' to proposed 15.7' (6) Bungalow separation (Units 19 &amp; 20) from required 25' to proposed 15' (7) Bungalow separation (Units 20 &amp; 21) from required 25' to proposed 19.1' (8) Bungalow separation (Units 22 &amp; 23) from required 25' to proposed 19.7' (9) Non-conforming bungalow expansion (Units 1 &amp; 2) from required 15% or 200 sq. ft. to proposed 70.3% or 1,418 sq. ft. (10) Non-conforming bungalow expansion (Units 3 &amp; 4) from required 15% or 200 sq. ft. to proposed 98.6% or 1,460 sq. ft. (11) Non-conforming bungalow expansion (Units 5 &amp; 6) from required 15% or 200 sq. ft. to proposed 40.9% or 607 sq. ft. (12) Non-conforming bungalow expansion (Units 7 &amp; 8) from required 15% or 200 sq. ft. to proposed 32.3% or 700 sq. ft. (13) Non-conforming bungalow expansion (Units 9 &amp; 10) from required 15% or 200 sq. ft. to proposed 26.1% or 285 sq. ft. (14) Non-conforming bungalow expansion (Units 11 &amp; 12) from required 15% or 200 sq. ft. to proposed 81.8% or 1,499 sq. ft. (15) Non-conforming bungalow expansion (Units 14 &amp; 15) from required 15% or 200 sq. ft. to proposed 59.8% or 1,014 sq. ft. (16) Non-conforming bungalow expansion (Units 16 &amp; 17) from required 15% or 200 sq. ft. to proposed 109.6% or 2,1117 sq. ft. (17) Non-conforming bungalow expansion (Units 18 &amp; 19) from required 15% or 200 sq. ft. to proposed 64.9% or 1,200 sq. ft. (18) Non-conforming bungalow expansion (Units 20) from required 15% or 200 sq. ft. to proposed 54.2% or 688 sq. ft. (19) Non-conforming bungalow expansion (Units 23 &amp; 24) from required 15% or 200 sq. ft. to proposed 66.5% or 1,194 sq. ft. (20) Non-conforming bungalow colony lot coverage increase from required 10% to proposed 10.3%</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](mailto: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/89393926367> Meeting ID: 893 9392 6367 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.