

Town of Thompson Zoning Board of Appeals

Tuesday – August 13, 2024

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

AGENDA

25 SAW MILL LLC 68 Rock Hill Drive Rock Hill, NY S/B/L: 32.-2-38.1	Area Variance: (1) Front yard setback from required 50' to proposed 8'
DANIEL VAUGHAN 20 Canal Road Rock Hill, NY S/B/L: 66.-5-1	Area Variance: (1) Front yard setback from required 50' to proposed 49.2' (2) One side yard setback from required 20' to proposed 14.9' (3) Increasing a non-conforming – not permitted (4) Percent of lot coverage from required 10% to proposed 14.9% (updated) (5) Rear yard setback from required 50' to the requested 47.2' (new)
ALEJANDRO REY 139 Lake Shore Drive E Rock Hill, NY S/B/L: 52.R-3-3.1	Area Variance: (1) Accessory building setback from required 10' to proposed 0' (2) Accessory building setback from required 10' to proposed 7'
97 HILLTOP LLC 97 Hilltop Road Monticello, NY S/B/L: 27.-1-16.2	Area Variance: (1) Accessory building closer to the road than the main building – not permitted
LYN ANN WESSELS 220 North Shore Road Rock Hill, NY S/B/L: 38.-3-13	Area Variance: (1) Front yard setback from required 50' to proposed 47.5' (2) One side yard setback from required 20' to proposed 2.7' (3) One side yard setback from required 20' to proposed 13' (4) Combined side yard setbacks from required 50' to proposed 15.7' (5) Percent of lot coverage from required 10% to proposed 30%

PLEASE TAKE NOTICE, that this Zoning Board of Appeals meeting will be held in person. As a courtesy, the public may view the meeting via videoconferencing, through Zoom, as permitted by the NYS Open Meetings Law. As the official meeting will be held in person, **no public participation** will be permitted through teleconferencing. Regarding any Public Hearings listed on the agenda, the public may submit written comments by regular mail, e-mail or in person until 4:30PM on the date of the hearing at 4052 Route 42, Monticello, NY 12701. Emails should be sent to planning@townofthompson.com. The Zoning Board of Appeals shall reserve the right to extend the deadline for acceptance of comments at their sole discretion. Nothing in the foregoing shall prohibit the Zoning Board of Appeals from utilizing videoconferencing for participation from consultants, professionals and applicants as specifically authorized by the Planning Board.

PLEASE ALSO TAKE FURTHER NOTICE, that absent 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 to view the meeting is offered as a courtesy and convenience to residents, and applicants. It is subject to technical and broadband limitations and 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.

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