## Town of Thompson Zoning Board of Appeals

Tuesday – December 10, 2024

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

## AGENDA

PATRICIA COLL	Area Variance:
11 Haddock Road	(1) Front yard setback from required 50' to proposed 40'
Monticello, NY	(2) Increasing a non-conforming – not permitted
S/B/L: 292-32	
CHRISTIAN FARIAS	Area Variance:
4 Camp Kennybrook Road	(1) A box trailer cannot be used as an accessory building/shed – not permitted
Monticello, NY	(2) Accessory building setback from property line from required 10' to proposed 1.6'
S/B/L: 171-35	
EAGLE ROCK, LLC (Rhulen)	Area Variance:
Starlight Road	(1) Accessory building without a main structure – not permitted
Monticello, NY	
S/B/L: 4119.4	
MANUEL DELAVEGA	Area Variance:
346 Lake Louise Marie Road	(1) Accessory building setback from required 10' to proposed 2'
Rock Hill, NY S/B/L: 521-13.13	
	Area Variance:
DAVID WRIGHT 113 South Lake Road	(1) One side yard setback from required 20' to proposed 11.9'
Thompson, NY	(1) One side yard setback from required 50' to proposed 38'
S/B/L: 393-1	(3) Combined yard setback from required 50' to proposed 33.7'
5,6,2,35,51	(4) Percent of lot coverage from required 10% to proposed 18.3%
	(4) Percent of lot coverage non required 10% to proposed 18.5%
ROBERT SPEER	Area Variance:
147 Pleasant Street Ext.	(1) Front yard setback from required 50' to proposed 25'
Monticello, NY	(2) Combined side yard setback from required 50' to proposed 42.5'
S/B/L: 143-6	(3) Increasing a non-conforming – not permitted
GARDEN COTTAGES	Area Variance:
Varnell Road	(1) Non-conforming bungalow expansion (Units 1 & 2) from required 15% or 200 sq. ft. to
Monticello, NY	proposed 62% or 1,080 sq. ft.
S/B/L: 181-41.2	(2) Non-conforming bungalow expansion (Units 3 & 4) from required 15% or 200 sq. ft. to
	proposed 100% or 1,200 sq. ft.
	(3) Non-conforming bungalow expansion (Units 7 & 8) from required 15% or 200 sq. ft. to proposed 68.8% or 973 sq. ft.
	(4) Non-conforming bungalow expansion (Units 11 & 12) from required 15% or 200 sq. ft. to proposed 73.9% or 1,089 sq. ft.
	(5) Non-conforming bungalow expansion (Units 14 & 15) from required 15% or 200 sq. ft. to proposed 18.3% or 309 sq. ft.
	<ul> <li>(6) Non-conforming bungalow expansion (Units 16 &amp; 17) from required 15% or 200 sq. ft.</li> <li>to proposed 116.6% or 1,392 sq. ft.</li> </ul>
	<ul> <li>(7) Non-conforming bungalow expansion (Units 18 &amp; 19) from required 15% or 200 sq. ft.</li> <li>to proposed 35.5% or 656 sq. ft.</li> </ul>
	<ul> <li>(8) Non-conforming bungalow expansion (Unit 20) from required 15% or 200 sq. ft. to proposed 88.8% or 871 sq. ft.</li> </ul>
	<ul> <li>(9) Non-conforming bungalow expansion (Units 23 &amp; 24) from required 15% or 200 sq. ft.</li> <li>to proposed 122.4% or 1,413 sq. ft.</li> </ul>

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 <u>planning@townofthompson.com</u>. 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 <u>https://us02web.zoom.us/j/</u>89393926367 Meeting ID: 893 9392 6367 The public can also attend by telephone by dialing 1-646-558-8656 and entering the Meeting ID.