

Town of Thompson Zoning Board of Appeals

Tuesday – December 10, 2024

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

AGENDA

<p><u>PATRICIA COLL</u> 11 Haddock Road Monticello, NY S/B/L: 29.-2-32</p>	<p>Area Variance: (1) Front yard setback from required 50’ to proposed 40’ (2) Increasing a non-conforming – not permitted</p>
<p><u>CHRISTIAN FARIAS</u> 4 Camp Kennybrook Road Monticello, NY S/B/L: 17.-1-35</p>	<p>Area Variance: (1) A box trailer cannot be used as an accessory building/shed – not permitted (2) Accessory building setback from property line from required 10’ to proposed 1.6’</p>
<p><u>EAGLE ROCK, LLC (Rhulen)</u> Starlight Road Monticello, NY S/B/L: 41.-19.4</p>	<p>Area Variance: (1) Accessory building without a main structure – not permitted</p>
<p><u>MANUEL DELAVEGA</u> 346 Lake Louise Marie Road Rock Hill, NY S/B/L: 52.-1-13.13</p>	<p>Area Variance: (1) Accessory building setback from required 10’ to proposed 2’</p>
<p><u>DAVID WRIGHT</u> 113 South Lake Road Thompson, NY S/B/L: 39.-3-1</p>	<p>Area Variance: (1) One side yard setback from required 20’ to proposed 11.9’ (2) Rear yard setback from required 50’ to proposed 38’ (3) Combined yard setback from required 50’ to proposed 33.7’ (4) Percent of lot coverage from required 10% to proposed 18.3%</p>
<p><u>ROBERT SPEER</u> 147 Pleasant Street Ext. Monticello, NY S/B/L: 14.-3-6</p>	<p>Area Variance: (1) Front yard setback from required 50’ to proposed 25’ (2) Combined side yard setback from required 50’ to proposed 42.5’ (3) Increasing a non-conforming – not permitted</p>
<p><u>GARDEN COTTAGES</u> Varnell Road Monticello, NY S/B/L: 18.-1-41.2</p>	<p>Area Variance: (1) Non-conforming bungalow expansion (Units 1 & 2) from required 15% or 200 sq. ft. to proposed 62% or 1,080 sq. ft. (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. (6) Non-conforming bungalow expansion (Units 16 & 17) from required 15% or 200 sq. ft. to proposed 116.6% or 1,392 sq. ft. (7) Non-conforming bungalow expansion (Units 18 & 19) from required 15% or 200 sq. ft. to proposed 35.5% or 656 sq. ft. (8) Non-conforming bungalow expansion (Unit 20) from required 15% or 200 sq. ft. to proposed 88.8% or 871 sq. ft. (9) Non-conforming bungalow expansion (Units 23 & 24) from required 15% or 200 sq. ft. to proposed 122.4% or 1,413 sq. ft.</p>