

# Town of Thompson Zoning Board of Appeals

Tuesday – November 12, 2024

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

## AGENDA

<a href="#">MARK JOHNSON</a> 10 Gold Point Road Rock Hill, NY S/B/L: 37.-13-4	<b>Area Variance:</b> (1) Rear yard setback from required 50' to proposed 27.6' (2) Percent of lot coverage from required 10% to proposed 27% (previously approved at 25%)
<a href="#">OSCAR DELGADO</a> 2 Bristol Circle Rock Hill, NY S/B/L: 52.G-1-69	<b>Area Variance:</b> (1) Accessory building closer to the road than the main building – not permitted
<a href="#">MAXINE KAVLESKI</a> 1132 Old Route 17 Ferndale, NY S/B/L: 1.-1-33.1	<b>Area Variance:</b> (1) Installation of a billboard which is not permitted in the CI zoning district – not permitted
<a href="#">LAURENCE STARK</a> 297 Cantrell Road Monticello, NY S/B/L: 49.-1-5.8	<b>Area Variance:</b> (1) Accessory building setback from required 10' to proposed 2.7' (2) Accessory building setback from required 10' to proposed 6.9'
<a href="#">CHRISTIAN FARIAS</a> 4 Camp Kennybrook Road Monticello, NY S/B/L: 17.-1-35	<b>Area Variance:</b> (1) A box trailer cannot be used as an accessory building/shed – not permitted (2) Accessory building setback from required 10' to proposed 1'-6"
<a href="#">MARTIN GOTTESMAN</a> 191 Starlight Road Monticello, NY S/B/L: 57.-2-11.2	<b>Area Variance:</b> (1) Single Family front yard setback from required 50' to proposed 20' (2) Single Family one side yard setback from required 20' to proposed 8.8' (3) Single Family combined side yard setback from required 50' to proposed 36.6" (4) Single Family dwelling density from required 1 per acre to proposed 2 per acre (5) Single Family dwelling, not to exceed 1 per lot from required 1 to proposed 2 (6) Accessory building setback from required 10' to proposed 6.8' (7) Accessory building setback from required 10' to proposed 4'
<a href="#">HELENA SHASKEVICH</a> 201 Beaver Lake Road Rock Hill, NY S/B/L: 34.-4-7	<b>Area Variance:</b> (1) Front yard setback from required 50' to proposed 32'-8" (2) One side yard setback from required 20' to proposed 16'-6" (3) Rear yard setback from required 50' to proposed 33' (4) Accessory building closer to the road than the main dwelling – not permitted (5) Accessory building setback from the property line from required 10' to proposed 0.4' (6) Accessory building setback from the property line from required 10' to proposed 1.4' (7) Percent of lot coverage from required 10% to proposed 17.3%
<a href="#">GARDEN COTTAGES</a> 65-47 Varnell Road Monticello NY S/B/L: 18.-1-41.2	<b>Discussion:</b> Applicant requested to meet with the Zoning Board for a verbal update.