

# Town of Thompson Zoning Board of Appeals

Tuesday – September 10, 2024

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

## AGENDA

<p><a href="#">BRASINGTON FAMILY</a> 20 Old Liberty Road Monticello, NY S/B/L: 50.-1-82.15</p>	<p><b>Area Variance:</b> (1) Accessory building closer to the road than the main building – not permitted</p>
<p><a href="#">PUNKABOO PROPERTIES</a> 15 Hoffman Road Monticello, NY S/B/L: 45.-5-10.2</p>	<p><b>Area Variance:</b> (1) Percent of lot coverage from required 20% to proposed 28.5% (previously approved at 23.5%) (2) Front yard setback from required 40' to proposed 9' (previously approved at 18')</p>
<p><a href="#">DAVID ETTEBERG</a> 200 Starlight Road Monticello, NY S/B/L: 57.-2-8</p>	<p><b>Area Variance:</b> (1) One side yard setback from required 20' to proposed 15' (2) Combined side yard setback from required 50' to proposed 42.8' (3) Increasing a non-conforming – not permitted</p>
<p><a href="#">THOMPSON'S OWN</a> Downs Road Monticello, NY S/B/L: 16.-1-30.2</p>	<p><b>Area Variance:</b> (1) Maximum solar panel height at maximum tilt from required 16' to proposed 18.5'</p>
<p><a href="#">CHRISTIAN FARIAS</a> 4 Camp Kennybrook Road Monticello, NY S/B/L: 17.-1-35</p>	<p><b>Area Variance:</b> (1) Use of a box trailer as an accessory building/shed – not permitted (2) Accessory building setback from the property line from required 10' to proposed 1.6'</p>
<p><a href="#">FELLENZER ENGINEERING</a> 113 Lake Shore Drive Monticello, NY S/B/L: 42.-13-1</p>	<p><b>Area Variance:</b> (1) One side yard setback from required 20' to proposed 14' (2) Increasing a non-conforming – not permitted (3) Combined side yard setback from required 50' to proposed 32'</p>
<p><a href="#">MARK JOHNSON</a> 10 Gold Point Road Rock Hill, NY S/B/L: 37.-13-4</p>	<p><b>Area Variance:</b> (1) Rear yard setback from required 50' to proposed 34.6' (2) One side yard setback from required 20' to proposed 11.4' (3) Combined side yard setback from required 50' to proposed 27.1' (4) One side yard setback from required 20' to proposed 15.7' (5) Percent of lot coverage from required 10% to proposed 25%</p>
<p><a href="#">ROBERT LOUNSBURY</a> 190 North Shore Road Rock Hill, NY S/B/L: 37.-4-25</p>	<p><b>Area Variance:</b> (1) Garage setback from side property lines from required 20' to proposed 2.2' (2) Percent of lot coverage from required 10% to proposed 15% (3) Increasing a non-conforming – not permitted</p>
<p><a href="#">PETER CACCIOPPOLI</a> 8 Crescent Circle Rock Hill, NY S/B/L: 54.-3-8</p>	<p><b>Area Variance:</b> (1) One side yard setback from required 15' to proposed 13' (2) One side yard setback from required 15' to proposed 7.2' (3) Combined side yard setback with W/S from required 40' to proposed 20.2' (4) Percent of lot coverage with W/S from required 20% to proposed 29% (5) Increasing a non-conforming structure – not permitted</p>
<p><a href="#">CAROL COHEN</a> 124 Starlight Road Monticello, NY S/B/L: 57.-2-29</p>	<p><b>Area Variance:</b> (1) Accessory building maximum size from required 400 sq. ft. to proposed 1,161 sq. ft. (2) Accessory building on a lot without a main dwelling – not permitted (3) Accessory building setback from property line from required 10' to proposed 1'</p>
<p><a href="#">GARDEN COTTAGES (98 VARNELL)</a> 98 Varnell Road Monticello, NY S/B/L: 18.-1-40</p>	<p><b>Area Variance:</b> (1) Multiple dwelling front yard setback from required 40' to proposed 32.2' (2) Multiple dwellings lot area from required 10 acres to proposed 3.329 acres</p>
<p><a href="#">GARDEN COTTAGES</a> 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 62% or 1,080 sq. ft. (10) Non-conforming bungalow expansion (Units 3 &amp; 4) from required 15% or 200 sq. ft. to proposed 100% or 1,200 sq. ft. (11) Non-conforming bungalow expansion (Units 7 &amp; 8) from required 15% or 200 sq. ft. to proposed 68.8% or 973 sq. ft. (12) Non-conforming bungalow expansion (Units 11 &amp; 12) from required 15% or 200 sq. ft. to proposed 73.9% or 1,089 sq. ft. (13) Non-conforming bungalow expansion (Units 14 &amp; 15) from required 15% or 200 sq. ft. to proposed 18.3% or 309 sq. ft. (14) Non-conforming bungalow expansion (Units 16 &amp; 17) from required 15% or 200 sq. ft. to proposed 116.6% or 1,392 sq. ft. (15) Non-conforming bungalow expansion (Units 18 &amp; 19) from required 15% or 200 sq. ft. to proposed 35.5% or 646 sq. ft. (16) Non-conforming bungalow expansion (Unit 20) from required 15% or 200 sq. ft. to proposed 88.8% or 871 sq. ft. (17) Non-conforming bungalow expansion (Units 23 &amp; 24) from required 15% or 200 sq. ft. to proposed 122.4% or 1,413 sq. ft. (18) 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.