Town of Thompson Zoning Board of Appeals

Tuesday – February 11, 2025

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

AGENDA

Code interpretation for the following:

- <u>250-2</u> Definition & word usage (Apartment House & Motel)
- <u>250-21D(2)</u> Non-conforming uses, buildings & structurers
- <u>250-34E</u> Bungalow Colonies

CATSKILL HOSPITALITY 29 Golden Ridge Road Monticello, NY S/B/L: 133-38.1	Area Variance: (1) Hotel/Motel front yard setback from required 100' to 40'
CONTINENTAL COTTAGES 381 Fraser Road Monticello, NY S/B/L: 104-2	 Area Variance: (1) Bungalow Separation (Units 23/24 & 5K) from required 25' to proposed 16' (2) Non-conforming bungalow colony lot coverage increase from required 10% to proposed 22.3% (3) Increasing a non-conforming bungalow (Units 23/24) from required 15% or 200 sq. ft. expansion max to proposed 574. sq. ft. Increasing a non-conforming bungalow (Maine house/2-story) from required 15% or 200 sq. ft. expansion max to proposed 880 sq. ft.

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 https://us02web.zoom.us/i/89393926367 Meeting ID: 893 9392 6367 The public can also attend by

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