

Town of Thompson Zoning Board of Appeals

Tuesday – March 11, 2025

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

AGENDA

<p>DENNIS RIORDAN Lake Shore Drive E Rock Hill, NY S/B/L: 55.-6-3.24</p>	<p>Area Variance:</p> <ul style="list-style-type: none"> (1) Rear yard setback (Road Side) from required 40'-0" to proposed 24'-4" (2) Combined side yard setback from required 40'-0" to proposed 35'-0" (3) Front yard setback (Lake Side) from required 40'-0" to proposed 28'-10"
<p>DENNIS RIORDAN Lake Shore Drive E Rock Hill, NY S/B/L: 55.-6-3.25</p>	<p>Area Variance:</p> <ul style="list-style-type: none"> (1) Rear yard setback (Road Side) from required 40'-0" (2) Combined side yard setbacks from required 40'-0" to proposed 35'-0"
<p>ESTHER FRIEDMAN REVOCABLE TRUST 515 Sackett Lake Road Monticello, NY S/B/L: 45.-6-5.2</p>	<p>Area Variance:</p> <ul style="list-style-type: none"> (1) Swimming pool setback from required 25' to proposed 9' (2) Swimming pool setback from property line from required "No closer to the front than the main building" to proposed "Closer to the front than the main dwelling"
<p>ANJ REALTY ROCK HILL INC 271 Lake Louise Marie Road Rock Hill, NY S/B/L: 52.-1-9</p>	<p>Area Variance:</p> <ul style="list-style-type: none"> (1) Habitable square footage of an apartment in multiple dwelling (Unit 201) from required 1,000 sq. ft. to proposed 539 sq. ft. (2) Habitable square footage of an apartment in multiple dwelling (Unit 202) from required 1,000 sq. ft. to proposed 528 sq. ft. (3) Habitable square footage of an apartment in multiple dwelling (Unit 203) from required 1,000 sq. ft. to proposed 541 sq. ft. (4) Habitable square footage of an apartment in multiple dwelling (Unit 204) from required 1,000 sq. ft. to proposed 506 sq. ft. (5) Habitable square footage of an apartment in multiple dwelling (Unit 205) from required 1,000 sq. ft. to proposed 514 sq. ft. (6) Habitable square footage of an apartment in multiple dwelling (Unit 206) from required 1,000 sq. ft. to proposed 598 sq. ft. (7) Multiple dwelling front yard setback from required 40'-0" to proposed 15'-0"
<p>Joseph Ehrenfeld, Trustee 695 Heiden Road Monticello, NY S/B/L: 15.-1-27</p>	<p>Area Variance:</p> <ul style="list-style-type: none"> (1) Swimming pool setback from required 50'-0" to proposed 20'-0" (2) Pool fence height from 6'-0" to proposed 12'-0"
<p>TARA ACRES PARTNERS LLC 968 Old Liberty Road Monticello, NY S/B/L: 2.-1-29</p>	<p>Area Variance:</p> <ul style="list-style-type: none"> (1) Bungalow separation distance (Units 1B & 2) from required 25' to proposed 14.5' (2) Bungalow separation distance (Units 2 & 3) from required 25' to proposed 22.6' (3) Bungalow separation distance (Units 3 & 4) from required 25' to proposed 22.5' (4) Bungalow separation distance (Units 4 & 5) from required 25' to proposed 19.4' (5) Bungalow separation distance (Units 8 & 9A) from required 25' to proposed 17.6' (6) Bungalow separation distance (Units 9 & 10) from required 25' to proposed 14.4' (7) Bungalow separation distance (Units 10 & 11) from required 25' to proposed 12.2' (8) Bungalow separation distance (Units 12 & 14) from required 25' to proposed 19.6' (9) Bungalow separation distance (Units 15 & 16) from required 25' to proposed 16.1' (10) Bungalow separation distance (Units 17 & 18) from required 25' to proposed 20' (11) Bungalow separation distance (Units 19 & 20) from required 25' to proposed 19.5' (12) Bungalow separation distance (Units 21 & 22) from required 25' to proposed 9.6' (13) Bungalow colony pool front yard setback from required 50' to proposed 30' (14) Nonconforming bungalow colony lot coverage from required 10% max to proposed 11.54% (15) Expansion of a nonconforming bungalow (Units 1A & 1B) from required 15% or 200 sq. ft. to proposed 18.2% or 426.65 sq. ft. (16) Expansion of a nonconforming bungalow (Units 5 & 6) from required 15% or 200 sq. ft. to proposed 35.05% or 858.21 sq. ft. (17) Expansion of a nonconforming bungalow (Units 7 & 8) from required 15% or 200 sq. ft. to proposed 54.95% or 947.98 sq. ft. (18) Expansion of a nonconforming bungalow (Units 9A) from required 15% or 200 sq. ft. to proposed 13.59% or 246.75 sq. ft. (19) Expansion of a nonconforming bungalow (Units 9) from required 15% or 200 sq. ft. to proposed 120.85% or 1,196.49 (20) Expansion of a nonconforming bungalow (Units 10) from required 15% or 200 sq. ft. to proposed 33.61% or 644.94 sq. ft. (21) Expansion of a nonconforming bungalow (Units 14 & 15) from required 15% or 200 sq. ft. to proposed 28.99% or 805.11 sq. ft. (22) Expansion of a nonconforming bungalow (Units 16 & 17) from required 15% or 200 sq. ft. to proposed 23.86% or 640.50 sq. ft. (23) Expansion of a nonconforming bungalow (Units 18 & 19) from required 15% or 200 sq. ft. to proposed 32.39% or 821.32 sq. ft. (24) Expansion of a nonconforming bungalow (Units 22 & 23) from required 15% or 200 sq. ft. to proposed 31.03% or 675.79 sq. ft. (25) Expansion of a nonconforming bungalow (Main Bldg.) from required 15% or 200 sq. ft. to proposed 23.40% or 500.20 sq. ft. (26) Expansion of a nonconforming bungalow (Shul) from required 15% or 200 sq. ft. to proposed 32.77% or 727.22 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 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.