

Town of Thompson Zoning Board of Appeals

Tuesday, February 10, 2015
Work Session 6:30 p.m. - Meeting 7:00 p.m.

AGENDA (revised January 30, 2015)

<p>SHEVAS ACHIM BUNGALOW and EPR CONCORD II, L.P. Joyland Road Monticello, NY 12701 Section 23 Block 1 Lots 65.2</p>	<p>Area variances from §250-8 of the Town of Thompson Zoning Code for the purpose of: 1) A decrease in the required lot area from the required 10 acres to 5.559 acres; 2) A decrease in one side yard from the required 50 feet to 42.58 feet; 3) A decrease in the combined side yards from the required 110 feet to 85 feet; and 4) An increase in density from the required 11 to 20.</p>
<p>MAYER GELBART and MAYA GELBART 368 Fraser Road Monticello, NY 12701 Section 10 Block 8 Lot 8.2</p>	<p>Area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 15 feet to 3 feet; and 2) reducing the combined side yard setbacks from the required 40 feet to 17.7 feet.</p>
<p>GARDEN HILL ESTATES LLC 50 Strong Road Monticello, NY 12701 Section 1 Block 1 Lot 12</p>	<p>Area variance from §250-34(d)(6) of the Town of Thompson Zoning Code for the purpose of permitting a reduced separation distance between units as reflected on the annexed Schedule.</p>
<p>ROYAL BUNGALOW COLONY Dillon Road, Monticello, NY 12701 Section 18 Block 1 Lot 55.1 and 55.2</p>	<p>Area variance from §250-7 and §250-21(d) of the Town of Thompson Zoning Code for the purpose of increasing the size of pre-existing, non-confirming bungalows as reflected on the annexed Schedule.</p>
<p>KAUFMAN COLONY CORP. 171 Kaufman Road Monticello, NY 12701 Section 12 Block 1 Lot 5.7</p>	<p>Area variance from the following sections of the Town of Thompson Zoning Code for the following purposes: Unit 31: §250-11- granting a reduced front yard setback from the permitted 100 feet to 86 feet, 2 inches; Unit 32: §250-11- granting a reduced front yard setback from the permitted 100 feet to 61 feet; and §250-34(d)(6) granting a reduced separation distance between units from 25 feet to 23 feet.</p>
<p>VINCENT CRETELLA 16 Crescent View Rock Hill, NY 12775 Section 54 Block 2 Lot 9</p>	<p>A) Area variance from §250-B of the Town of Thompson Zoning Code for the purpose of increasing a non-conforming structure; and B) Area variances from §250-7 of the Town of Thompson Zoning Code for the purpose of: 1) reducing the front yard setback from the required 40 feet to 17.3 feet; 2) reducing one side yard setback from the required 15 feet to 9.4 feet; 3) reducing an additional side yard setback from the required 15 feet to 5.7 feet; 4) reducing the combined side yard setbacks from the required 40 feet to 15.1 feet; and 5) permitting an increased lot coverage from the required 20% to 21%.</p>