

Town of Thompson Zoning Board of Appeals

Tuesday, April 14, 2015
Work Session 6:30 p.m. - Meeting 7:00 p.m.

AGENDA

<p>CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS and BROOKWOOD GUNNERS AND ANGLERS ASSOCIATION Rock Hill Drive, Rock Hill, NY 12775 Section 32 Block 1 Lot 1</p>	<p>Area variance from §250-9, §250-70(b) and the Schedule of District Regulations for the RR-2 Zone of the Town of Thompson Zoning Code for the purpose of permitting a reduced side yard setback from the required 170 feet (with tower extension of 20 feet) to 161 feet and permitting a reduced front yard setback from the required 170 feet (with tower extension of 20 feet) to 151 feet.</p>
<p>CHRISTOPHER AND SUSAN BEATRICE 105 Canal Road Wurtsboro, NY 12790 Section 66 Block 15 Lot 9</p>	<p>Area variance from §250-9 of the Town of Thompson Zoning Code for the purpose of 1) permitting a reduced front yard setback from the required 50 feet to 23.5 feet; 2) permitting a reduced rear yard setback from the required 50 feet to 21.6 feet and an area variance from §250-19A(2) of the Town of Thompson Zoning Code for the purpose of reducing the minimum lot size from the required 40,000 square feet to 7,405.2 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 24 and 25 from the permitted 25 feet to 12.2 feet.</p>
<p>JACOB AND SEEMA GOLDSTEIN 9 Sam Lane, Monticello, NY 12701 Section 46 Block 3 Lot 1.2</p>	<p>Area variances from the Town of Thompson Zoning Code for the following purposes: 1) §250-21B(4): Increasing a non-conforming structure; 2) §250-7: Reducing a front yard setback from the required 40 feet to 29.5 feet; and 3) §250-7: Reducing a rear yard setback from the required 40 feet to 33.4 feet.</p>
<p>MENACHEM BRAYER 4 Lee Lane, Monticello, NY 12701 Section 45 Block 4 Lot 2</p>	<p>Area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of permitting a reduced front yard setback from the required 40 feet to 4.1 feet and permitting a reduced side yard setback from the required 15 feet to 11.3 feet.</p>
<p>MELANIE CONTRYS Foss Road, Monticello, NY 12701 Section 24 Block 1 Lot 29.1</p>	<p>Area variance from §250-18 of the Town of Thompson Zoning Code for the purpose of permitting a increase in the maximum fence height from the required 6 feet to 12 feet.</p>
<p>SUNRANCH FAMILY LLC 162 Fraser Road Monticello, NY 12701 Section 8 Block 1 Lot 38</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 follows: Units 8-9: from the permitted 25 feet to 19 feet, 6 inches; Units 10-11: from the permitted 25 feet to 16 feet, 10 inches; Units 14-12: from the permitted 25 feet to 19 feet, 4 inches; and Units 15-16: from the permitted 25 feet to 24 feet, 3 inches.</p>