

Town of Thompson Zoning Board of Appeals

Tuesday, May 12, 2015
Work Session 6:30 p.m. - Meeting 7:00 p.m.

AGENDA

APPLICANT	PURPOSE
<p>MAYER GELBART and MAYA GELBART Property is located in the SR Zone at 368 Fraser Road, Monticello, NY 12701; Section 10 Block 8 Lot 8.2</p>	<p>Applicant is requesting an 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 6.5 feet; and 2) reducing the combined side yard setbacks from the required 40 feet to 21.2 feet.</p>
<p>DAVID TEPPER and HAYA TEPPER Property is located in the HC-1 Zone at 415 Sackett Lake Road, Monticello, NY 12701. Section 44 Block 2 Lot 4</p>	<p>Applicant is requesting an area variance from §250-10 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 15 feet to 4.3 feet; 2) reducing an additional side yard setback from the required 15 feet to 9.2 feet; and 3) reducing the combined side yard setbacks from the required 40 feet to 13.5 feet.</p> <p>Applicant is also requesting an area variance from §250-9(19)(A)(1) of the Town of Thompson Zoning Code for the purpose of permitting a reduced minimum waterfront lot size from the required 20,000 square feet to 13,654 feet.</p>
<p>JAIME DAZA and MARTHA DAZA Property is located in the RR-1 Zone at 89 Rapp Road, Monticello, NY 12701. Section 7 Block 1 Lot 32.2</p>	<p>Applicant is requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the purpose of permitting two single family residences on one lot.</p>
<p>IAN SAX Property is located in the RR-2 Zone at 117 Beaver Lake Road, Rock Hill, NY 12775. Section 34 Block 3 Lot 10</p>	<p>Applicant is requesting an area variance from §250-9(19)(A)(2) of the Town of Thompson Zoning Code for the purpose of: 1) reducing the front yard setback from the required 50 feet to 13.35 feet; and 2) reducing one side yard setback from the required 20 feet to 15.68 feet; 3) reducing the combined side yard setbacks from the required 50 feet to 46.47 feet; and 4) permitting a reduced minimum lot size from 40,000 square feet to 10,617 square feet.</p>
<p>NATALIE A. QUINN Property is located in the RR-2 Zone at Starlight Drive, Monticello, NY 12701. Section 57 Block 4 Lot 5.1</p>	<p>Applicant is requesting an area variance from §250-9 of the Town of Thompson Zoning Code for the purpose of permitting a reduced minimum habitable dwelling area from 1,000 square feet to 600 square feet.</p>
<p>JACK SIMONY Property is located in the RR-2 Zone at Moonlight Cottages Unit 12, 58 Rubin Road, Monticello, NY. Section 43 Block 1 Lot 23.3</p>	<p>Applicant is requesting an 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 from 25 feet to 19.5 feet.</p>