

# Town of Thompson Zoning Board of Appeals

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

## AGENDA

APPLICANT	PURPOSE
<p>MARY VAN HOUTEN Property is located in the RR-2 Zone at 3240 Route 42, Monticello, NY S/B/L: 60.-1-8</p>	<p>Applicant is requesting area variances from §250-9 of the Town of Thompson Zoning Code for the purpose of: 1) reducing a garage setback from the required 25 feet to 7 feet; 2) reducing an additional garage setback from the required 25 feet to 21 feet; 3) permitting an increased garage height from the permitted 16 feet to 18 feet; and 4) permitting a variance in roofing materials from the principal building (asphalt shingles) and the proposed garage (metal roofing).</p> <p>Applicant is also requesting an area variance from §250-16(A)(2) of the Town of Thompson Zoning Code for the purpose of permitting a reduced accessory building setback from the main building from the required 10 feet to 6 feet.</p>
<p>LIMUD LEARNING CENTER OF CENTRAL JERSEY, INC. Property is located in the RR-2 Zone at 13 Norris Ave., Monticello, NY S/B/L: 41.-1-29</p>	<p>Applicant is requesting area variances from §250-9 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 50 feet to 16.8 feet; and 2) reducing an additional side yard setback from the required 50 feet to 30.8 feet.</p>
<p>TIMUR KOSTANETS Property is located in the HC-2 Zone at 400 Sackett Lake Road, Monticello, NY S/B/L: 44.-1-15</p>	<p>Applicant is requesting an area variance from various sections of the Town of Thompson Zoning Code for the purpose of: 1) §250-21(b)(4): increasing a non-conforming structure; 2) §250-10: reducing one side yard setback from the required 15 feet to 9 feet, 7 inches; 3) §250-10: reducing an additional side yard setback from the required 40 feet to 18 feet; and §250-10: reducing the front yard setback from the required 40 feet to 33 feet, 3 inches.</p>
<p>POLO HOSPITALITY, LLC 283 Rock Hill Drive, Rock Hill, NY S/B/L: 51.-2-2</p>	<p>Applicant is seeking an interpretation of §250-30(b)(1) which prohibits flashing signs. Applicant is proposing to replace an existing billboard with an LED lit billboard</p>