

# TOWN OF THOMPSON

## ZONING BOARD OF APPEALS

Tuesday, August 11, 2015

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

### AGENDA

APPLICANT	PURPOSE
<p>WILLIAM VALENTIN Property is located in the RR-1 Zone at 6 Little North Shore Road, Rock Hill, NY  S/B/L: 36.-10-4</p>	<p>Applicant is requesting area variances from §250-8 of the Town of Thompson Zoning Code for the purpose of: 1) reducing one side yard setback from the required 20 feet to 8 feet; 2) reducing an additional side yard setback from the required 20 feet to 14 feet; 3) reducing a front yard setback from the required 50 feet to 28 feet; 4) reducing a rear yard setback from the required 50 feet to 11 feet; 5) reducing the combined side yard setbacks from the required 50 feet to 22 feet; and 6) permitting an increased lot coverage from the required 10% to 27.9%.</p>
<p>KENNETH AND BELINDA RUBINO Property is located in the SR Zone at 56 Lake Shore Drive South; S/B/L: 52.1-1-10</p>	<p>Applicant is requesting an area variance from various sections of the Town of Thompson Zoning Code for the purpose of: 1) §250-B: increasing a non-conforming structure; 2) §250-19A(1): decreasing the waterfront lot size from the required 20,000 square feet to 13,721 square feet; 3) §250-7: reducing the combined side yard setbacks from the required 40 feet to 27.5 feet; 4) §250-7: reducing one side yard setback from the required 15 feet to 13 feet; and 5) §250-7: reducing an additional side yard setback from the required 15 feet to 14.5 feet.</p>
<p>KARIN PANTEL Property is located in the HC-2 Zone at 49 Foss Road, Thompsonville, NY; S/B/L: 24.-1-60.2</p>	<p>Applicant is requesting an area variance from various sections of the Town of Thompson Zoning Code for the purpose of: 1) §250-39(A) decreasing the permitted fence height from the required 8 feet to 6 feet; 2) §250-16: permitting a reduced setback for storage buildings from the required 10 feet to 5 feet; 3) §250-16: permitting an additional reduced setback for storage buildings from the required 10 feet to 0 feet; 4) §250-11: reducing the permitted lot size for storage buildings from the required 3 acres to 1.15 acres; 5) §250-16: permitting a storage structure nearer to the fronting street than the main building; and 6) §250-16: permitting a reduced setback for existing greenhouse structure from the required 10 feet from any lot line to 1 foot.</p>
<p>A.J. PANTEL Property is located in the HC-2 Zone at Foss Road, Thompsonville, NY; S/B/L: 24.-1-27</p>	<p>Applicant is requesting an area variance from various sections of the Town of Thompson Zoning Code for the purpose of: 1) §250-39(A) decreasing the permitted fence height from the required 8 feet to 7 feet; 2) §250-39(A) decreasing the permitted fence height from the required 8 feet to 7 feet 6 inches; and 3) §250-11: reducing the permitted lot size for storage buildings from the required 3 acres to 2.10 acres;</p>