

Town of Thompson

Zoning Board of Appeals

Tuesday, February 9, 2016
Work Session 6:30 p.m. - Meeting 7:00 p.m.

AGENDA

APPLICANT: **NOB HILL COUNTRY CLUB INC.**
 Property is located in the SR Zone
 4599 State Route 42, Monticello, NY
 S/B/L: 9.-1-51

Applicant is requesting area variances as follows:

1. The Alpine and Belair structures along with structures 43 - 46 and 47 - 50 each presently contain four, single family units. Applicant proposes to combine units to reduce the total unit count from four existing units to two proposed units in each structure. No increase in building size is proposed. Therefore, the floor area of each remaining unit will double. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.
2. Existing two family residences 7/8, 9/10, 11/12, 14/15, 17/18, 19/20 and 21/22 will all be reduced from two existing units to one proposed unit. No increase in building size is proposed. Therefore, the floor area of each remaining unit will double. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.
3. The three family residence consisting of units 1, 2 and 2A will be reduced from three existing units to two units. No increase in building size is proposed. Therefore, the floor area of each of the two remaining units will increase by approximately 50%. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.
4. The three family residence consisting of units 60, 61 and 62 will be reduced from three existing units to two units. In addition, the building will be increased in size from approximately 2,560 sf to 6,000 sf resulting in the floor area of the two remaining units more than doubling in size. An area variance from Town of Thompson Zoning Law §250-21(D)(2) is requested because this increase is greater than 15% or 200 square feet.