

# Town of Thompson Zoning Board of Appeals

Tuesday, March 8, 2016  
Work Session 6:30 p.m. - Meeting 7:00 p.m.

## AGENDA

APPLICANT	PURPOSE
<p>NOB HILL COUNTRY CLUB INC. (Continuation of hearing) Property is located in the SR Zone 4599 State Route 42, Monticello, NY S/B/L: 9.-1-51</p>	<p>Applicant is requesting area variances due to the fact that the applicant is combining various units on the site and as such, the floor area of the remaining units will be increased. Therefore, area variances from Town of Thompson Zoning Law §250-21(D)(2) are requested because these increases are greater than 15% or 200 square feet.</p>
<p>JEFFREY WEINSTEIN AND BARBARA WEINSTEIN Property is located in the SR Zone 19 Douglas Street, Rock Hill, NY S/B/L: 52.P-3-7</p>	<p>Applicant is requesting area variances from §250-7 of the Town of Thompson Zoning Code for the following purposes: 1. Permitting a reduced rear yard setback from the required 40 feet to 27.6 feet; and 2. Permitting an increased lot coverage percentage from 20% up to 21%.</p>
<p>FRANK TURNER AND TAMMIE TURNER Property is located in the RR-1 Zone 204 North Shore Road, Rock Hill, NY S/B/L: 38.-3-3</p>	<p>Applicant is requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the following purposes: 1. Permitting an increased lot coverage percentage from 10% to 21.1%; 2. Permitting a reduced garage setback from all property lines from the required 25 feet to 17 feet; 3. Permitting a reduced garage setback from all property lines from the required 25 feet to 2.1 feet; 4. Permitting a reduced garage setback from all property lines from the required 25 feet to 22 feet; 5. Permitting a reduced side yard setback from the required 20 feet to 7.6 feet; 6. Permitting an additional reduced side yard setback from the required 20 feet to 8.4 feet; 7. Permitting reduced combined side yard setbacks from the required 50 feet to 16 feet; and 8. Permitting an increased garage height from 16 feet to 19.5 feet.</p>
<p>CHRISTOPHER BEATRICE AND SUSAN BEATRICE Property is located in the RR-2 Zone, 105 Canal Road, Wurtsboro, NY; S/B/L: 66.-15-9</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 front yard setback from the required 50 feet to 22.85 feet.</p>
<p>TEN HANOFEE ASSOCIATES, LLC Property is located in the HC-1 Zone 44 Lanahan Road, Monticello, NY S/B/L: 13.-1-31.1</p>	<p>Applicant is requesting an area variance from §250-10 of the Town of Thompson Zoning Code for the following purposes: 1. Permitting a reduced front yard setback from the required 40 feet to 20 feet; 2. Permitting a reduced side yard setback from the required 25 feet to 24 feet; and 3. Permitting reduced combined side yard setbacks from the required 50 feet to 49 feet.</p>