

# Town of Thompson Zoning Board of Appeals

Tuesday, January 10, 2017  
Work Session 6:30 p.m. - Meeting 7:00 p.m.

## AGENDA

**Appeal by: SUNSHINE ESTATES/ABRAHAM BERKOWITZ (UNIT 5-6)**

Applicant is requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the purpose of 1) permitting an increase in lot coverage from the permitted 10% to 11.9%; and 2) permitting a reduced front yard setback from the required 100 feet to 53 feet.

Property is located in the RR-1 Zone at 221 Ranch Road, Monticello, NY; S/B/L: 16.-1-14.1

**Appeal by: ICHUD FOUNDATION, INC. (continuation of hearing)**

Applicant is requesting an area variance from §250-8 of the Town of Thompson Zoning Code for the purpose of permitting an increase in density from the required 2 dwelling units per acre to 2.94 dwelling units per acre.

Applicants are also requesting an area variance from §250-21(B)(4) of the Town of Thompson Zoning Code for the purpose of increasing a non-conforming building or structure.

Property is located in the RR-1 Zone at NYS Route 42, Monticello, NY; S/B/L: 28.-1-22

**Appeal by: LEISURE ACRES SUMMER HOMES LLC (continuation of hearing)**

Applicant is requesting an area variance from §250-7 and §250-28(c)(1) of the Town of Thompson Zoning Code for the purpose of permitting a reduced number of dwelling units of a row house from the required 3 dwelling units to 2 dwelling units.

Property is located in the SR Zone at 175 and 181 Cold Spring Road and 2-32 Yellow Park Road, Monticello, NY; S/B/L: 29.-2-13, 22 and 23

**Appeal by: NOB HILL COUNTRY CLUB INC.**

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 3,300 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.

Property is located in the SR Zone at 4599 State Route 42, Monticello, NY  
S/B/L: 9.-1-51