

Town of Thompson Zoning Board of Appeals

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

AGENDA

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS and BROOKWOOD GUNNERS AND ANGLERS ASSOCIATION Rock Hill Drive, Rock Hill, NY 12775 Section 32 Block 1 Lot 1	Area variance from §250-9, §250-70(b) and the Schedule of District Regulations for the RR-2 Zone of the Town of Thompson Zoning Code for the purpose of permitting a reduced side yard setback from the required 170 feet (with tower extension of 20 feet) to 161 feet and permitting a reduced front yard setback from the required 170 feet (with tower extension of 20 feet) to 151 feet.
CHRISTOPHER AND SUSAN BEATRICE 105 Canal Road Wurtsboro, NY 12790 Section 66 Block 15 Lot 9	Area variance from §250-9 of the Town of Thompson Zoning Code for the purpose of 1) permitting a reduced front yard setback from the required 50 feet to 23.5 feet; 2) permitting a reduced rear yard setback from the required 50 feet to 21.6 feet and an area variance from §250-19A(2) of the Town of Thompson Zoning Code for the purpose of reducing the minimum lot size from the required 40,000 square feet to 7,405.2 feet.
GARDEN HILL ESTATES LLC 50 Strong Road, Monticello, NY 12701 Section 1 Block 1 Lot 12	Area variance from §250-34(d)(6) of the Town of Thompson Zoning Code for the purpose of permitting a reduced separation distance between Units 24 and 25 from the permitted 25 feet to 12.2 feet.
JACOB AND SEEMA GOLDSTEIN 9 Sam Lane, Monticello, NY 12701 Section 46 Block 3 Lot 1.2	Area variances from the Town of Thompson Zoning Code for the following purposes: 1) §250-21B(4): Increasing a non-conforming structure; 2) §250-7: Reducing a front yard setback from the required 40 feet to 29.5 feet; and 3) §250-7: Reducing a rear yard setback from the required 40 feet to 33.4 feet.
MENACHEM BRAYER 4 Lee Lane, Monticello, NY 12701 Section 45 Block 4 Lot 2	Area variance from §250-7 of the Town of Thompson Zoning Code for the purpose of permitting a reduced front yard setback from the required 40 feet to 4.1 feet and permitting a reduced side yard setback from the required 15 feet to 11.3 feet.
MELANIE CONTRYS Foss Road, Monticello, NY 12701 Section 24 Block 1 Lot 29.1	Area variance from §250-18 of the Town of Thompson Zoning Code for the purpose of permitting a increase in the maximum fence height from the required 6 feet to 12 feet.
SUNRANCH FAMILY LLC 162 Fraser Road Monticello, NY 12701 Section 8 Block 1 Lot 38	Area variance from §250-34(d)(6) of the Town of Thompson Zoning Code for the purpose of permitting a reduced separation distance between units as follows: Units 8-9: from the permitted 25 feet to 19 feet, 6 inches; Units 10-11: from the permitted 25 feet to 16 feet, 10 inches; Units 14-12: from the permitted 25 feet to 19 feet, 4 inches; and Units 15-16: from the permitted 25 feet to 24 feet, 3 inches.