

APPROVED

TOWN OF THOMPSON  
ZONING BOARD OF APPEALS  
December 11, 2018

IN ATTENDANCE: Chairman Richard McClernon  
Jay Mendels  
Paula Elaine Kay, Attorney  
Heather Zangla, Secretary

Richard Benson  
Robert Hoose  
Ryan Schock  
E. Danielle Jose, Alternate



Chairman Richard McClernon called the meeting to order at 7:00 p.m. with the Pledge to the Flag.

A motion to approve the November 13, 2018 minutes was made by Ryan Schock and seconded by Robert Hoose  
5 in favor, 0 opposed

**Appeal by: THOMAS O'DONOHUE**

Property is located at 224 North Shore Road, Rock Hill, NY: S/B/L: 38.-3-14 in the RR1 Zone.  
Tim Gottlieb for O'Donohue.

Applicant is requesting area variances from §250-8 and §250-16 of the Town of Thompson Zoning Code for the following purpose: 1) side yard setback from required 20' to proposed 6'; 2) combined side yard setbacks from required 50' to proposed 21'; 3) accessory structure side yard from required 10' to proposed 2'; 4) accessory structure setback from main structure from required 10' to proposed 7'; 5) percentage of lot coverage from required 10% to proposed 24.4%.

Satisfactory proof of mailing was provided to the Board.

Mr. Gottlieb stated that this is basically a demolition and rebuild of a 2 story dwelling with garage and deck.

Chairman McClernon questioned the 9'-3" if it was to the telephone pole or garage and Mr. Gottlieb stated it was to the corner of the garage. Chairman McClernon stated that the combined yard setback should be 15'-3" instead of the 21'-0" that was noted in the legal notice.

Jay Mendels asked if there was approval from the Home Owners Association. Tim Gottlieb explained that the HOA will have an answer by the January meeting. Paula Kay confirmed it would be in writing.

Jay Mendels questioned the percentage of lot coverage and how going from the required 10% to requested 24.4 % seems substantial. It is typical for the area. Will the same foundation be used? Tim Gottlieb stated he believed the foundation was not in good shape. The only thing that will remain on the property after demolition is the existing shed, well and septic.

The Board had no further questions. However since the notice was incorrect the board is unable to act

on this request. Paula Kay stated that it will have to be re-noticed. New certified mailings and legal notice.

There was no public comment.

Motion to adjourn meeting 7:09 p.m. was made by Rich Benson seconded by Ryan Schock.

A handwritten signature in cursive script, appearing to read "Paula Kay". The signature is written in black ink and is located in the upper left quadrant of the page.