

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
Tuesday, September 10, 2019

IN ATTENDANCE: Chairman Richard McClernon Richard Benson
Robert Hoose Jay Mendels
Ryan Schock
Michael Mednick, Attorney Barbara Strong, Alternate
James Carnell, Director of Building/Planning/Zoning
Debbie Mitchell, Secretary

Absent is Danielle Jose-Decker and Paula Kay

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

A motion to approve the August 13, 2019 minutes was made by Robert Hoose and seconded by Ryan Schock
5 in favor, 0 opposed

APPLICANT: DENNIS MCSWEENEY

Applicant is requesting area variances from §250-9 of the Town of Thompson Zoning Code for the following purpose: (1) combined side yard setback from required 50' to proposed 45.3'
Dennis McSweeney
Tim Gottlieb, Engineer

Property is located at 164 Canal Road, Rock Hill, NY S/B/L: 66.-17-16 in the RR-2 zone.

Satisfactory proof of mailing was provided to the Board.

Mr. Gottlieb – There is an existing house that can't be renovated. We are going to tear it down and construct new and put a new garage on the side. Jay Mendels – Why is the garage offset instead of in lined with the house? Mr. McSweeney - Then it wipes out the front of the house and we can't have a porch.

Richard Benson – Do you have Wolf Lake Homeowners Association approval? Chairman Richard McClernon – Yes, Wolf Lake approved the site plan but still needs to look at the septic plans. Mr. Gottlieb– When/If we get the variance then we will submit the septic and house plans to the Wolf Lake Homeowners Association, then they get reviewed. After they approve everything, we can then go to the Building Department and get the building permit.

PUBLIC COMMENT:

No Public Comment

PUBLIC COMMENT CLOSE:

AREA VARIANCE CRITERIA:

- (1) Whether benefit can be achieved by other means feasible to applicant; All voted No
- (2) Undesirable change in neighborhood character or to nearby properties; All voted No
- (3) Whether request is substantial; All voted No
- (4) Whether request will have adverse physical or environmental effects; All voted No
- (5) Whether alleged difficulty is self-created; All voted Yes

A motion to approve the variance was made by Ryan Schock and seconded by Jay Mendels
5 in favor; 0 opposed

APPLICANT: DIANNE MARTINEZ

Applicant is requesting area variances from §250-10 of the Town of Thompson Zoning Code for the following purpose: (1) front yard setback from required 40' to proposed 30' (2) front yard setback from required 40' to proposed 37.22' (existing).

Dianne Martinez
Marion Williams
Jose Olga

Property is located at 8 Mongaup Road, Monticello, NY S/B/L: 44.-3-6 in the HC1 zone.

Satisfactory proof of mailing was provided to the Board.

Ms. Martinez – My mom sold her house and we are putting on an addition for her to live in.

Chairman Richard McClernon - Your plan doesn't show the existing porch, is it going to stay? Ms. Martinez – The front porch is staying and the back porch is going to be removed. Chairman Richard McClernon – It's not shown on the site plan what the distance is. Mr. Olga – The front porch is far away from the new building and has nothing to do with it. Chairman Richard McClernon- It could be an existing variance that needs to be cleared up. Because of when it was built there was no variance on it. The front porch might need a variance. Ms. Martinez – Even though it was there when we built the house? Jim Carnell – There is a CO on the house, it was part of the original house. You can measure what the existing deck is. The request is to 30 feet. Jay Mendels – Is it our position to bring this forward if they are not doing anything with it tonight? Richard Benson – You can. Mr. Olga – We are not doing anything with the existing house. Chairman Richard McClernon – I would go with the 30 feet and if the Building Department comes back with an issue then they would have to come back here. Richard

Benson – If there is a problem then they could re-apply. Jay Mendels – Then that would be a separate variance. And that has nothing to do with there variance tonight. Jim Carnell – That is 100% correct.

Jay Mendels – The addition looks like it's going to overhang where it meets the existing house on both sides. Mr. Olga – I believe it's because she wanted to go up to the 28 feet. Because she want's her space. Jay Mendels – So it's just going to be a small step? Mr. Olga – Yes, you won't even notice it because it's gong to be all the same color siding. Chairman Richard McClernon – We are going to act on the 30 feet and you can't go any closer to the road.

PUBLIC COMMENT:

No public comment

PUBLIC COMMENT CLOSE:

AREA VARIANCE CRITERIA:

- (1) Whether benefit can be achieved by other means feasible to applicant; All voted No
- (2) Undesirable change in neighborhood character or to nearby properties; All voted No
- (3) Whether request is substantial; All voted No
- (4) Whether request will have adverse physical or environmental effects; All voted No
- (5) Whether alleged difficulty is self-created; All voted Yes

A motion to approve the variances was made by Ryan Schock and seconded by Richard Benson
5 in favor; 0 opposed

A motion to close the meeting at 7:12 pm was made by Chairman Richard McClernon and seconded by
Barbara Strong
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Zoning Board of Appeals