



Property is located at 423 Fraser Road, Kiamesha Lake, NY S/B/L: 9.-1-10 in the zone SR with Central W/S.

Tim Gottlieb, Engineer  
Bob Bock, owner's son

Satisfactory proof of mailing was provided to the Board.

It seemed as if the Public Notice and what is on the site map did not match when it came to building 13. Mr. Gottlieb made the correction to the map.

Mr. Gottlieb – Mr. Bock is the son of Rosemary Bock and is trying to clean this area up in case something happens to his mom. He then will be able to sell the property. A lot of this was done prior to Mr. Bock's involvement. I heard Jim Carnell say that Mr. Bock has been in compliance with cleaning things up. Jim Carnell – Mr. Bock senior passed away and Mr. Bock is taking over.

Jay Mendels – Anything outstanding on your end Jim Carnell? Jim Carnell – Mostly the debris and that's from the tenants.

Danielle Jose-Decker - The first variance of nonconforming structure, which one is that? Mr. Gottlieb – Building Twelve and Thirteen. Jim Carnell – These were additions that were done with permits and that has all been squared away except for some variances.

Chairman Richard McClernon – When did the Vinyl siding become a requirement? Jim Carnell – Somewhere around 1990 or 1991. Jay Mendels – Then the building predates the change and as long as it's been maintained it should be good. Chairman Richard McClernon – The three sides of the building that I could see looked like they have been maintaining it. Jim Carnell - Many of these variances are all new requirements since these structures were built. But since they are coming in for these variances, we want to clean up all the variance. Chairman Richard McClernon - My issue is with Shed 8 and the oil tank and the location of it to the structure. Jim Carnell – It meets state code. Chairman Richard McClernon - But not town code. Jim Carnell – None of this meet's town code, just state. Danielle Jose-Decker – State code allows 4 feet away from the dwelling? Jim Carnell – Yes, actually 18 inches. Combustible materials can be 18 inches away. Chairman Richard McClernon – What about an oil tank? Jim Carnell – Yes, even an oil tank, it can be touching your house or even in your house. Chairman Richard McClernon – There is no use sitting here once a month if we don't go by our town code.

Chairman Richard McClernon – What is in shed 8? Mr. Bock – There is personal property in there and church property, and it all belongs to my Mom. Jay Mendels – Nothing in there belongs to the tenants? Mr. Bock – No. Chairman Richard McClernon – Can you move Shed 8? Mr. Bock – I can if I have to. Chairman Richard McClernon – What is in shed 1? Mr. Bock – Lawnmower and things like that. Chairman Richard McClernon -You could move that stuff to a garage. What's the chance you're going to get doors on the garbage bins? Mr. Bock – I can do that; I'm just building them now. I had issues with the garbage truck not picking up the garbage this year. Jim Carnell – That has been a big issue on Fraser Road as well as other area's this year.

Danielle Jose-Decker – What about the carport? Mr. Bock –I can take it down.

Danielle Jose-Decker - If the carport comes down then you can change the variance to 18.23' from 16.

Jay Mendels – That will help you with the density. Jim Carnell - Percentage of lot coverage but not density.

Danielle Jose-Decker – Building 13, can you combine the middle unit with the end unit by taking down a wall? Mr. Bock – No. That would defeat the purpose. We have 10 rentals now. When we moved in the big house (building 12) it had 13 apartments. But they were single rooms with no kitchens. Ryan Schock – It was a boarding house. Jay Mendels – Currently you have 4 units in building 12 and 3 units in building 13 and they are all rented. Have your tenants been with you for a while? Mr. Bock – Yes, six out of the 10 units are related to me. Jay Mendels – I think in the future you will have to change the size since it's so small. I'm ok with the size that it is now. Jim Carnell – Just so you know, we have been changing the 1,000 square feet living space to 600 square feet for single family homes. Most of the new apartments that are being build now are less than 1,000 square feet for a single-family home. Multi-family homes are around 620 square feet. This is all in the code. Chairman Richard McClernon – These other building that are smaller are ok then, we don't want to tear them apart and put people out on the street.

Jay Mendels – What about the pool, you got a permit for it? Chairman Richard McClernon – No permit. Jay Mendels – But it's since been reviewed? Jim Carnell – How long has it been there? Mr. Bock – I could remove it if I need to. Danielle Jose-Decker – It's been there since 2017. Chairman Richard McClernon - You can get a building permit for it and keep it. Jim Carnell – For Row Houses and attached dwellings they have reduced them from 1,000 square feet to 500 square feet. Multi-Residents, multi-dwelling have also been reduced. This is in the SR-zone and I know we have done it in other zones too. I also believe some of the new studio apartments are 400 square feet.

PUBLIC COMMENT:

No Public Comment

PUBLIC COMMENT CLOSE:

A motion for negative declaration motion under SEQRA was made by Robert Hoose and seconded by Ryan Schock  
5 in favor; 0 opposed

Chairman Richard McClernon – Can you move Shed 1? Mr. Bock - I would rather take it down then move it. Danielle Jose-Decker – If he takes it down then there is no variance needed.

Chairman Richard McClernon – What is the plan with the Carport? Mr. Bock – I'm taking that down too.

Danielle Jose-Decker – So, then that would be a modification to the garage and it would be proposed at 18.23'.

Danielle Jose-Decker – Shed 8, removing it? Mr. Bock – Can I move it? Chairman Richard McClernon – Yes, it has to be 10 feet away from a dwelling. Mr. Bock – If I can't move it, I will take it down.

Jay Mendels – That takes care of three of your variances. I'm confused on Shed 8 and the 3 proposed sizes. You're going from 10' to 7', 10' to 4' and 10' to 8'. Danielle Jose-Decker – We are only seeing two walls. Chairman Richard McClernon – The oil tank is wrong, it should be horizontal to building seven. Jim Carnell – So where are you getting those three sides? Mr. Gottlieb – I don't know, I just added the info from what you gave me.

Mr. Bock – So if I move or take down the shed's then I don't need a variance? Chairman Richard McClernon – Correct.

Jay Mendels – If we remove those things then we can just group the rest together.

Jim Carnell – As far as I know from Logan's inspection everything has been already addressed.

Danielle Jose-Decker – I will probably want to vote against building 12 front unit & building 13, middle and end unit. I feel the units are too small. Jim Carnell – We get calls once a week for people wanting to build tiny houses in the Town of Thompson and we don't allow them.

Chairman Richard McClernon – Let the record show that Shed 1 is being moved or removed, Carport is being removed. Danielle Jose-Decker – Garage 2 has been amended to 18.23' as proposed to the 16'. Chairman Richard McClernon – Shed 8, the owner is going to move it or take it down. So, the remaining on the list except for building 12 front unit, building 13 middle unit and building 13 end unit will be voted separately.

#### AREA VARIANCE CRITERIA

For all variances except for: Shed 1, Shed 8, Carport, building 12 front unit, building 13 middle unit and building 13 end unit.

- (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 yes
- (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 for negative declaration motion under SEQRA was made by Danielle Jose-Decker and seconded by Ryan Schock  
5 in favor; 0 opposed

#### AREA VARIANCE CRITERIA:

For Building 12 front unit, building 13 middle unit and building 13 end unit.

- (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; Voted Yes; Danielle Jose-Decker and Chairman Richard McClernon.  
Voted No; Robert Hoose, Ryan Schock and Jay Mendels

(4) Whether request will have adverse physical or environmental effects; voted Yes; Danielle Jose-Decker. Voted No; Chairman Richard McClernon, Jay Mendels, Robert Hoose & Ryan Schock

(5) Whether alleged difficulty is self-created; All voted Yes

A motion for negative declaration motion under SEQRA was made by Robert Hoose and seconded by Ryan Schock

5 in favor; 0 opposed

A motion to approve building 12 front unit, building 13 middle unit and building 13 end unit was made by Robert Hoose and seconded by Jay Mendels

4 in favor; 1 opposed (Danielle Jose-Decker)

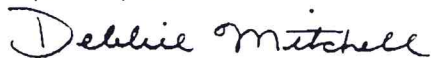
A motion to approve all variances except for Shed 1, Shed 8, Carport, building 12 front unit, building 13 middle unit & building 13 end unit was made by Robert Hoose and seconded by Danielle Jose-Decker

5 in favor; 0 opposed

A motion to close the meeting at 7:37 pm was made by Danielle Jose-Decker and seconded by Robert Hoose

5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Zoning Board of Appeals