

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
Tuesday, May 12, 2020

IN ATTENDANCE: Chairman Richard McClernon Richard Benson

Robert Hoose Jay Mendels

Barbara Strong Trev Miller, Alternate
Paula Elaine Kay, Attorney Sean Walker, Alternate

James Carnell, Director of Building/Planning/Zoning

Debbie Mitchell, Secretary

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

A motion to approve the April 28, 2020 minutes was made by Jay Mendels and seconded by Richard Benson

4 in favor, 0 opposed

## **ROMAN DICIO**

Applicant is requesting an Area Variance from §250-7 of the Town of Thompson Zoning Code for the following purpose: Front yard setback from required 50' to proposed 36'

Property is located at 28 Johnson Blvd, Monticello, NY S/B/L: 8.-1-21.3 in the SR Zone without water/sewer.

A Satisfactory proof of mailing was provided to the Board.

Mr. DiCio – We are planning on constructing a  $10' \times 10' \times 6'$  mud room on the front of the house. This will be centered on the existing doorway. The property line is significantly away from the center line of the road. The existing center line of the road is 79' from the existing house that would bring it down to 60' feet with this 10' addition. Where the property line is theoretically it would make the front yard setback 44' if the property line was the center line of the road. The house would be less than 50' currently. Jim Carnell – I believe you are requesting 36' to the property line.

Jay Mendels – Will the mud room match the house. Mr. DiCio – Yes, the siding will be the same, it will be on a frost wall with gable ends facing the street and tying back to the existing roof. Richard Benson – It will be a peaked roof opposite of what is there? Mr. DiCio – Correct.

Paula Kay – The application is in your name and the denial is in Karen Minsberg name? Mr. DiCio – We both own the property, Karen had a life estate and has since passed away, so the owners are just myself and my wife. Paula Kay – That letter is from April of this year. Jim Carnell can you please send a corrected denial letter? Jim Carnell – Yes. Chairman Richard McClernon – It show they are both owners

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in the assessors office yet in the RPS system there hasn't been any change yet. Paula Kay – Just want to make sure we are all on the same page.

**PUBLIC COMMENT:** 

No public comment

## **PUBLIC COMMENT CLOSE:**

A motion to close the Public Hearing was made by Richard Benson and seconded by Barbara Strong 5 in favor; 0 opposed

## 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 application was made by Jay Mendels and seconded by Richard Benson 5 in favor; 0 opposed

A motion to close the meeting at 7:12 pm was made by Jay Mendels and seconded by Richard Benson 5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Secretary

Town of Thompson Zoning Board of Appeals

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