

TOWN OF THOMPSON  
ZONING BOARD OF APPEALS  
November 8, 2022

IN ATTENDANCE: Jay Mendels, Acting Chairman  
Phyllis Perry  
John Kelly, Jr.  
Laura Eppers, Secretary  
James Carnell, Director of Building/Planning/Zoning

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

A motion to approve the September 13, 2022 minutes was made by Phyllis Perry and second by John Kelly.  
3 in favor, 0 opposed.

A motion to amend the October 11, 2022 minutes was made by Phyllis Perry and second by John Kelly.  
3 in favor, 0 opposed.

**APPLICANT: BEN GRUNFELD**

1 Rapshitz Lane  
Monticello, NY  
S/B/L: 12.-1-5.7  
Bucky Loucks, Property representative

Applicant is requesting an Area Variance from §250-8 of the Town of Thompson Zoning Code for (1) Summer camps front yard setback §250-10 from required 100' to proposed 74.6'. Property is located at 1 Ropshitz Lane, Monticello, NY. S/B/L: 12.-1-5.7. In the Zone: HC-2

Acting Chairman read the updated legal notice out loud.

This public hearing was left open from last month's meeting.

Applicant updated site plan and application to reflect the correct unit, unit #35 instead of unit #33. As a result, both the address and the summer camp front yard setback changed. The address changed from 5 Ropshitz Lane to 1 Ropshitz Lane and the summer camp front yard setback went from proposed 76' to proposed 74.6'. Therefore, updated legal notices were mailed out and published in the Democrat. Everything else such as the dimensions of the deck and materials being used are staying the same. Applicant mentioned the deck will be 25 feet from the side road, as the Board asked at the last meeting, and pointed out that the deck would not be going all the way to the end of the unit due to the air conditioning unit.

No further comment from the Board.

Meeting was opened to the public.

No public comment.

A motion to close the public hearing was made by John Kelly and second by Phyllis Perry.  
3 in favor, 0 opposed.

(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 vote 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 requested variance was made by John Kelly and second by Phyllis Perry.  
3 in favor, 0 opposed.

A motion to adjourn the meeting was made by Phyllis Perry and second by John Kelly.  
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers  
Secretary  
Town of Thompson Zoning Board of Appeals