

TOWN OF THOMPSON  
ZONING BOARD OF APPEALS  
November 9, 2021

IN ATTENDANCE:      Chairman Richard McClernon                      Richard Benson  
                                 Jay Mendels    Phyllis Perry, Alternate  
                                 Sean Walker    Cindy Ruff, Alternate  
                                 Paula Elaine Kay, Attorney  
                                 James Carnell, Director of Building/Planning/Zoning

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

A motion to approve the October 12, 2021 minutes was made by Richard Benson and seconded by Jay Mendels  
5 in favor, 0 opposed

Chairman McClernon appointed Phyllis Perry as a voting member to replace John Kelly.

**THOMAS O'DONOHUE**

Thomas O'Donohue, Property owner

Applicant is requesting an Area Variance from §250-8 & §250-16 of the Town of Thompson Zoning Code for: (1) one side yard setback from required 20' to proposed 5.5' (2) front yard setback (lake side) from required 50' to proposed 46.2' (3) Percentage of lot coverage from required 10% to proposed 24.4%. (4) combined side yard setback from required 50' to proposed 11.2' (5) accessory structure (pre-existing) side yard setback from required 10' to proposed 2'. Property is located at 224 North Shore Road, Rock Hill, NY: S/B/L: 38.-3-14 in the RR1 without central water/sewer.

Satisfactory proof of mailing was submitted.

Chairman McClernon – this is back to the original house that you wanted to construct back in 2018.  
Thomas O'Donohue – yes, we decided to go forward with the house.

Richard Benson - do the stairs have an overhang? Thomas O'Donohue - Yes that is why it is 46.2

Jay Mendels - the original combined side yard setbacks that were approved was 17.4 now its 11.2' what changed? Thomas O'Donohue – I am unaware of anything; it is the same plan.

The board had no further questions.

PUBLIC COMMENT: There was no public comment.

A motion to close the public hearing was made by Jay Mendels and seconded by Richard Benson  
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; Phyllis Perry, Richard Benson, Chairman McClernon and Sean Walker  
voted NO, Jay Mendels voted YES.

(4) Whether request will have adverse physical or environmental effects; All voted NO

(5) Whether alleged difficulty is self-created; Phyllis Perry voted NO; Chairman McClernon, Jay Mendels,  
Richard Benson and Sean Walker voted YES.

A motion to approve the variances as requested was made by Richard Benson and seconded by Sean  
Walker

5 in favor; 0 opposed

#### **149 WINSTON DRIVE**

Antonio Jaramillo, Property owner

Applicant is requesting an Area Variance from §250-7 and §250-21B(4) of the Town of Thompson Zoning  
Code for: (1) front yard setback from required 50' to proposed 29.8' (2) one side yard setback from  
required 20' to proposed 11.5' (3) percentage of lot coverage from required 10% to proposed 11.7%. (4)  
increasing a non-conforming structure. Property is located at 149 Winston Drive, Monticello, NY: S/B/L:  
47.-1-5 in the SR with no central water/sewer.

Satisfactory proof of mailing was submitted

Antonio Jaramillo – There is already an addition on the front of the building and I wanted to square it  
off. I have started to do it without a permit. Chairman – not your first time with this building without a  
permit. Antonio Jaramillo - no, I didn't receive any violations for the Lena Road property.

Antonio Jaramillo – pointed out on the survey where the sewer and septic system was. Chairman  
McClernon asked for an updated survey showing this information. I will have Mr. Greene update the  
survey.

Richard Benson – I see you did away with the deck that was on the survey originally. Antonio Jaramillo –  
yes, I had other plans for the house to run into the vacant land.

Jay Mendels – what stage are you at with the new additions. Antonio Jaramillo - I have the framing done  
already.

PUBLIC COMMENT: there was no public comment.

A motion to close the public hearing was made by Jay Mendels and seconded by Phyllis Perry  
5 in favor; 0 opposed

AREA VARIANCE CRITERIA:

(1) Whether benefit can be achieved by other means feasible to applicant; All voted YES

(2) Undesirable change in neighborhood character or to nearby properties; All voted NO

(3) Whether request is substantial; Phyllis Perry, Chairman McClernon voted YES; Jay Mendels, Richard Benson and Sean Walker voted NO

(4) Whether request will have adverse physical or environmental effects; Phyllis Perry voted YES until the well and septic are addressed on the survey, Jay Mendels, Richard Benson, Chairman McClernon and Sean Walker voted NO

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

A motion to approve the variances as requested was made by Jay Mendels and seconded by Richard Benson.

5 in favor; 0 opposed

A motion to close the meeting at 7:21 pm was made by Jay Mendels and seconded by Sean Walker  
5 In favor; 0 opposed

Respectfully submitted,



Heather Zangla, Secretary  
Town of Thompson Zoning Board of Appeals