

TOWN OF THOMPSON  
ZONING BOARD OF APPEALS

August 10, 2021

IN ATTENDANCE: Chairman Richard McClernon Sean Walker  
John Kelly Phyllis Perry, Alternate  
Jay Mendels Cindy Ruff, Alternate  
Richard Benson Heather Zangla, Secretary  
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 July 13, 2021 minutes was made by Jay Mendels and seconded by Sean Walker  
5 in favor, 0 opposed

**APPLICANT: THOMAS O'DONOHUE**

Applicant is requesting an area variance from §250-8 and §250-21B(4) of the Town of Thompson Zoning Code for (1) Side yard setback from required 20' to proposed 8.5' (2) Combined side yard setback from required 50' to proposed 12.8' and (3) Percentage of lot coverage from required 10% to proposed 19%.

Property is located at 224 North Shore Road, Rock Hill, NY S/B/L: 38.-3-14 in the RR1 district.

Timothy Gottlieb, Gottlieb Engineering

Satisfactory proof of mailing was submitted.

Tim Gottlieb explained the project. They are looking to construct an 18' x 26' attached garage. There will be renovations going on in the current house along with the construction of the garage.

Paula Kay – was the request made previously for the same size as now? Tim Gottlieb – no it was a lot larger but it was also an addition and a garage. Now it is just going to be a garage.

Jay Mendels – Is there a specific reason for this size garage? Is this a standard size for a two car garage? Tim Gottlieb – yes this would be standard size. The renovations of the dwelling will make everything match.

**PUBLIC COMMENT:**

There was no public comment.

**PUBLIC COMMENT CLOSE:**

A motion to close the public hearing was made by Rich Benson and seconded by Jay Mendels.  
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; Jay Mendels, Chairman McClernon and John Kelly voted Yes; Rich Benson and Sean Walker 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 variances as requested was made by Rich Benson and seconded by John Kelly.  
5 in favor; 0 opposed

**APPLICANT: SUNRANCH FAMILY, LLC**

Applicant is requesting an area variance from §250-21D(2) of the Town of Thompson Zoning Code for Increasing a non-conforming bungalow from required 15% to proposed 23.9%

Property is located at 162 Fraser Road, Monticello, NY S/B/L: 8.-1-38 in the SR district.  
Joel Kohn, Property representative  
Abe Werzberger, Unit owner was on the phone.

Joel Kohn – discussed this what has changed project which was held over from July 13, 2021 meeting. The Building Department along with this board is recommending the floor boards be removed. The purpose in this would be that it would be more difficult to “put back” the way it was. Brian Benzenberg from the Building Department helped the owner come up with a sketch that would be more suitable for the variance.

The ceiling will be kept above the bathroom and laundry room. The ceiling area will be taken out above the kitchen where the counters are.

**PUBLIC COMMENT:**

There was no public comment.

**PUBLIC COMMENT CLOSE:**

A motion to close the public hearing was made by Rich Benson f and seconded by Jay Mendels.  
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; Chairman McClernon voted yes; Jay Mendels, Rich Benson, Sean Walker and John Kelly 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 a NEGDEC was made by Rich Benson and seconded by Jay Mendels.  
5 in favor; 0 opposed

A motion to approve the variance as requested was made by Jay Mendels and seconded by Rich Benson.  
5 in favor; 0 opposed

**APPLICANT: FIVE COUSINS FARM, LLC**

Applicant is requesting an area variance from 250-9 of the Town of Thompson Zoning Code for a hunting and fishing cabin with required 400 sq. ft to proposed 440 sq. ft.

Property is located at 184 Bowers Road, Rock Hill, NY S/B/L: 25.-1-51.6 in the RR2 district.  
Frank Sinclair, Property Owner

Satisfactory proof of mailing was submitted.

Frank Sinclair explained the project. It was a cabin that was going to be 400 sq. ft. except for the fact that the contractors measured on the inside of the cabin, not the exterior.

**PUBLIC COMMENT:**

Jonathan Drapkin – neighbor. This property and this cabin has been refurbished and maintained very well. They are good neighbors and Mr. Drapkin has no issues with this request.

**PUBLIC COMMENT CLOSE:**

A motion to close the public hearing was made by Jay Mendels and seconded by John Kelly  
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 requested variance was made by John Kelly and seconded by Jay Mendels.  
5 in favor; 0 opposed

Respectfully submitted,



Secretary

Town of Thompson Zoning Board of Appeals