

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

The board had no comment

A motion to open the public comment was made by Sean Walker and seconded by Jay Mendels.

5 in favor, 0 opposed

A motion to close public hearing was made by Sean Walker and seconded by Jay Mendels.

5 in favor, 0 opposed

A motion to approve the all variances as requested was made by Phyllis Perry and seconded by Jay Mendels.

5 in favor, 0 opposed

APPLICANT: SALVATORE PUGLISI

Hillary Puglisi, Property representative

Applicant is requesting an Area Variance from §250-24 of the Town of Thompson Zoning Code for: (1) mobile home outside a mobile home park from required not permitted to proposed allowed to be installed. Property is located at 163 Wildcat Road, Monticello, NY: S/B/L: 18.-1-72.2 in the RR-1 zone.

Hillary Puglisi – my husband and I are trying to place a manufactured home on a property with and existing mobile home. We would be able to subdivide it if need be in the future. A new well and septic will be added.

Ms. Puglisi showed some brochures of the homes she has been looking at purchasing.

Chairman McClernon – mobile homes are regulated by the state.

Jay Mendels – is there a specific foundation? Jim Carnell - yes, they need to be frost protected and meet the HUD regulations. Paula Kay - the home needs to be newer than ten years, and this will be new.

Phyllis Perry - is a manufactured home considered a mobile home? Jim Carnell - not since 1976.

Paula Kay - our code has specific regulations, installation, skirting and roof pitch

The board had no further questions.

There was no public comment.

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

(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; 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 variance as requested was made by Phyllis Perry and seconded by Sean Walker.

5 in favor, 0 opposed

APPLICANT: PAUL WALSH

Tim Gottlieb, Gottlieb Engineering

Paul Walsh, Property owner

Paula Kay has recused herself.

Applicant is requesting an Area Variance from §250-8 & §250-19 of the Town of Thompson Zoning Code for (1) Front yard setback (ROW) from required 50' to proposed 4' (2) Side yard setback from required 20' to proposed 9.5' (3) Percentage of lot coverage from required 10% to proposed 20% and (4) Waterfront lot from required 40,000 sq. ft. to proposed 10,846 sq. ft. Property is located at First Road, Rock Hill, NY: S/B/L: 36.-8-1 in the RR1 zone.

Tim Gottlieb – Mr. & Mrs. Walsh would like to construct a single family residence on this property. They purchased another parcel for the septic since there wasn't enough room on this property.

Jay Mendels – is there an existing dwelling? Tim Gottlieb - no the property is vacant. The property around it is vacant also.

Phyllis Perry – Will that work to have the septic that far from the home? Tim Gottlieb - yes it will, it requires a larger pump, but it will work properly.

Jay Mendels - what is the size of the house? Tim Gottlieb – the house is approx. 35' x 60'. Jay Mendels - so about 2100 sq. ft., it isn't overly large, just looks like that since the lot is small.

The board had no further questions.

There was no public comment

A motion to close the public hearing was made by Jay Mendels and seconded by John Kelly
5 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

Chairman McClernon read the approval letter from the HOA.

A motion to approve all variances as requested was made by Jay Mendels and seconded by John Kelly.

5 in favor, 0 opposed

APPLICANT: PAUL SOTO

Paul Soto, Property owner

Applicant is requesting an Area Variance from §250-16B of the Town of Thompson Zoning Code for: (1) accessory structure closer to the road than the main dwelling. Property is located at 70 Burnt Meadow Road, Monticello, NY: S/B/L: 57.-5-8 in the RR-2 zone.

Paul Soto – I have a shed right off the side of my driveway on the roadside. No power to the shed and it is on a gravel base.

Chairman McClernon – There is a sloop on the property towards the back. Jay Mendels – the property is secluded and wooded.

Paula Kay – how did this come to the attention of the board? Mr. Soto – we placed the house on the market, so we are legalizing it.

The board had no questions at this time.

A motion to close the public hearing was made by Jay Mendels and seconded by Phyllis Perry 5 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 variance as requested was made by Jay Mendels and seconded by John Kelly 5 in favor, 0 opposed

APPLICANT: WOJCIECH SIKORSKI

Wojciech Sikorski, Property Owner

Applicant is requesting an Area Variance from §250-16B of the Town of Thompson Zoning Code for: (1) Accessory structure without a primary structure. Property is located at Winston Drive, Monticello, NY: S/B/L: 43.-1-7.1 in the SR zone.

Mr. Sikorski – I am looking to put a shed on a vacant property by the lake so that I can store my summer equipment for boating.

Chairman McClernon – are you ever planning on building a house on the property? Mr. Sikorski – no not anytime soon. The people I bought it from needed me to take it or I would lose it, so I placed it there. It was not there at the time of my application.

The board has no questions at this time.

There was no public comment.

A motion to close the public hearing was made by Jay Mendels and seconded by Sean Walker
5 in favor, 0 opposed

(1) Whether benefit can be achieved by other means feasible to applicant; All voted Phyllis Perry and Jay Mendels voted Yes. Chairman McClernon, Sean Walker and John Kelly voted no

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

(3) Whether request is substantial; All vote Chairman McClernon voted yes, Phyllis Perry, John Kelly, Jay Mendels 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 the variance as requested was made by Phyllis Perry and seconded by Jay Mendels
5 in favor, 0 opposed

APPLICANT: KEREN FIELDS, LLC

Joel Kohn, Property representative

Applicant is requesting an Area Variance from §250-7 of the Town of Thompson Zoning Code for building height from required 30'-0" to proposed 34'-0". Property is located at Sunset Drive Ext., Monticello, NY: S/B/L: 48.-1-22.21 in the SR zone.

Joel Kohn – showed a diagram of the home that is going to be constructed for a family. The project was described as approved by the Planning Board.

Chairman McClernon -Can you explain on your diagram, I see some spots it is higher. Joel Kohn explained that how the height was determined. The building department determined the height to be 34'.

Phyllis Perry – why do you need that extra 4'? Joel Kohn – it has to do with the roof line, and the size of the house.

Jay Mendels – is this house going to be the center point of the development? Joel Kohn – no, not really. The total lot is 44 acres.

The board has no further questions.

There was no public comment.

A motion to close the public hearing was made by John Kelly and seconded by Sean Walker
5 in favor, 0 opposed

(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; 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 variance as requested was made by Jay Mendels and seconded by John Kelly.

5 in favor, 0 opposed

APPLICANT: DREAMWOOD HOLDING, LLC

Jose Maleh, 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 40' to proposed 23' (2) one side yard setback from required 15' to proposed 9' (3)percentage of lot coverage from required 20% to proposed 24.6%. (4) Increasing a non-conforming structure. Property is located at 36 Treasure Lake Rd., Rock Hill, NY: S/B/L: 53.-1-6 in the SR with central water/sewer.

I bought this house and I hired a friend to do the work and he was in charge of getting the permits. I want to build an addition. A permit was issued for some of the work, the contractor went above the scope of work.

Jim Carnell – I do not believe this property is serviced by Town water and sewer. It is in the district but it is not serviced. It has a well and septic.

Paula Kay – we need to have the septic system located before approvals can be granted. The property owner was unaware of where it is.

Jay Mendels – you need to have the survey marked with your existing and new system is going.

There was no public comment at this time.

A motion to leave the public hearing open was made by Jay Mendels and seconded by Sean Walker

5 in favor, 0 opposed

APPLICANT: FRANCINE HELLMAN

Howard Hellman, Property Owner

Applicant is requesting an Area Variance from §250-9 of the Town of Thompson Zoning Code for: (1) Front yard setback from required 50' to proposed 26.5' (2) Rear yard setback from required 50' to proposed 29.5'. Property is located at 7 Bull Road, Rock Hill, NY: S/B/L: 66.-3-5 in the RR-2 zone.

Mr. Hellman – there is an existing dwelling there now and we will be demolishing that for the new home. The existing setbacks are very similar to the required ones now.

Chairman McClernon – I drove by yesterday and I see that a tree has fallen on the building. This house will be a new addition

The board has no questions at this time.

There was no public comment.

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

Chairman McClernon – read the HOA letter. The HOA is looking for a driveway on the plan and the building plans are satisfactory.

(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 all variances as requested was made by Jay Mendels and seconded by John Kelly
5 in favor, 0 opposed

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

Respectfully submitted,

Heather Zangla
Secretary
Town of Thompson Zoning Board of Appeals