

Carnell – Correct and even a tiny home would have to be frost protected, along with many other things. Jay Mendels – Something like that would go in front of the Planning Board, right? Jim Carnell – No, it would require a variance from this Board for the structure itself. Jay Mendels – As far as allowing it, but as far as building it? Jim Carnell – It would be considered a single-family home. Paula Kay – It would still require Building Dept. review and permits. Jonathan Avila – Okay and I understand that process. Sean Walker – The trailer does need to be removed before all of that though. Jonathan Avila – Okay and that’s the problem, I guess. I have to remove it, get everything approved and then bring it back, right? Paula Kay – Correct. You would have to remove it and do a lot of engineering before you would be able to apply for a building permit. To me, it doesn’t make a lot of sense to go this route if you are just looking to build a structure. Jonathan Avila – Right now it’s cheaper to convert the trailer into a structure then to have one manufactured. Paula Kay – I’m not an engineer, but I don’t see how this could be made into a home. Jonathan Avila – This is a popular thing right now and people are converting just about anything into tiny homes, so I know there are engineers for this. Jim Carnell – Everyone thinks it’s cheap until they start building it. Jonathan Avila – I’m not saying it’s cheap, just cheaper. Jim Carnell – A tiny house costs about 3x more a square foot to build than a regular stick built house. Paula Kay – The mechanical systems you would need and the sewage, I just don’t see how it could be more cost effective. Chairman McClernon – It does seem like the engineering cost on something like that would be expensive. Jay Mendels – This is out of our expertise. You would have to do the research on it and make your own decision. We just need to look at the unpermitted box trailer at this time. Jonathan Avila – Understood. Jim Carnell – There is a guy out in Swinging Bridge, who will actually be in front of the Planning Board tomorrow night, who bought some of these storage contains that were already converted by a company who does that. Maybe you can talk to him about what it cost him because I don’t think he is saving any money. Chairman McClernon – How long do you think you are going to need to remove the trailer? Jonathan Avila – Could I have until April? Chairman McClernon – We had another applicant last meeting with a similar situation and we gave them until the May meeting. That meeting date is May 10th, so it would have to be off the property by May 9th. Jonathan Avila – Okay.

No further comment from the Board.

A motion to allow the applicant until May 9, 2023 to remove the box trailer was made by Phyllis Perry and second by John Kelly.
5 in favor, 0 opposed.

APPLICANT: DANIEL BAKER

122 Wildcat Road
Monticello, NY
S/B/L: 18.-1-77
Daniel Baker, Property owner

Applicant is requesting an Area Variance from §250-8 of the Town of Thompson Zoning Code for (1) Accessory closer to the road than the main building, which is not permitted. Property is located at 122 Wildcat Road, Monticello, NY. S/B/L: 18.-1-77. In the Zone: RR-1

Chairman McClernon read the legal notice out loud.

Daniel Baker – We live on a hill and there is no alternative place on the property level enough to put the shed. The company I purchased it from was very specific about how level it had to be and couldn't be off more than ½ an inch. Chairman McClernon – Okay. So, it was brought in by a company? Daniel Baker – Yes. I believe their name was Black Hickory; located in Mongaup Valley. Chairman McClernon – They wouldn't put it up in the back where the other shed is? Daniel Baker – No. They told me the machine they use to place these sheds wouldn't make it up the hill to put it back there. They would have had to go around the back of the house, which is even steeper than the front of the house. Plus, there is a retaining wall in the front of the house. Chairman McClernon – Are you talking about if you went around the far side of the house? Daniel Baker – Yes. I brought a picture showing the slope there in the back of the house. My lawnmower guy actually complains all the time about that hill. Jay Mendels – When was the shed put there? Daniel Baker – At the end of this summer. Chairman McClernon – What do you use it for? Daniel Baker – Gardening equipment. Jay Mendels – Do you know the size of the shed? Daniel Baker – 12x10. Jim Carnell – Just to reiterate what was discussed during the work session, a shed this size would not require a building permit as it is under 144 square feet. Paula Kay – Jim, do you know if your office deals with this company much? Because I would think they would know where it should and should not go. Daniel Baker – I would have thought that too, but they did not say anything and when I came into the Building Dept. to see if I needed a permit, all I was told was not if it was less than 144 square feet and that it had to be at least 10 feet from the property line. Jim Carnell – The company is probably just aware of the size requirement for a building permit and not of the other requirements that may have been involved. Paula Kay – Right. Sean Walker – So, this is pretty much the only spot it could go? Daniel Baker – Yes. There is actually another shed on the property, but it is sitting on top of a 20-foot boulder that has been there for centuries and manages to manage flat. Everywhere else has a downward slope and I actually had to fill in a little bit behind the back side of the shed to put it where it is now.

No further questions or comments from the Board.

Meeting was opened to the public.

No public comment.

A motion to close the public hearing was made by Jay Mendels and second by Sean Walker.
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; 2 voted no and 3 voted yes (Jay Mendels, Chairman McClernon and John Kelly)
- (4) Whether request will have adverse physical or environmental effects; All voted no
- (5) Whether alleged difficulty is self-created; All votes yes

A motion to approve the requested variance was made by Jay Mendels and second by Phyllis Perry.
5 in favor, 0 opposed.

A motion to adjourn the meeting was made by Jay Mendels and second by Sean Walker.
5 in favor, 0 opposed.

Respectfully submitted,

Laura Eppers
Secretary
Town of Thompson Zoning Board of Appeals