

TOWN OF THOMPSON  
ZONING BOARD OF APPEALS  
February 11, 2025

IN ATTENDANCE: Richard McClernon, Chairman      Darren Miller, Alternate  
                         Jay Mendels                                      Dana Heimbach, Alternate  
                         Sean Walker                                      Steve Vegliante, Consulting Attorney  
                         Phyllis Perry                                      Laura Eppers, Secretary  
                         James Carnell, Building Planning, Zoning

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

Chairman McClernon appointed Dana Heimbach and Darren Miller as alternating voting members for tonight's meetings, starting with Dana Heimbach.

**INTERPRITATION**

The Planning Board asked for an interpretation on the use of the proposed Catskill Hospitality project. The below code section was referenced:

- [250-2](#) - Definition & word usage (Apartment House & Motel)

After some discussion between the Board, its consultant's, and the applicant, as well as review of the code definitions, it was determined that the appropriate use for the proposed Catskill Hospitality project is the Hotel use. Even though the proposed project is for extended use, with a minimum of 10 day stays, it will operate more like a hotel/motel. There will be a front/check-in desk, housekeeping services, and amenities, such as a pool and a gym.

A motion to accept and apply this interpretation to the Catskill Hospitality project was made by Jay Mendels and seconded by Sean Walker.  
All in favor, 0 opposed.

**APPLICANT: CATSKILL HOSPITALITY**

29 Golden Ridge Road  
Monticello, NY  
S/B/L: 13.-3-38.1  
Gavin Vuillaume, Architect  
Brijesh Patel, Applicant

Applicant is requesting an Area Variance from §250-11 of the Town of Thompson Zoning Code for (1) Hotel/Motel front yard setback from required 100' to proposed 40'. Property is located at 29 Golden Ridge Road, Monticello, NY. S/B/L: 13.-3-38.1. In the Zone: HC-2 with central W/S

Chairman McClernon read the legal notice aloud.

Proof of mailings were received.

Gavin Vuillaume presented the application to the Board and explained the reason they required a variance for the front yard setback was because of the existing sewer easement and wetlands on the property. There is no better location for the proposed building, so they did their best to stay within the setbacks.

The Board had the following questions:

- How many stories will there be?

Gavin Vuillaume advised that it is proposed to be 5 stories. They would have expanded outward, instead of upward, if they would have.

- How many units will there be?

Gavin Vuillaume advised that there are 40 units proposed.

- Will there be any kitchens?

Gavin Vuillaume advised that the units will have full kitchens.

- Will there be amenities?

Gavin Vuillaume advised that tenants of the extended stay hotel will have full access to the amenities in the existing hotel on the property (the Hampton Inn).

No further questions or comments from the Board.

The meeting was opened up for public comment. No public for this application.

A motion to close the public hearing was made by Jay Mendels and seconded by Dana Heimbach. All 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 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 to approve the variance as requested was made by Jay Mendels and seconded by Dana Heimbach.

All in favor, 0 opposed

#### **INTERPRITATION**

The Board was asked for an interpretation on whether or not uncovered decks, a foot or more above grade, are to be included in the square footage of a building. The blow code sections were referenced:

- [250-21D\(2\)](#) - Non-conforming uses, buildings & structururs
- [250-34E](#) - Bungalow Colonies

After some discussion amongst the Board and their consultants, it was determined that uncovered decks are to be included in the square footage of a building. The building code requires a building permit for any structure more than a foot above grade as well as requires them to comply with zoning setbacks. Also, with the majority of past variance approvals, decks have been included as part of the overall square footage.

A motion to accept this interpretation was made by Jay Mendels and seconded by Phyllis Perry.  
All in favor, 0 opposed

**APPLICANT: CONTINENTAL COTTAGES**

381 Fraser Road  
Monticello, NY  
S/B/L: 10.-4-2  
Bucky Loucks, Representative

Applicant is requesting an Area Variance from §250-21D(2) & 34(D)(6) of the Town of Thompson Zoning Code for (1) Bungalow separation (Units 23/24 & 5K) from required 25' to proposed 16' (2) Non-conforming bungalow colony lot coverage increase from required 10% to proposed 22.3% (3) Increasing a non-conforming bungalow (Units 23/24) from required 15% or 200 sq. ft. to proposed 574 sq. ft. (4) Increasing a non-conforming bungalow (Main House/2-story) from required 15% or 200 sq. ft. to proposed 880 sq. ft. Property is located at 381 Fraser Road, Monticello, NY. S/B/L: 10.-4-2. In the Zone: SR with central W/S

Chairman McClernon read legal notice aloud.

Proof of mailings were received.

Bucky Louks presented the application to the Board and explained that this is an existing bungalow colony looking to demolish and replace two buildings in a bigger footprint; the building with units # 23 & 24 and the main house. To do so, they require some area variances, as well as site plan approval from the Planning Board. However, they cannot proceed with the Planning Board until they can obtain the required variances; which is why the Planning Board denied and referred them to this Board.

The Board had the following questions and comments:

- Are units 23 & 24 in the same building, because the site plan does not show both units?

Bucky Loucks advised that they are in the same building and he will have the site plan updated.

- It appears both buildings also include decks; will they be covered?

Bucky Loucks advised that only the side deck on the main house will be covered; making it a porch.

- Are the decks included in the square footage of the new footprint?

Bucky Loucks confirmed they were.

- How much closer will unit 23 now be to unit 5K?

Bucky Loucks advised that it will be an additional 3 feet closer, but it can be shifted a foot the other way if need be.

No further questions or comments from the Board.

The meeting was opened up to the public for comment. No public for this application.

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

After some discussion the Board determined that the request for the expansion of the main house, variance request #4, was a significant ask. They asked if the applicant would be willing to compromise by scaling the size of the deck back 200 sq. ft., for a total increase of 680 sq. ft., instead of the 880 sq. ft. Bucky Loucks agreed that was fair enough and stated he did not see why the applicant would not be okay with it. They may even be able to bring it down to grade for a patio, instead of a deck; reducing the square footage even more.

The Board agreed to vote on the variance requests together.

- (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 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 to approve the requested variances, subject to reducing the deck on the main house to a maximum of 680 square feet and correcting the site plan, was made by Jay Mendels and seconded by Phyllis Perry.  
All in favor, 0 opposed

A motion to close the meeting at 7:47 p.m. was made by Sean Walker and seconded by Jay Mendels.  
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers  
Secretary  
Town of Thompson Zoning Board of Appeals