

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
October 14, 2025

IN ATTENDANCE: Richard McClernon, Chairman Darren Miller, Alternate
 Jay Mendels Dana Heimbach, Alternate
 Sean Walker Laura Eppers, Secretary
 Cindy Ruff Steve Vegliante, Attorney
 James Carnell, 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 August 12, 2025 and the September 9, 2025 minutes was made by Darren and second by Richard McClernon.

All in favor, 0 opposed

The applicant/representative for the Hillary Puglisi application was not in attendance at the time the meeting was brought to order.

A motion to take the agenda out of order was made by Jay Mendels and second by Sean Walker.

All in favor, 0 opposed

APPLICANT: 118 BRIDGEVILLE ROAD

118 Bridgeville Road
Monticello, NY
S/B/L: 31.-1-40
Kris Kyler, Property Owner

Applicant is requesting an Area Variance from §250-11 of the Town of Thompson Zoning Code for (1) Warehouse one side yard setback from required 35' to proposed 21'. Property is located at 118 Bridgeville Road, Monticello, NY. S/B/L: 31.-1-40. In the Zone: HC-2

Chairman McClernon read the legal notice aloud.

Kris Kyler explained that he is looking to tear down and replace his existing garage with a bigger one. The existing garage is currently non-conforming as it is only 21 feet from the property line. He is not looking to build the new garage any closer to the property line, but cannot shift it over to make it conforming.

The Board had the following questions:

- Why can't the new garage be shifted over?

Kris Kyler advised that it cannot be shifted due to the location of the septic system.

- Is there any other place on the property it can go?

Kris Kyler advised that this is the best place for it due to the grading/elevation of the rest of the property; which is why the current garage is where it is.

- How much bigger will the new garage be?

Kris Kyler advised that the current garage is 1,000 sq. ft. and the new, proposed garage will be 5,000 sq. ft.

- What is the need for a bigger garage?

Kris Kyler advised that he needs the additional storage space for his geothermal business, which he runs out of the house also located on the property. Jim Carnell added that the applicant will also need Planning Board approval and has started that process, but requires a variance first.

No further questions/comments from the board.

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

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

APPLICANT: HILLARY PUGLISI

163 Wildcat Road
Monticello, NY
S/B/L: 18.-1-72.2

Applicant is requesting an Area Variance from §250-24 of the Town of Thompson Zoning Code for (1) Mobile home outside of a mobile home park – not permitted. Property is located at 163 Wildcat Road, Monticello, NY. S/B/L: 18.-1-72.2. In the Zone: RR-1

Chairman McClernon read the legal notice aloud.

No one in attendance for this application.

As the application was properly noticed, the meeting was opened up to the public for comment. No public comment.

A motion to close the public hearing was made by Cindy Ruff and second by Jay Mendels.

All in favor, 0 opposed

After some discussion, it was decided that due to the applicant's absence, the Board will deem the application withdrawn and no action will be taken.

A motion to withdraw the application was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

A motion to close the meeting at 7:13 p.m. was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers
Secretary
Town of Thompson Zoning Board of Appeals