

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
December 9, 2025

IN ATTENDANCE: Richard McClernon, Chairman
Jay Mendels
Sean Walker
Cindy Ruff
Sean Walker

Darren Miller, Alternate
Steve Vegliante, Attorney
Laura Eppers, Secretary

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

A motion to approve the November 11, 2025 minutes was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

APPLICANT: 357 FRASER ROAD

357 Fraser Road
Monticello, NY
S/B/L: 10.-3-5
Isreal Lederberger, Property Owner/Sole Owner of the LLC

Applicant is requesting an Area Variance from §250-7 & 33A of the Town of Thompson Zoning Code for (1) Swimming pool separation from the property line from required 25' to proposed 19.5' (2) Swimming pool setback from front property line from required "no closer to the front than the main dwelling" to "closer to the front than the main dwelling". Property is located at 357 Fraser Road, Monticello, NY. S/B/L: 10.-3-5. In the Zone: SR

This application and public hearing were held open from last month's meeting.

Steve Vegliante asked Isreal Lederberger what his relationship to the LLC, who owns the property, is. Isreal Lederberger advised that he is the property owner and sole member of the LLC. Steve Vegliante advised that he will need to submit an entity disclosure form stating this.

The Board had the following questions/comments:

- Will the pool be covered?

Isreal Lederberger confirmed that is the plan.

- If the pool will be covered, it becomes an accessory structure and will require different variance requests that will need to be re-noticed.
- Will the pool be for year-round use?

Isreal Lederberger advised that it will be used mostly in the summer, but his wife was hoping to also use it some during the winter.

- Will need to decide exactly what you want to do so that it can be noticed properly.
- Will need a proper plan submitted showing all existing and proposed structures.

No further questions/comments from the Board at this time.

Steve Vegliante explained that the Board could leave the public hearing and application open for another month to allow the applicant time to submit the proper documents, for whichever route they decide to go, or they can deny the application, close the public hearing, and have the applicant re-submit when they are ready.

It was discussed that the deadline for the January 2026 meeting is December 19, 2025 and the applicant would have to have all required documentation in by then. The applicant stated that can/will be done. The Board agreed to keep everything open for another month.

A motion to keep both the public hearing and application open for another month, until January 13, 2026, was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

A motion to close the meeting at 7:14 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