

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
March 10, 2026

IN ATTENDANCE: Richard McClernon, Chairman
Jay Mendels
Sean Walker
Phyllis Perry
Darren Miller, Alternate
Shannon Cilento, Alternate

Jim Carnell, Building, Planning, & Zoning
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 January 13, 2026 minutes was made by Jay Mendels and second by Sean Walker.

All in favor, 0 opposed

Chairman McClernon appointed Darren Miller as voting member for tonight's meeting.

APPLICANT: MAREK GIERNICKI

26 Richards Ave
Monticello, NY
S/B/L: 46.-3-23
Twona Hartley, Representative

Applicant is requesting an Area Variance from §250-7 of the Town of Thompson Zoning Code for (1) Front yard setback with central W/S from required 40' to proposed 28'. Property is located at 26 Richards Ave, Monticello, NY. S/B/L: 46.-3-23. In the Zone: SR with central W/S

Chairman McClernon read the legal notice aloud.

Twona Hartley explained that they are looking to construct a mudroom and deck off the front of the existing house to gain some additional space.

The Board had the following questions/comments:

- Request fits with the character of the neighborhood.
- As the lot is small, the request is understandable.

No further questions/comments from the Board.

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

A motion to close the public hearing was made by Jay Mendels and second by Phyllis Perry.

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 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 second by Sean Walker.

All in favor, 0 opposed

APPLICANT: DOHERTY-PHRAMPUS

74 Gold Point Road, Rock Hill, NY

S/B/L: 37.-16-4

Tim Gottlieb, Representative

Applicant is requesting an Area Variance from §250-8 of the Town of Thompson Zoning Code for (1) One side yard setback from required 20' to proposed 5.7' (2) One side yard setback from required 20' to proposed 6.2' (3) Combined side yard setbacks from required 50' to proposed 11.9' (4) Percent of lot coverage from required 10% to proposed 25.6%. Property is located at 74 Gold Point Road, Rock Hill, NY. S/B/L: 37.-16-4. In the Zone: RR-1

Chairman McClernon read the legal notice aloud.

HOA approval was received.

Tim Gottlieb explained that the property owner is looking to demo the existing dwelling and rebuild in a larger footprint.

The Board had the following questions/comments:

- It appears the existing dwelling is currently over the property line.

Tim Gottlieb confirmed that it is and advised that will be addressed with the new build.

- What will happen with the dilapidated garage also on the property?

Tim Gottlieb advised that it will be torn down.

- Likes the idea of the house being more central on the property.
- What is the difference between the existing and proposed square footage?

Tim Gottlieb advised that the existing dwelling is approximately 1,400 sq. ft. and the proposed dwelling will be approximately 2,400 sq. ft.

- Does the current square footage include the garage?

Tim Gottlieb confirmed that it does.

- Will the new dwelling be 1-story?

Tim Gottlieb confirmed that it will be.

- Feels the request fits the character of the neighborhood.

- Are the front and back yard setbacks okay?

Tim Gottlieb confirmed that they are.

- Will the new dwelling be year-round?

Tim Gottlieb advised that is the hope/plan.

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

The meeting was opened up to the public for comment.

Bruce Terwilliger @ 85 Gold Point Road – Had the following comments:

- Concerned about the protection/preservation of the existing right-of-way to the lake.

Tim Gottlieb advised that they are not allowed to build in/impede the right-of-way. Steve Vegliante added that he would need to see a copy of Mr. Terwilliger's deed to see the language regarding the right-of-way; not sure if it is relevant to the variance request.

- If doing construction right next to the right-of-way, where will the dirt and materials go? Into the right-of way?

Tim Gottlieb reiterated that they cannot impede the right-of-way.

- Concerned there will be no protection from falling debris/materials onto the right-of-way; while using it.

The Board advised that the construction will only take place for a limited period of time and suggested that he use an alternate route during that time.

- Concerned about separation between the existing well and the proposed septic system, as the well location not provided on the site plan.
- Concerned about the new house taxing the shared water source. No issues now, but there are 5 houses that share 1 sub-surface well.

Tim Gottlieb advised that there is no proposed increase to the bedroom count; which is how water usage is calculated.

- It is his understanding that the new house will be 2-stories, not 1-story, and will now be a 3-bedroom, 3-bath house.

Tim Gottlieb advised that it was originally 3 bedrooms and will remain 3 bedrooms.

Margaret Kennedy @ 85 Gold Point Road – Expressed that her main concern is with the shared well and the impact the new house will have on it.

No further public comment.

The Board had the addition questions/comments:

- Is the new house proposed to be year-round use?

Tim Gottlieb advised that is the plan.

- Can the existing well operate year-round?

Tim Gottlieb confirmed it can be used year-round.

- Requested to see house plans.

Steve Vegliante questioned if this is an approved/monitored DOH water source. Jim Carnell advised that it should be if serving 5 or more dwellings and added that there may be an issue with the separation distance from the proposed septic system.

After some discussion the Board decided that they will close the public hearing portion of the application tonight, but keep the application open for another month to give the applicant time to provide a copy of the building plans and address the water/sewer issues; distance from septic and DOH involvement.

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

A motion to hold the application open until the next meeting, April 14, 2026, was made by Jay Mendels and second by Phyllis Perry.
All in favor, 0 opposed.

APPLICANT: TARA ACRES – UNIT 9

968 Old Liberty Road
Monticello, NY
S/B/L: 2.-1-29

Applicant is requesting an Area Variance from §250-21D(2) & 34D(6) of the Town of Thompson Zoning Code for (1) Expansion of a non-conforming bungalow (Unit 9) from required 15% or 200 sq. ft. max to required 120.85% or 1,196.49 sq. ft. (2) Bungalow separation distance (Units 9 & 10) from required 25' to proposed 14.4'. Property is located at 968 Old Liberty Road, Monticello, NY. S/B/L: 2.-1-29. In the Zone: RR-1

Chairman McClernon read the legal notice aloud.

No one in attendance to present this application.

Per Steve Vegliante, the applicant's attorney reached out requesting to pull this application from the agenda until next month's meeting; to allow some time to submit additional materials. He responded to the attorney advising that as the legal notice has already been mailed and published, the Board is required to open the public hearing and take public comment, if any, but can suggest the application and/or public hearing be adjourned until the April meeting.

The Board has the following question:

- Is this property still in court?

Jim Carnell advised that they are still in court and cannot get through the Planning Board process at this time.

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

Meeting was opened up to the public for comment.

Wayne Fedun – Expressed his concern that the variance(s) will be approved prior to the septic and water run-off issues are addressed.

Written comment received and read into the record:

Walter Fedun - <https://thompsonny.municollab.com/zoning-board-of-appeals/projects/tara-acres-unit-9/area-variance/public-comment/public-hearing>

No further public comment at this time.

After some discussion, the Board agreed to leave both the application and public hearing open until the next meeting as a courtesy.

A motion to hold both the application and the public hearing open until the April 14, 2026 meeting was made by Jay Mendels and second by Sean Walker.

All in favor, 0 opposed

A motion to close the meeting at 7:44 p.m. was made by Jay Mendels and second by Phyllis Perry.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers
Secretary
Town of Thompson Zoning Board of Appeals