

DRAFT

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
October 13, 2026

IN ATTENDANCE: Richard McClernon, Chairman
Jay Mendels
Sean Walker
Phillis 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.

Shannon Cilento was appointed as a voting member for tonight's meeting.

A motion to approve the September 8, 2026 meeting minutes was made by Phillis Perry and second by Shannon Cilento.

All in favor, 0 opposed

APPLICANT: JOSE F ROSAS

263 Katrina Falls Road
Rock Hill, NY
S/B/L: 51.A-2-25
Jose Rosas, Property Owner

Applicant is requesting an Area Variance from §250-33A of the Town of Thompson Zoning Code for (1) Swimming pool not to be constructed closer to the front than the main dwelling from required "not permitted" to proposed "closer to the road than the main dwelling". Property is located at 263 Katrina Falls Road, Rock Hill, NY. S/B/L: 51.A-2-25. In the Zone: RR-2

Legal notice was read aloud.

This application was left open from last month's meeting to give the applicant time to mail the legal notice. Proof of mailings were received and verified.

It was reiterated that this application is requesting to construct an inground pool, closer to the road than the main dwelling. As the property is a corner lot, there are two roads, Lucky Lake Drive and Katrina Falls Road, but the request only applies to Lucky Lake Drive.

The board determined they are okay with the request as long as the pool is not closer to Katrina Falls Road than the house is. From the drawing provided, it looks about even with the front of the house.

The applicant advised that the pool will be even with the front of the existing garage, which sits back further from Katrina Falls Road than the house does; pool will definitely not be closer than the house is.

Meeting was opened up to the public for comment. No public in attendance 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

The board went through the following criteria:

- (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 for the Lucky Lake Drive frontage only, subject to the pool being no closer to Katina Falls Road than the main dwelling, was made by Jay Mendels and second by Phyllis Perry.
All in favor, 0 opposed

[APPLICANT: WOLFORT – DECK REPLACEMENT](#)

180 South Lake Road
Rock Hill, NY
S/B/L: 39.-8-6
Wesley Wolfort, Property Owner
Jackie Levintoff, Representative

Applicant is requesting an Area Variance from §250-8 & 21B(4) of the Town of Thompson Zoning Code for (1) Front yard setback from required 50' to proposed 38.6' (2) Increasing a non-conforming – not permitted (3) Rear yard setback from required 50' to proposed 39.3'. Property is located at 180 South Lake Road, Rock Hill, NY. S/B/L: 39.-8-6. In the Zone: RR-1

The legal notice was read aloud.

Proof of mailings were received.

HOA approval received.

This application was deemed a Type 2 action under SEQR.

Applicant explained that he is proposing to remove the old deck and replace it with a slightly larger deck. Property is heavily wooded and therefore the house/deck is not visible from the road.

The board had the following questions:

- Is there a deck there now?

Wesley Wolfort advised that he removed the old deck already as it was unsafe.

- Will the new deck be going in the same location as the old deck?

Wesley Wolfort confirmed that it will be.

No further questions/comments from the board.

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

All in favor, 0 opposed

No public in attendance 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

The board agreed to vote on all variance requests together and went through the following criteria:

(1) Whether benefit can be achieved by other means feasible to applicant; 3 voted no and 2 voted yes (Phyllis Perry & Shannon Cilento)

(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 all variances as requested was made by Jay Mendels and second by Shannon Cilento.

All in favor, 0 opposed

[APPLICANT: OUELLETTE – ADDITION](#)

78 Middletown Point Road

Rock Hill, NY

S/B/L: 38.-4-3.1

Tim Gottlieb, Representative

Applicant is requesting an Area Variance from §250-8 & 21B(4) of the Town of Thompson Zoning Code for (1) One side yard setback from required 20' to proposed 11.2' (2) One side yard setback from required 20' to proposed 3' (3) Combined side yard setbacks from required 50' to proposed 14.2' (4) Percent of lot coverage from required 10% to proposed 17.3% (5) Increasing a non-conforming – not

permitted. Property is located at 78 Middletown Point Road, Rock Hill, NY. S/B/L: 38.-4-3.1. In the Zone: RR-1

The legal notice was read aloud.

Proof of mailings were received.

HOA approval was received.

This application was deemed a Type 2 action under SEQR.

Representative explained that the property owner is proposing to construct a few additions; wrap around deck, screened porch, covered porch, and another small deck.

The board had the following questions/comments:

- Will the screened porch be a 4-season room?

Tim Gottlieb confirmed it will be.

- The deck to the side looks narrow.

Tim Gottlieb advised that it is either 6 or 8 feet wide.

- Were the 2 parcels combined?

Tim Gottlieb advised they received planning board approval to combined them and the request was submitted to the assessor.

- Will there be any structural change to the house itself?

Tim Gottlieb advised there will not be.

No further questions/comments from the board.

A motion to open the public hearing was made by Jay Mendels and second by Shannon Cilento.
All in favor, 0 opposed

No public in attendance for this application.

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

The board agreed to vote on all variance requests together and went through the following criteria:

(1) Whether benefit can be achieved by other means feasible to applicant; 3 voted no and 2 voted yes (Phyllis Perry & Shannon Cilento)

(2) Undesirable change in neighborhood character or to nearby properties; All voted no

(3) Whether request is substantial; 4 voted no and 1 voted yes (Jay Mendels)

(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 all variances as requested was made by Phyllis Perry and second by Shannon Cilento.

All in favor, 0 opposed

APPLICANT: MOUSTAKAS

76 Middletown Point Road

Rock Hill, NY

S/B/L: 38.-4-2

Tim Gottlieb, Representative

Applicant is requesting an Area Variance from §250-8 of the Town of Thompson Zoning Code for (1) Percent of lot coverage from required 10% to proposed 25.6%. Property is located at 76 Middletown Point Road, Rock Hill, NY. S/B/L: 38.-4-2. In the Zone: RR-1

The legal notice was read aloud.

Proof of mailings were received.

HOA approval was received.

This application was deemed a Type 2 action under SEQR.

Representative explained that the property owner is proposing to tear down the existing house, garage and a portion of the boathouse and rebuild the house. Plans showing an overlay of the proposed structures and the existing structures were submitted today.

The board had the following questions/comments:

- Are there intentions to rebuild a garage in the future or use the remaining portion of the boathouse for a garage?

Tim Gottlieb advised that the new house will have a garage underneath.

- Were these previously 2 lots that got combined?

Tim Gottlieb confirmed that is correct.

- Request is in character with the rest of the neighborhood.
- Did a good job staying within the setbacks.
- Percent of lot coverage is high, but is not unusual for the lake communities.

No further questions/comments from the board.

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

No public in attendance for this application.

A motion to close the public hearing was made by Jay Mendels and second by Shannon Cilento.

All in favor, 0 opposed

The board went through the following criteria:

(1) Whether benefit can be achieved by other means feasible to applicant; 4 voted yes and 1 voted no (Jay Mendels)

(2) Undesirable change in neighborhood character or to nearby properties; All voted yes

(3) Whether request is substantial; All voted no

(4) Whether request will have adverse physical or environmental effects; 3 voted yes and 2 voted no (Phyllis Perry & Shannon Cilento)

(5) Whether alleged difficulty is self-created; All voted yes

A motion to approve the variance as requested was made by Phyllis Perry and second by Shannon Cilento.

All in favor, 0 opposed

A motion to close the meeting at 7:25 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