

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
April 14, 2026

IN ATTENDANCE: Richard McClernon, Chairman
Jay Mendels
Phyllis Perry
Darren Miller, 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 March 10, 2026 minutes was made by Jay Mendels and second by Phyllis Perry. All in favor, 0 opposed

Darren Miller was appointed as a voting member for tonight's meeting.

APPLICANT: DOHERTY - PHARMUS

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

This application was left open from last month's meeting, with the public hearing portion being closed.

Tim Gottlieb reminded the Board that the owner's are looking to demolish the old, existing house and garage, and rebuild the house in a larger footprint. Per the Board's request, the well location and building elevations have now been provided.

The Board had the following questions/comments:

- Is the black box on the site plan the sewer?

Tim Gottlieb advised it is and nothing has changed with that.

- It appears the house will be 2-stories, which is fine and they just needed some clarification there.
- The house looks very nice and the work being proposed will be an improvement to the property.
- This is a small property and the house appears to be pretty centered; not many other options available.

- There was public concern about construction having an effect on the existing right-of-way, but there the construction will not hinder the right-of-way at all.

No further questions/comments from the Board.

The Board agreed to vote on all of the variance requests together.

(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 all variances as requested was made by Phyllis Perry and second by Jay Mendels. All in favor, 0 opposed

APPLICANT: JOHN LONERGAN

105 Lake Shore Drive, Monticello, NY

S/B/L: 42.-13-4

John Lonergan, Property Owner

Applicant is requesting an Area Variance from §250-9 & 21B(4) of the Town of Thompson Zoning Code for (1) One side yard setback from required 20' to proposed 1.25' (2) Combined side yard setbacks from required 50' to proposed 9.25' (3) Percent of lot coverage from required 10% to proposed 17% (4) Increasing a non-conforming structure – not permitted. Property is located at 105 Lake Shore Drive, Monticello, NY. S/B/L: 42.-13-4. In the Zone: RR-2

Chairman McClernon read the legal notice aloud.

John Lonergan explained that the house is pre-existing, non-conforming but because they are now proposing to do some upgrades and add a covered gazebo to the deck, they need to come into compliance. The gazebo is the only new addition.

Per Jim Carnell, the applicant is not proposing to increase any of the non-conformities. However, they applied for a building permit and they were advised that they need to address the pre-existing non-conformities first.

Per Steve Vegliante, there was a question as to the legality of mailings, but that was straightened out and with a letter from one of the adjoining property owners.

The Board had the following questions/comments:

- The survey submitted does not provide any distances.

John Lonergan advised that he already provided an updated survey showing the separation distances, per the Building Department's request. Jim Carnell added that an updated survey would have been required in order to determine what variances were needed; it probably did not get uploaded to MuniCollab. John Lonergan pulled up a copy of the updated survey on his phone and showed it to the Board. The Board was satisfied, but requested the updated survey get uploaded.

- Can the stairs be relocated to help reduce the non-conformity?

John Lonergan advised that the stairs have been there for many years and they were not planning to touch them as part of the renovation.

- It appears the gazebo roof will extend out over the deck.

John Lonergan advised it will extend a little further than deck, but no closer to the property line than the stairs currently are.

- There appears to be a small addition to the front side of the house as well.

John Lonergan advised they are adding an entry way to the front of the house, but it is fully in compliance with the zoning code and does not require any variances.

- Any issues with flooding?

John Lonergan advised the house is over 100 feet from the lake and they have never had any issues in the past.

- Lot is small; not many other options available.

No further questions/comments from the Board.

The meeting was opened up to the public. 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 of the variance requests together.

(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; 3 voted yes and 1 voted no (Richard McClernon)

(4) Whether request will have adverse physical or environmental effects; All voted no

(5) Whether alleged difficulty is self-created; 3 voted yes and 1 voted no (Phyllis Perry)

A motion to approve all variances as requested was made by Phyllis Perry and second by Darren Miller. All in favor, 0 opposed

APPLICANT: IOAN DUBOVICI

124 Haddock Road, Monticello, NY
S/B/L: 50.-1-1.14

Applicant is requesting an Area Variance from §250-8 & 16A(5) of the Town of Thompson Zoning Code for (1) Box trailer used as a shed – not permitted (2) Animal housing setback from required 150' to

proposed 16' (3) One side yard setback from required 20' to proposed 18.3'. Property is located at 124 Haddock Road, Monticello, NY. S/B/L: 50.-1-1.14. In the Zone: RR-1

Chairman McClernon read the legal notice aloud.

No one in attendance to present this application.

As the legal notice was mailed and published properly, the meeting was opened up to the public. No public in attendance for this application.

After some discussion, the Board decided to leave everything open for one month to give the applicant another chance to attend.

A motion to hold the application open until next month's meeting, May 12, 2026, was made by Darren Miller and second by Jay Mendels.

All in favor, 0 opposed

A motion to hold the public hearing open until next month's meeting, May 12, 2026, was made by Jay Mendels and second by Darren Miller.

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

Both the application and public hearing for this project was held open from last month's meeting.

Applicant withdrew this application prior to the meeting.

A motion to close the meeting at 7:31 p.m. was made by Jay Mendels and second by Darren Miller.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers
Secretary
Town of Thompson Zoning Board of Appeals

DRAFT