

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
June 9, 2026

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

Logan Morey, Building, Planning, & Zoning
Steve Vegliante, Attorney
Laura Eppers, Secretary

Chairman McClernon called the meeting to order at 7:02 p.m. with the Pledge to the Flag.

Jay Mendels advised that there was a typo in the May 12, 2026 minutes. Minutes state that he made a motion to except the April 14, 2026 minutes, however, he was not at the meeting to make a motion.

A motion to approve the May 12, 2026 minutes, with correction being made, was made by Cindy Ruff and second by Sean Walker.
All in favor, 0 opposed

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

APPLICANT: IOAN DUBOVICI

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

Applicant is requesting an Area Variance from §250-8, 16A(5), & 16B of the Town of Thompson Zoning Code for (1) Accessory structure (shed) closer to the road than the primary – not permitted (2) Box trailer used as a shed – not permitted (3) Animal housing setback from required 150' to proposed 16' (4) 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

This application was held open from the last meeting, but the public hearing was closed.

Ioan Dubovici provided an updated site plan at the meeting; showing the chicken coop at least 75' from all property lines.

The Board had the following questions/comments:

- Did you decide to keep the chickens?

Ioan Dubovci advised that he is keeping the chickens, but will not be getting anymore once the ones he has dies.

- As discussed at the last meeting, the trailer that hasn't been sold will need to be removed within 6-month of approval being received.

Ioan Dubovci advised he feels that is a reasonable timeframe.

- At the last meeting it was discussed that even though the existing shed is closer to the road than the house, it is not visible from the road; due to the significant distance it is from the road.

Ioan Dubovci mentioned possibly trying to shift the shed over a few feet, in order to make room to move one of the trailers to back behind the house, and if it collapses during the move, he will just get rid of it.

- The variance is to allow the shed to be closer to the road than the house, not for setbacks, so shifting it wouldn't affect the variance request. However, the plan was to get rid of both trailers; are you looking to keep one now?

Ioan Dubovci advised that he would like to keep it and side it to look like a shed.

- Can you move it and side it in 9 months?

Ioan Dubovci advised he can.

- For clarification, 1 of the of the 2 trailers will be sold and the other will be moved and sided to resemble a shed.

Logan Morey advised that due to the size of the trailer, it would be considered a garage and therefore will need to meet the setbacks for one. There is plenty of room on the property so that should not be an issue.

No further questions/comments from the Board.

Steve Veglante advised that the public hearing was closed at the last meeting, with the understanding that if there were any significant changes made, the public hearing could be re-opened. Being there is no public in attendance tonight, there is no need to re-open. Also, this application is a Type 2 action under SEQRA and a motion to declare that is required.

A motion to declare this application as a Type 2 action under SEQRA was made by Shannon Cilento and second by Sean Walker.

All in favor, 0 opposed

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

Request #1 -

(1) Whether benefit can be achieved by other means feasible to applicant; All voted yes

(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 variance request #1, for the current structure only and subject to it meeting all zoning requirement if ever moved/replaced, was made by Cindy Ruff and second by Jay Mendels.

All in favor, 0 opposed

Request #2 -

- (1) Whether benefit can be achieved by other means feasible to applicant; All voted yes
- (2) Undesirable change in neighborhood character or to nearby properties; All voted yes
- (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 deny variance request #2, with a 9-month timeframe to come into compliance, was made by Jay Mendels and second by Shannon Cilento.

All in favor, 0 opposed

Request #3 -

- (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 yes
- (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 variance request #3, at the amended request of 75' from all property lines, was made by Jay Mendels and second by Shannon Cilento.

All in favor, 0 opposed

Request #4 -

- (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 variance request #4 was made by Shannon Cilento and second by Jay Mendels.

All in favor, 0 opposed

APPLICANT: KNIGHT & MARTIN

92 Middletown Point Road

Rock Hill, NY

S/B/L: 38.-4-10

Pat Hatcher, Representative of Westchester Modular

Roderick Knight, Property Owner

Applicant is requesting an Area Variance from §250-8 of the Town of Thompson Zoning Code for (1) Front yard setback from required 50' to proposed 44' (2) Rear yard setback from required 50' to proposed 11.9' (3) One side yard setback from required 20' to proposed 6.1' (4) Combined side yard setbacks from required 50' to proposed 32.6' (5) Percent of lot coverage from required 10% to proposed 23.6%. Property is located at 92 Middletown Point Road, Rock Hill, NY. S/B/L: 38.-4-10. In the Zone: RR-1

Both this application and the public hearing were held open from last month's meeting due to improper mailings. Mailings have now been properly circulated.

HOA approval was received.

The Board reiterated that this is a demo/rebuild and the applicant is staying as close to the existing footprint as possible.

No additional questions or comments from the Board.

The 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 seconded by Cindy Ruff.
All in favor, 0 opposed

Steve Veglainte advised that this application is a Type 2 action under SEQRA.

A motion to declare this application a Type 2 action under SEQRA was made by Shannon Cilento and second by Jay Mendels.
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; 1 voted yes (Jay Medels) and 4 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 Cindy Ruff and second by Sean Walker.
All in favor, 0 opposed

[APPLICANT: LEDERBERGER - POOL](#)

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

Angelo Contento, Project Representative

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

The legal notice was read aloud.

Steve Vegliante advised that the legal notice was not mailed properly. However, it was published and therefore suggested that the Board open the meeting up for public comment tonight and hold the public hearing open until next months meeting.

The Board had the following questions/comments:

- This request was previously before us in 2025 and was ultimately denied for lack of information. Has anything changed since then?

Isreal Lederberger advised that they are now only requesting 1 variance. They had a survey done and they no longer require a variance for the side yard setback.

- The variance for the pool being closer to the road is still required though?

Isreal Lederberger confirmed that is correct.

- Suggested shifting the pool back a few feet from Faser Road, to keep it even with the front of the house.
- Is the pool for personal use only?

Isreal Lederberger confirmed that the pool will be used by his family only.

- How many bedroom and bathrooms are in the house?

Isreal Lederberger advised that there are 4 bedrooms and 1 bathroom.

- Will you be installing a fence around the pool?

Isreal Lederberger confirmed that there will be a fence and that they are willing to plant some bushes too if the Board would like.

Logan Morey advised that if the fence needs to be higher than 8', due to the topography of the surrounding houses, that would require an additional variance and should be determined as soon as possible.

- Suggest that the fence match the house and be constructed out of PVC material.

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

The meeting was opened up to the public for comment.

Jillian McMichael @ 22 Autum Lane – Had the following comments:

- Main concern is that the sewer lines to their house run through Autumn Lane, which is a private road and their driveway, and they will be damage by any heavy equipment traveling the road.
- Concerned that due to the large size of the pool, it will become a community pool.
- Concerned about an increase to the water runoff.
- Feels the pool is not visually appealing to the neighborhood.

No further public comment at this time.

A motion to hold the public hearing open until the next meeting, July 14, 2026, was made by Jay Mendels and second by Sean Walker.
All in favor, 0 opposed

Steve Vegliante advised that per Mike Messenger, the Town Water/Sewer Superintendent, there are town sewer pipes that run through Autumn Lane, so the applicant will need to reach out to his department to have those located prior to heavy equipment driving on it.

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

APPLICANT: WIESEL – 479 SACKETT LAKE RD

479 Sackett Lake Road
Monticello, NY
S/B/L: 45.-5-1
Sam Wiesel, Property Owner
Sarah (Dena) Wiesel, Daughter of the Property Owner

Applicant is requesting an Area Variance from §250-7 of the Town of Thompson Zoning Code for (1) Front yard setback with W/S from required 40' to proposed 22.5' (2) Front yard setback with W/S from required 40' to proposed 7.7' (3) Rear yard setback with W/S from required 40' to proposed 16.7' (4) One side yard setback with W/S from required 15' to proposed 13.6' (5) Percent of lot coverage from required 20% to proposed 29.85%. Property is located at 479 Sackett Lake Road, Monticello, NY. S/B/L: 45.-5-1. In the Zone: SR with central W/S

The legal notice was read aloud.

Dena Wiesel explained that they are looking to tear down and replace the existing house, with the addition of a deck and garage. However, due to the lot being so small, that requires some variances.

The Board had the following questions/comments:

- Will be an improvement to the neighborhood.
- Do you have any renderings?

Dena Wiesel advised that they do have renderings and that they have been submitted.

- Is this property in an HOA?

Dena Wiesel advised that it is not in an HOA.

- Is there a shared well?

Dena Wiesel advised that there is no access to the shared well, so they will be drilling their own well.

- Is the proposed well shown on the site plan?

Dena Wiesel advised that it is shown on the new survey.

Logan Morey added that the property is in a town sewer district, so there will be no issue with the location, but will require DOH approval.

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

The meeting was opened up to the public for comment.

Robyn Jacobs @ 395 Sackett Lake Road – Had the following comments:

- Thinks it is terrific that the house is being replaced and a new well being drilled.
- Lee Road is continually being blocked, which is a ROW (right-of-way) in which she and other property owners use to access their property. One example is the Wiesel's having a load of gravel dropped off in the middle of Lee Road, causing her to be trapped on her property for 2 days and ruining the blacktop. Need them to stop blocking the ROW.
- Has owned her property for more than 60 years with no issues with any neighbors until the Wiesel's bought property in the area. They have told people to get off "their" property when they were on the ROW, have asked my guests to not come over, and have even demanded that my male guests not swim in the lake, as it prevents Dena from swimming when she wants; due to her religious restrictions. Need them to be better neighbors.
- Noticed that they are prosing to use Lee Road to access this property, but do not have deeded rights to use it. This particular property was not part of the subdivision, in which the ROW was created for.

Written comment (received prior to the meeting):

Steven Einhorn [Thompson, NY \(Town\) - Zoning Board of Appeals - Wiesel - 479 Sackett Lake Rd 45.-5-1](#)

No further public comment.

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

Per Steve Vegliante, the issue with the ROW being blocked is not in the purview of this Board and would suggest contacting a lawyer to resolve the issue. He then advised the applicants that being a good neighbor is always a good idea.

The Board had the following additional questions/comments:

- Who uses the ROW?

Dena Wiesel advised that they also own the parcel behind this one, which is accessed by Lee Road, a long with a few other parcels.

- Does this parcel have permission to be accessed from Lee Road?

Dena Wiesel advised that it does and they are only proposing to come in off of Lee Road and then exit out onto Sackett Lake Road.

- Need clarification on whether or not this property has the right to use Lee Road.

Steve Vegliante suggested the applicant look at the chain of title or possibly reach out to the attorney who did the closing.

Dena Wiesel advised that if they cannot use Lee Road, they can just enter and exit from Sackett Lake.

- If determined this property does not have deeded access rights to Lee Road and will only use Sackett Lake Road, the gravel drive accessing Lee Road will need to be removed.

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

Robyn Jacobs advised that she has correspondence with her, from her attorney in regards to the ROW in question and previous issues with accessing it, that should would like to submit for the record.

Steve Vegliante advised that if the Board is inclined to accept the correspondence, after the closing of the public hearing, they will need to re-open the public hearing.

A motion to re-open the public hearing, to accept the correspondence, was made by Shannon Cilento and second by Jay Mendels.

All in favor, 0 opposed

Correspondence was submitted.

Link to "Robyn Jacobs Correspondence" - [Thompson, NY \(Town\) - Zoning Board of Appeals - Wiesel - 479 Sackett Lake Rd 45.-5-1](#)

A motion to re-close the public hearing was made by Shannon Cilento and second by Cindy Ruff.

All in favor, 0 opposed

Steve Vegliante advised that this application would be a Type 2 action under SEQRA.

A motion to declare this application a Type 2 action under SEQRA was made by Shannon Cilento and second by Jay Mendels.

All in favor, 0 opposed

The Board discussed leaving the application open until next month to allow the applicant time to determine/prove if they have deeded access to the ROW; Lee Road.

A motion to hold the application open until next month's meeting, July 14, 2026, was made by Shannon Cilento and second by Jay Mendels.

All in favor, 0 opposed

APPLICANT: RADONCIC

170 Pleasant Street Ext.

Monticello, NY

S/B/L: 14.-4-1

Tim Gottlieb, Project Representative

Applicant is requesting an Area Variance from §250-7, 11, & 21B(4) of the Town of Thompson Zoning Code for (1) One side yard setback with W/S from required 15' to proposed 4.8' (2) Increasing a non-conforming structure – not permitted. Property is located at 170 Pleasant Street Ext., Monticello, NY. S/B/L: 14.-4-1. In the Zone: SR with central W/S

The legal notice was read aloud.

Tim Gottlieb explained that they were recently in front of the Planning Board to request a subdivision on the property owners adjoining lot and were denied/referred to this Board to legalize the deck addition constructed, without a building permit, on this lot.

The Board had the following questions/comments:

- Was the whole deck built without a permit?

Logan Morey advised that the current owner brought the house with a pre-existing deck and constructed an addition to that deck and a pool without permits. The pool has since been removed, but the addition is still unpermitted.

- How big was the addition?

Tim Gottlieb advised that there was an existing 6' covered porch and they added another 6'; making a total of 12'. At the time of construction, the property owner was unaware of where the property lines were.

- Sounds like the unpermitted 6' of deck can be removed.
- Is there a house on the parcel next door?

Tim Gottlieb advised that is the lot the property owner is looking to subdivide.

- If we grant approval, does someone go out and check that the addition was built correctly?

Logan Morey advised that if they get approval, they will then need to pull a permit, for the work that was done, and as part of that process, it will be inspected to make sure it was built to code.

No further questions/comments from the Board.

The 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 Cindy Ruff.

All in favor, 0 opposed

Steve Veglainte advised that this application would be a Type 2 action under SEQRA.

A motion to declare this application a Type 2 action under SEQRA was made by Shannon Cilento and second by Jay Mendels.

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 yes
- (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 Shannon Cilento and second by Jay Mendels.

All in favor, 0 opposed

[APPLICANT: TARA ACRES – UNIT 9](#)

968 Old Liberty Road

Monticello, NY

S/B/L: 2.-1-29

Moshe Attie, Representative

Chiam Berger, Unit Owner

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 were held open from last month's meeting.

Moshe Attie advised that their attorney, Steve Barshov, is still tied up with his previous engagement, which he was hoping to be done with by the time this application was called, and therefore will not be available to attend tonight. Asked that no action be taken without Steve being present, but would like to hear any additional comments the Board may have.

Steve Vegliante advised that the public hearing portion of this application was held open at the last meeting and it would be his recommendation that the Board continue to hold it open, to allow their attorney to be present.

The Board had the following questions/comments:

- Remind us of the number's you guys came up with.

Moshe Attie advised that they determined 1,205 sq. ft. was the base line square footage and a total of 1,982 sq. ft. with the additions. Per the Town records, there was a permit application submitted back in 1995 showing that the square footage at that time was 1,155 sq. ft., which is very close to what the current unit owner determined.

- Looking at the pictures provided from the inspectors site visit, it appears someone cut the front porch support.

Chiam Berger advised that he doesn't know anything about that.

- Were there any inspections done?

Chiam Berger advised he is not sure because he was not involved at that time.

Logan Morey added that the integrity of the deck will be inspected/determined during the permitting process.

- No back filling allowed. The deck will need to be lowered or removed to mitigate.
- How many bedrooms and bathrooms are currently in the unit?

Moshe Attie advised that the unit was originally 2 units that were combined. There is now a total of 4 bedrooms and 3.5 bathrooms in the unit.

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

Steve Vegliante advised the Board that this project is scheduled to go before the Planning Board tomorrow night for an update. At that meeting they will be discussing where the sewer for each unit discharges to and the runoff issues that were created by back fill being brought in to convert the illegal decks/porches to patios.

The Board discussed leaving the application open until next month to allow the applicant's attorney to be present.

A motion to hold the public hearing open for another month, until the July 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 8:31 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