

TOWN OF THOMPSON
ZONING BOARD OF APPEALS
August 11, 2026

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

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

[APPLICANT: WIESEL – 479 SACKETT LAKE RD](#)

479 Sackett Lake Road
Monticello, NY
S/B/L: 45.-5-1
Dena Wiesel, Property Owner
Devora Wiesel, Owner Representative

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 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 with W/S 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 public hearing for this meeting was closed at the June 4, 2026 meeting, but the application was held open.

Per Steve Vegliante at the June meeting there was concern raised by a member of the public in regards to whether or not this parcel has legal access to the ROW (right-of-way) known as Lee Road. Since that meeting the applicant has provided a letter from their title company stating that per the chain of title, this parcel does have legal access to the ROW. Also, the property deed has been reviewed, which also indicates legal access rights.

A member of the audience interrupted to dispute the findings and asking to submit additional documentation. Steve Vegliante advised that the public hearing for this application has been closed and therefore additional comment would not be accepted.

The Board had the following questions/comments:

- Does the ROW have its own S/B/L (Section, Block, and Lot)?

Steve Vegliante confirmed that it does.

- There was public concern in regards to cars blocking/impeding the ROW, but it looks like the closest point of the proposed garage is at least 22 feet from the ROW, so that should not be an issue.
- Is the existing house currently occupied?

Devora Wiesel advised that it is not currently occupied.

- The plan is to demo, replace the existing 1-story house with a 2-story house, in the same footprint, with the addition of some decks and a garage, correct?

Devora Wiesel confirmed that is correct.

- Lot is small and therefore feels the requests is not unreasonable.

No further questions/comments from the Board.

Throughout the above questions/comments, the same member of the audience kept interrupting to interject their opinion. Steve Vegliante assured her that proper proof of access to the right-of-way, for the parcel in question, has been provided and that if she continued to keep interrupting the meeting, they would have no choice but to ask her to leave.

Per Steve Vegliante, this application is a Type 2 action under SEQR.

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 Jay Mendels and second by Darren Miller. All in favor, 0 opposed

APPLICANT: PINKASOV – 117 STARLIGHT RD

117 Starlight Road

Monticello, NY

S/B/L: 57.-2-31.1

Richard McGoey, Engineer

Applicant is requesting an Area Variance from §250-9 of the Town of Thompson Zoning Code for (1) Front yard (Lake Side) setback from required 50' to proposed 8.9' (2) Rear yard (Road Side) from required 50' to proposed 30' (3) One side yard setback from required 20' to proposed 0'. Property is located at 117 Starlight Road, Monticello, NY. S/B/L: 57.-2-31.1. In the Zone: RR-2

This application was on last month's agenda, but due to the applicant not being able to supply proper proof of mailings, both the application and public hearing were held open; to give time for new mailings to be done.

Proper proof of mailings for this meeting has been received.

The Board asked Richard McGoeey to give a brief overview.

Richard McGoeey explained that they are here tonight to take care of some non-conformities. The current owner did do some work to the property, but all of the non-conformities were pre-existing and were not increased in any way.

No question/comments from the Board.

The meeting was opened up to the public for comment. No public in attendance for this application. However, written comment, in favor of the variance requests, was received prior to the meeting:

Tom & Nancy Damiani @ 105 Starlight Road - <https://thompsonny.municollab.com/zoning-board-of-appeals/projects/pinkhasov-117-starlight-rd/area-variance/public-comment/public-hearing#fileModal=true&projectDataId=b6f486e7-b4ba-45ad-b088-b433853a2791>

Per Steve Vegliante, this application is a Type 2 action under SEQR.

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 Sean Walker and second by Darren Miller. All in favor, 0 opposed

APPLICANT: SOTO – REAR DECK

6 James Place
Kiamesha Lake, NY
S/B/L: 9.B-1-13
Yader Soto, property Owner

Applicant is requesting an Area Variance from §250-7 of the Town of Thompson Zoning Code for (1) One side yard setback with W/S from required 15' to proposed 0' (2) One side yard setback with W/S from required 15' to proposed 0.6' (3) Combined side yard setbacks with W/S from required 40' to proposed 0.6' (4) Rear yard setback with W/S from required 40' to proposed 4.1' (5) Percent of lot coverage with

W/S from required 20% to proposed 46.27%. Property is located at 6 James Place, Kiamesha Lake, NY. S/B/L: 9.B-1-13. In the Zone: SR with central W/S

The legal notice was read aloud.

During the application process, the applicant inadvertently uploaded an incorrect document as proof of HOA approval. The applicant brought the correct HOA approval letter to the meeting to submit for the record.

Yader Soto explained that he was building a deck expansion after the explosion of the house across the street when he received a stop work order from the Town for building without a permit. After submitting a building permit for the work being done, it was determined that variances are required.

The Board had the following questions/concerns:

- Only 1 violation was issued?

Yader Soto confirmed that is correct. Laura Eppers advised there were actually 2 violations issued to the property owner. Yader Soto advised that he did receive the first violation, but did not do the work; bought the property with the work already done.

- The lot is small, but the percent of lot coverage being requested is substantial.
- Applicant may have to take down, at bare minimum, the deck addition if request is denied.
- The new portion of the deck is much closer to the rear property line than the old deck; due to the slant of the back property line.
- Suggested taking off the corner of the new deck so that it is no closer to the rear property line than the old deck currently is; therefore, not increasing the pre-existing non-conformity.
- Removing some deck will also reduce the percent of lot coverage. The request will still be substantial, but at least some compromise has been made.
- This deck appears to be the largest deck on the block.
- Could drop the deck down to a patio, which would decrease the lot coverage even more, but that may cause issues with access to the windows currently located under the deck.

No further questions or comments from the Board.

The meeting was opened up to the public for comment. No public in attendance for this application and no written comment received.

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

Per Steve Vegliante, this is a Type 2 action under SEQR.

A motion to hold the application open until next month's meeting, September 8, 2026, was made by Jay Mendels and second by Richard McClernon.
All in favor, 0 opposed

Applicant is to have the survey updated to show the corner of the deck being removed as well as the revised setback and lot coverage. New mailings will not be required as the applicant will be reducing the originally requested variances.

APPLICANT: JOSE F ROSAS

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

No one was in attendance for this meeting.

Applicant did stop by the Building Department last week confused about what was required of him and indicated that the legal notice was never mailed.

The Board agreed to leave the application open until next month's meeting to allow the applicant to do their mailings and appear.

A motion to hold the application open until September 8, 2026 was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed.

A motion to close the meeting at 7:40 p.m. was made by Cindy Ruff and second by Darren Miller.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers
Secretary
Town of Thompson Zoning Board of Appeals