

**TOWN OF THOMPSON
ZONING BOARD OF APPEALS
TUESDAY, APRIL 9, 2013**

IN ATTENDANCE: Robert Hoose
Richard Benson
William Rieber, Alternate
Sharon Kazansky
Paula Kay, Attorney

Chairman Carnell appointed Alternate William Rieber to chair meeting.

Acting Chairman Rieber called the meeting to order at 7:00 PM and led in pledge to the flag.

A motion to approve the minutes from the previous meeting was made by Bob Hoose seconded by Sharon Kazansky.

4 in favor
0 opposed

JWW PROPERTIES – A motion to close February 19, 2013 public hearing was made by Bob Hoose seconded by Sharon Kazansky.

4 in favor
0 opposed

CENTER FOR DISCOVERY – Glenn Smith

Acting Chairman Rieber read the legal notice. Proof of mailing was submitted.

The applicant is looking for an area variance for the purpose of increasing the height of a fence from 6' (allowed) to 8' to keep people off property.

There was no public comment. There was no comment from the board.

Feasible alternative: all voted no

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self created: all voted yes

Motion to approve made by Sharon Kazansky seconded by Bob Hoose.

4 in favor
0 opposed

FOREST DARDER – Applicant

Acting Chairman Rieber read the legal notice. Proof of mailing was submitted.

A letter of objection from Rita Distanto was submitted and read by the board.

The applicant is requesting an area variance for the purpose of allowing an accessory building on a property without a main dwelling in order to subdivide a parcel.

Applicant is requesting this variance because he is looking to sell the main dwelling but would like to keep the garage for self-storage. He currently stores his cars, equipment and other items in

it. The subdivision request went to Planning Board and was denied. He is waiting on his surveyor. At this time, he has no intentions of building a house on the property.

Acting Chairman Rieber asked if there was public comment. Linda DiCio, 22 Strong Road, stated that this property abuts hers. She has no objection to the approval as long as the property will never be re-zoned commercial.

Jane Gordon, Strong Road stated that she has no objection to the approval as long as Forest removes the building if he ever decides to sell or leave the property.

Richard Gordon, Strong Road questioned the board if the property could ever be re-zoned commercial. Acting Chairman Rieber stated that re-zoning would be considered spot zoning and would be up to the Town Board. Rich Gordon asked, that if Forest decides to sell could an "auto wrecker" type business come in. Paula Kay stated that would be a use change and there would be public hearings regarding that. The property is zoned commercial all around him.

Forest stated that there would be no commercial use out of the building; it is strictly for personal use.

Paula Kay requested that language be entered that stated it is a private garage and it should not be used for any commercial use, and nothing should be stored outside.

No other comments from the board.

Feasible alternative: all voted no

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self created: all voted yes

A motion to approve variance with conditions made by Bob Hoose seconded by Sharon Kazansky.

4 in favor

0 opposed

FARRELLY– Applicant

Acting Chairman Rieber read the legal notice. Proof of mailing was submitted.

Applicant is requesting area variances for the purpose of (1) decreasing the required side yard setback from 11.25' to 4.5 (2) decreasing the required side yard setbacks combined from 30' to 20.1' and (3) increasing a non conforming structure.

Applicant states that there is nothing different from original deck.

There were no comments from the public. There were no comments from the board.

Feasible alternative: all voted no

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self created: all voted yes

A motion for NEGDEC: made by Sharon Kazansky seconded by Bob Hoose

4 in favor

0 opposed

A motion to approve variance made by Bob Hoose seconded by Richard Benson.

4 in favor

0 opposed

HAYNBERG – Applicant & Robert Mickelson, Grey's Woodworks

Acting Chairman Rieber read the legal notice. Proof of mailing was submitted.

The applicant is requesting area variances for the purpose of (1) decreasing the rear yard setback from 25' to 15' and (2) decreasing the side yard setback from 25' to 15' in order to construct a garage.

Robert Mickelson stated that this area is the only flat spot on the property that is feasible to build the garage.

There was no comment from the public. There was no comment from the board.

Feasible alternative: all voted no

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self-created: all voted yes

A NEGDEC motion was made by Sharon Kazansky seconded by Bob Hoose.

4 in favor

0 opposed

A motion to approve variances was made by Bob Hoose seconded by Richard Benson

4 in favor

0 opposed

KAUFMAN – Applicant

Acting Chairman Rieber read the legal notice. Proof of mailing was submitted.

Applicant is requesting an area variance for the purpose of (1) decreasing the required front yard setback from 50' to 35' in order to construct an addition on an existing dwelling.

Acting Chair questioned if it was meeting side yards. Yes it is.

Feasible alternative: all voted no

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self-created: all voted no

A NEGDEC motion was made by Bob Hoose seconded by Sharon Kazansky.

4 in favor

0 opposed

A motion to approve the variance made by Sharon Kazansky seconded by Richard Benson.

4 in favor

0 opposed

A motion to adjourn at 8:22 PM was made by Bob Hoose.

Respectfully submitted,



Heather Zangla
Substitute Zoning Board of Appeals Secretary