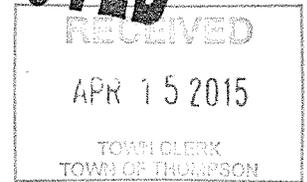


APPROVED



**TOWN OF THOMPSON
ZONING BOARD OF APPEALS
Tuesday, March 10, 2015**

IN ATTENDANCE: Chairperson James Carnell
Pamela Zaitchick
Brian Soller, Alternate
Paula Elaine Kay, Attorney

Richard McClermon
Jose DeJesus, Alternate
Kathleen Brawley, Secretary
Eric Horton, Building Dept.

ABSENT: Richard Benson and Robert Hoose.

Chairman Carnell appointed Brian Soller as a voting member for tonight's meeting.

Chairman James Carnell called the meeting to order at 7:00 p.m. with the Pledge to the Flag.

A motion to accept the February 10, 2015 meeting minutes was made by Richard McClermon and seconded by Pamela Zaitchick.

3 in favor, 0 opposed

Motion to take agenda out of order was made by Richard McClermon and seconded by Pamela Zaitchick.

4 in favor, 0 opposed

MARVIN AND BARBARA MANN

5 Robin Street, Monticello, NY 12701, S/B/L: 46-3-28.2

Victor Kask

Chairman Carnell read the public notice.

Mailings were submitted to the secretary.

Chairman Carnell confirmed that the premises was serviced by public water and sewer and the location of the respective pipes on the premises. Chairman Carnell asked Mr. Kask to confirm with the Town water and sewer departments that the pipes are in an acceptable location.

There was no public comment.

- (1) Can the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance? All voted No.
- (2) Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance? All voted No.
- (3) Is the requested area variance substantial? All voted No.

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(4) Will the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? All voted No.

(5) Is the alleged difficulty self-created? All voted Yes.

A motion to approve the variances as requested: McClermon, Pamela all in favor.

A motion to approve the four variances as requested was made by Richard McClermon and seconded by Pamela Zaitchick.

4 in favor; 0 opposed

GARDEN HILL ESTATES LLC

50 Strong Road, Monticello, NY 12701, S/B/L: 1-1-12

The applicant had an emergency and could not attend tonight's meeting. There were no members of the public present for this hearing. It was further discovered that the Secretary had the wrong requested variance and the notice should have read 25 feet to 12.2 feet and not 12.8 feet. The applicant will not need to do mailings again as the notice was mailed to the correct adjoining, but the Secretary will republish the corrected notice. The Board further noted that the maps need to be changed to reflect the correct date on variance table and to remove Units 23 and 24 as they have not yet been approved.

A motion to keep this public hearing open until the April 14, 2015 meeting was made by Pamela Zaitchick and seconded by Richard McClermon.

5 in favor; 0 opposed.

SYLVESTRE GOMES

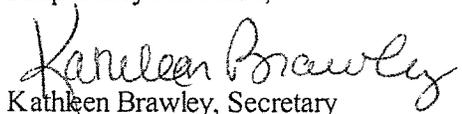
131 Dillon Road, Monticello, NY 12701 - S/B/L: 22-1-2 and 4

The applicant did not appear and therefore, mailings were not provided to the Board. The legal notice was published. There were no members of the public present for this hearing. Attorney Paula Kay advised the Board that the applicant will have to re-appear in Town Court for this matter.

A motion to end the meeting at 7:20 p.m. was made by Richard McClermon and seconded by Pamela Zaitchick.

3 in favor; 0 opposed.

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Zoning Board of Appeals

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