

DEERPARK PLANNING BOARD - JULY 24, 2013 - PAGE #
PUBLIC HEARING - JOHN & JANICE BULLIS

The Deerpark Planning Board met for a public hearing on Wednesday, July 24, 2013 at 7:20 p.m. at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman	Theresa Santiago	Craig Wagner
Mike Hunter	Derek Wilson	Willard Schadt

OTHERS

Mr. Alfred A. Fusco, Jr., Town Engineer	Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board Liaison	Mr. John Fuller, Civil Engineer

The secretary read the public hearing notice: "Notice is hereby given of a Public Hearing to be held by the Planning Board of the Town of Deerpark, Orange County, New York, pursuant to Article 7 of the Town of Deerpark Zoning Law on the application of John and Janice Bullis for a lot line change. The application effects the following premises: Record Owner: John & Janice Bullis; Tax Map Designation: Section 49, Block 1, Lots 16, 17 & 18.1; Zone Designation: HMU. Located on Martin Road, Huguenot Town of Deerpark, Orange County, New York.

Information on this application is on file with the Town Clerk, Town Hall, Route 209, Huguenot, New York. The Hearing shall take place at 7:00 o'clock P.M. on the 24th day of July, 2013 at Deerpark Town Hall, located on Route 209, Town of Deerpark, Orange County, New York, or as soon thereafter as practicable. All parties wishing to be heard shall be heard at that time."

John Fuller: For the record, all of the certified mailings were made, and I'll give the receipts to Barbara. For the record, my name is John Fuller, I'm a civil engineer and am representing the applicants before the board and the public tonight. The proposal before the board is for a lot improvement/ subdivision, which involves the re-arranging of lots. There are three existing lots in question, and there will be three proposed lots, once the lot line changes are completed. The intent of these lot line changes is to improve one of the lots, and also to give a portion of the land to an adjoining parcel owned by Frank Somarelli, who is present tonight, along with John and Janice. Just to refresh the boards' memory from last month. Currently, there's a larger parcel which was owned by Janice' parents, and she resides in the house which is located down here, which I'll call the second lot, which is a very small piece of land. And then Frank Somarelli owns the lot which is just to the left of that, which is currently just over one acre of land. Once the lot improvements are made, Frank will take the larger portion of almost seven acres, which will be incorporated into his present parcel of land. John and Janice' current residence, which is on a very small parcel, which is only eight feet wide by about 150 feet deep, They would accumulate this from the original parent parcel, which would be close to two acres, and then the balance of the land, which is the original parent parcel, would be about 1.66 acres. By the nature of it, this would be a lot improvement, lot line change, not a new subdivision, and no new lots would be created by this. And clearly, the middle lot is being greatly improved by this lot line change. And with this introduction, I'll turn it back to the chairman.

Al Schock: Al?

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Al Fusco: I'm fine with it, this is a much more clarified map. You do have the bulk requirements on there. So, like John had said, you started out with three, and you ended up with three. There are no new improvements that are on the property that we need to address. And the non-conformance has been improved. There are still some non-conformance on some side yards, but that's pre-existing and it's not an issue, so I'm fine with the revised plan, and we can move forward with this, toward conditional approval.

Derek Wilson: I'll make a motion to close the public hearing.

Mike Hunter: I'll second that motion.

Al Schock:: All in favor?

Craig Wagner: Aye.

Willard Schadt: Aye.

Mike Hunter: Aye.

Theresa Santiago: Aye.

Derek Wilson: Aye.

Al Schock: Aye.

Public hearing closed at 7:25 p.m.

Respectfully submitted,

Barbara Broliier, Secretary