

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, MARCH 20, 2025 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Cheryl Greene-Chair

Travis Vanstrander

Patricia O'Leary-May

BOARD MEMBERS NOT PRESENT: Tanner Sexton, Philip Niosi

OTHERS PRESENT:

Glen Plotsky, Town Attorney



Motion to open meeting.

Motion made by Patricia O'Leary-May, 2ND by Travis Vanstrander, to open March 20, 2025 meeting at 7:30 p.m.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF FEBRUARY 20, 2025 MINUTES –

Motion to APPROVE Minutes.

Motion made by Patricia O'Leary-May, 2ND by Travis Vanstrander, to approve minutes for February 20, 2025.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

MANTZ – FULMER ROAD – AREA VARIANCE – PUBLIC HEARING –

Charles Mantz-Applicant

Secretary read public hearing notice into record.

Motion made by Patricia O'Leary-May, 2ND by Travis Vanstrander, to open public hearing for Charles Mantz.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Mr. Mantz explained that he would like to take the old home on his property out and replace it with a newer, bigger home, and he cannot meet the setbacks needed. Town Attorney asked if it would be a single-family dwelling, Mr. Mantz answered yes, the home currently on there is non-conforming now. Town Attorney asked if the zoning district was HMU, Mr. Mantz answered yes. Town Attorney acknowledged that this is a pre-existing non-conforming lot and it is the practice that the Board to approve all non-conformities that Board and grant variances for them. Also, the Board has in the past stated that a 40% variance is substantial. Town Attorney went through the variances needed:

- Lot Area-(pre-existing) required is 1 acre, proposed is 0.26 acres; a variance of 0.74 acres or 74% is needed
- Lot Width-(pre-existing) required is 200ft, proposed is 50.1±ft; a variance of 149.9±ft or 75±% is needed
- Front Yard Setback-required is 35ft, proposed is 30.5±ft; a variance of 4.5±ft or 13±% is needed
- Side Yard Setback-required is 35ft, proposed is 8±ft; a variance of 27±ft or 77.14±% is needed

Town Attorney then asked what are on the neighbors lots, Mr. Mantz answered single family homes, Town Attorney stated that there is no neighbors objecting, the difficulty is self-created, he plans to put a larger home, he asked if the benefit to Mr. Mantz outweighs the detriment to the Health, Safety or Welfare of the community, Mr. Mantz answered yes. Town Attorney asked if this will be an undesirable change, Mr. Mantz answered no he felt he was improving the lot. Town Attorney asked if he could achieve the proposed without the variance and if there was any other way to place the home without the variance, Mr. Mantz answered no. Town Attorney asked if this is the minimum possible variance, Mr. Mantz answered Yes.

Motion made by Patricia O'Leary-May, 2ND by Travis Vanstrander, to close public hearing for Charles Mantz.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

ZONING BOARD OF APPEALS MEETING MARCH 20, 2025 CONTINUED –

MANTZ – FULMER ROAD – AREA VARIANCE – PUBLIC HEARING – CONTINUED –

Motion made by Travis Vanstrander, 2ND by Patricia O’Leary-May, to approve Application for Charles Mantz.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May.

MOTION CARRIED

Town Attorney stated that he would type out the resolution and send it to the Secretary, her and the Chair would sign it and then it will get filed with the Town Clerk. Then he could apply for a building permit.

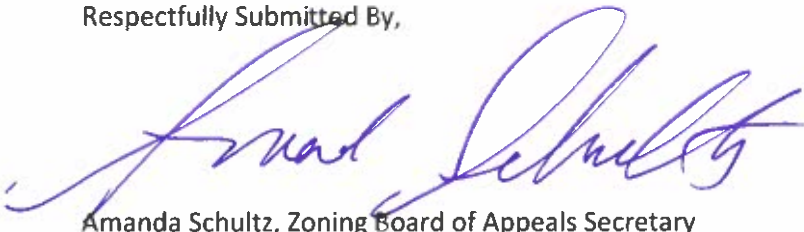
Motion to Adjourn Meeting.

Motion made by Travis Vanstrander, 2ND by Patricia O’Leary-May, to Adjourn, March 20, 2025 Meeting at 7:42 p.m.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May.

MOTION CARRIED

Respectfully Submitted By,



Amanda Schultz, Zoning Board of Appeals Secretary