

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, JULY 17, 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: Philip Niosi-Vice Chair, Tanner Sexton

Motion to open meeting.

Motion made by Patricia O'Leary-May, 2ND by Travis Vanstrander, to open July 17, 2025 meeting at 7:32 p.m.

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

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF JUNE 19, 2025 MINUTES –

Motion to APPROVE Minutes.

Motion made by Travis Vanstrander, 2ND by Patricia O'Leary-May, to approve minutes for June 19, 2025.

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

MOTION CARRIED

KELLEY – RAJAR SOFTWARE INC – BERME RD – AREA VARIANCE – PUBLIC HEARING –

Robin Kelley-Applicant

Motion made by Travis Vanstrander, 2ND by Patricia O'Leary-May to open the public hearing Rajar Software Inc.

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

MOTION CARRIED

Mr. Kelley gave a brief description of the application that he wants to subdivide the property, there is currently 2 houses, 2 heating systems, 2 septic tanks, 2 separate electric boxes, 2 wells. The tenants would like to purchase the home and Mr. Kelley plans to live in the apartment above the garage. Chair asked if there was 2 septic fields, Mr. Kelley answered no but there is room to make another if needed. Chair questioned the shed that is right on the line, Mr. Kelley stated that he wanted to put the line on the other side but the Engineer felt it would be better to do it that way so he didn't need such a big variance for the road frontage. Travis Vanstrander asked if the residence and garage with apartment were legal structures, Mr. Kelley answered yes. Town Attorney questioned what structures existed, Mr. Kelley replied all structures do, he added if the line were to be moved then the driveway would go right over the septic field. Town Attorney asked where the tenants live, Mr. Kelley answered in the main structure, he also asked if Mr. Kelley lives in the apartment, he replied no he lives in Warwick and stays there sometimes, he plans to move there. Town Attorney went over the variances needed, as follows: Lot 1 50ft lot width or 25%, 12.7ft side yard setback or 36.3%; Lot 2 0.38 acres lot area or 38%, 109.33ft lot width or 54.7%, 11ft side yard setback or 31.4%. Town Attorney acknowledged that there were a few letters from neighbors objecting the proposal, he went through the letters and stated to have the Secretary provide a copy of the letters and his email to Mr. Kelley. Town Attorney asked if Mr. Kelley had intention of building anything else on the property, Mr. Kelley answered just a greenhouse eventually. Town Attorney asked the purpose of the subdivision, Mr. Kelley replied to sell the main house to the tenant. Mr. Kelley stated that there are smaller lots on the road, he doesn't plan to put any more homes on the lot or taking any of the structures down. Town Attorney asked if when he bought the property all the structures were there, he answered yes, he further stated this lot is congruent with the neighborhood. Town Attorney stated that the Board accepts the letters as part of the record and suggested holding open the public hearing for live testimony or to allow Mr. Kelley to prove there are like parcels in the vicinity and also allow for more members to be present. Town Attorney stated to come to the next meeting with prove and to address the concerns of the neighbors.

ZONING BOARD OF APPEALS MEETING JULY 17, 2025 continued –

KELLEY – RAJAR SOFTWARE INC – BERME RD – AREA VARIANCE – PUBLIC HEARING – continued –

Motion made by Cheryl Greene, 2ND by Travis Vanstrander to adjourn the matter to the next meeting Thursday, August 21, 2025 at 7:30PM.

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

MOTION CARRIED

KOCH – ROTUE 209 – LOT LINE CHANGE – SUBIDVISION – AREA VARIANCE – DISCUSSION –

Town Attorney explained that the applicant was referred by the Planning Board, they are requesting a lot line change/subdivision. There is 2 homes on the same property but is setup so if they plan to subdivide that parcel further in the future they can. He continued that both lots have unsized setbacks, and the applicant came to the Town Hall one day he happened to be there and stated that her parents had come in years prior and got variances. Secretary Schultz looked up and found the variances with address all the current concerns, a variance runs with the land. They are on the next Planning Board agenda for discussion.

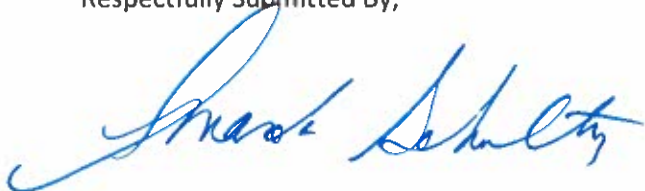
Motion to Adjourn Meeting.

Motion made by Travis Vanstrander, 2ND by Patricia O’Leary-May, to Adjourn, July 17, 2025 Meeting at 8:00 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