

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, November 16, 2017 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Daniel Witt-Chairman
Lee Cornell
Cheryl Greene

James Harrington- Vice Chairman
Jane Lord

OTHERS PRESENT:

Glen Plotsky, Town Attorney



Meeting brought to order at 7:30 pm.

Pledge of Allegiance

APPROVAL OF July 20, 2017 MINUTES-

Motion to Approve July 20, 2017 Minutes.

Motion made by James Harrington, 2ND by Jane Lord to Approve July 20, 2017 Regular Meeting Minutes.

Vote 4 Ayes: James Harrington, Daniel Witt, Lee Cornell, Jane Lord. Cheryl Greene abstained she was not present at the July 20 Meeting.

MOTION CARRIED

LM PROPERTY HOLDINGS, LLC – PEENPACK TRAIL – WIDTH VARIANCES –

John Fuller-Applicant

Mr. Fuller explained that he submitted an application to the Planning Board for a Lot Improvement/Subdivision but because of the lot widths for each new parcel they referred him to the Zoning Board. He continued by stating that this is 4 parcels that had 3 single wide trailers on them that were dilapidated and removed, the owner would like to realign the lots for 3 new lots. Mr. Fuller further stated that each new parcel will be 200/200 or about .9 acres and all will meet minimum requirement except the lot width, he added that right now they all are pre-existing nonconforming lots and could have trailer put back on them, but with this change it will be 3 less nonconforming parcels. Chairman Witt asked why the different sizes in the lots 25% variances and overall 21% variance, John Fuller replied that the configuration of the lots was to make variances less for each lot. Jim Harrington asked if there was any other way to configure the lots, John Fuller answered that there is an existing dwelling on one side of the parcel and the applicant has tried to purchase additional land but no response from the adjoining owners, he further stated that right now there is 4 nonconforming lots, and this will make it 3 more conforming. Town Attorney questioned site distances, John Fuller stated that he will show driveways on the map. Jim Harrington asked if there were any other setback issues, Mr. Fuller answered that each lot will be able to fit a home in each also each will have the well and septic separation needed. Town Attorney acknowledged that the largest variance is 25% with the range being 15-25% variances. Town Attorney stated that the applicant is asking for the variance with the anticipation to file for a subdivision from 4 to 3 lots. Jim Harrington stated that this is self-created, Jane Lord asked instead of 3 why not 2, John Fuller answered that the plan is 3 and it is better than what is there. Town Attorney asked if there were any manufactured homes on the lots, John Fuller replied no they were removed, Town Attorney asked when, Mr. Fuller answered within the past calendar year.

Zoning Board of Appeals Meeting Minutes November 16, 2017

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Chairman Witt asked the Co-Chair to walk through the EAF, Jim Harrington stated that it was a completed EAF and proceeded to go through the form. Jim Harrington questioned the endangered or threatened animal species, John Fuller stated the Timber Rattlesnake. Town Attorney stated that question #2 on the EAF should be yes.

Motion to Schedule a Public Hearing.

Motion made by Jane Lord, 2ND by James Harrington to schedule a Public Hearing on Thursday, January 18, 2018 at 7:30 PM for LM Property Holdings, LLC.

Vote 5 Ayes: Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by James Harrington, 2ND by Cheryl Greene, to Adjourn November 16, 2017 Regular Meeting at 7:55 p.m.

Vote 5 Ayes: Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary