

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, April 18, 2013 at 7:30 p.m. at Deerpark Town Hall. The following were in attendance:

ZBA Members

Gerald Cedrone, Chairman
Jane Lord

Martin Smith, Jr.
Lee Cornell, Alternate

Dan Witt

OTHERS

Mr. Glen A. Plotsky, Town Attorney
Mr. John Olenick, Applicant

Mr. Bernard Flanagan, Applicant
Mr. John Fuller, Civil Engineer

THE PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES FOR MARCH 21, 2013 MEETING

Lord made a motion to approve the minutes from the March 21, 2013 meeting. Smith Second. Roll call vote: Cornell, aye; Witt, aye; Smith, aye; Lord, aye; Cedrone, aye; Motion carried.

BERNARD FLANAGAN & TRACY STEIN- PUBLIC HEARING

Represented by themselves 914-447-6609

Owner/ Applicants Bernard Flanagan & Tracy Stein wish a variance to create a bait and tackle shop, on property located at 72 Third St., Godeffroy, N.Y.

It is in the NR (Neighborhood Residential) Zone

Section-Block-Lot= 30 - 5 - 1.1

Application received January 11, 2013

SEE ATTACHED PUBLIC HEARING RECORD

The board deliberated this application at the end of the meeting.

ANTHONY, JOHN, NICHOLAS OLENICK - INITIAL MEETING

Represented by John Olenick 856-4942

Owners/ Applicants Anthony, John & Nicholas Olenick are seeking a variance to allow a private road as access to a building on property located at 232 Big Lake Rd., Huguenot, NY

It is in the RR zone.

Section - Block - Lot = 4 - 1 - 9

Application received April 1, 2013

Applicants were referred by the Planning Board.

The Board reviewed the application with Mr. Olenick, who was asked to initial and date any changes or additions:

First Page of the Application:

Soil Classification and Area: The applicant was instructed to get this information from the Building Inspector's office.

Short Environmental Assessment Form:

#7- Amount of land affected:

The applicant was instructed to write in 121 acres initially, and 121 acres ultimately.

MOTION

Smith made a motion to schedule a public hearing for Thursday, May 16, 2013 at 7:30 p.m. Deerpark Town Hall. Lord second. Roll call vote: Cornell, aye; Smith, aye; Lord, aye; Cedrone, aye; Witt, aye. Motion carried.

Mr. Olenick thanked the board.

ALEXANDER HOTEL - INITIAL MEETING

Represented by Mr. John Fuller, Civil Engineer 856-1536

Owner/ Applicant / A. R. Realty Holdings wishes to convert the hotel into multi-family housing units, located #1 Main St., Sparrowbush, N.Y.

It is an HMU Zone.

Section - Block - Lot = 47 - 3 - 4.2

Application received on April 10, 2013

Mr. Fuller gave a brief description of the project.

The board went over the application with Mr. Fuller.

Mr. Plotsky asked Mr. Fuller to identify the name of the applicant?

Mr. Fuller said that it is SSS Realty LLC, and Mr. Khawata Mir is the contact.

Mr. Plotsky asked that Mr. Fuller put SSS Realty LLC on the site plan, when he goes back before the Planning Board.

Mr. Plotsky told Mr Fuller that Mr. Mir will have to sign the Short Environmental Assessment Form (SEAF).

MOTION

Lord made a motion to schedule a public hearing for Thursday, May 16, 2013 at 7:30 p.m. or as soon thereafter as possible, at Deerpark Town Hall. Smith second. Roll call vote: Cornell, aye; Smith, aye; Lord, aye; Cedrone, aye; Witt, aye. Motion carried.

BERNARD FLANAGAN & TRACY STEIN- DELIBERATIONS

MOTION

Cornell made a motion to grant the variance for the Flanagan/ Stein application. Lord second. Roll call vote: Cornell, aye; Lord, aye; Cedrone, no; Witt, aye. Motion carried.

Mr. Plotsky said that he will write a resolution for the Chairman and secretary to sign, and the applicant will get a copy of it. He said that the applicants can now go back before the Planning Board.

ADJOURNMENT

Lord made a motion to adjourn. Smith second. Roll call vote: Cornell, aye; Smith, aye; Lord, aye; Cedrone, aye; Witt, aye. Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Barbara Brollier, ZBA secretary