

DEERPARK ZONING BOARD OF APPEALS - JULY 19, 2012 – PAGE

The Deerpark Planning Board met for their monthly meeting on Thursday, July 19, 2012 at 7:30 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

ZONING BOARD OF APPEALS MEMBERS

Gerald Cedrone, Chairman	Jane Lord	Jim Harrington
Marylou Maher	Martin D. Smith, Jr.	

OTHERS

Mr. David W. Bavoso, Town Attorney	Mr. Stephen Riordan, Applicant
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THE PLEDGE OF ALLEGIANCE**STEPHEN RIORDAN – INITIAL MEETING**

Represented by himself 629-3642

Owner/ Applicant Stephen Riordan is seeking a variance to construct a pavilion on property located at 250 Martins Road, Huguenot, N.Y.

It is an HMU (Hamlet Mixed Use) Zone Section – Block – Lot = 36 – 2 – 1.22

Application received July 9, 2012

The Board reviewed the ZBA application with Mr. Riordan.

Page #1 : The Board asked for the soil classification and area (question #2).

The Board instructed the applicant to fill out and bring in a Short Environmental Assessment Form (SEAF), to the Town Clerk, before the public hearing.

Mr. Riordan answered that he did approach the Building Inspector, and he had said that he would not need that information. He said that he will ask him again.

Mr. Riordan said that he had gotten the adjoiners list off of the Orange County website. The Board asked that he get a list of the local tax assessor, and use that for his mailings.

Gerald Cedrone told the applicant that he will have to use the criteria for a “use variance” at his public hearing.

Mr. Riordan briefly described the property, and showed the Board members on the map, where he would like to place the pavilion. He also said that the property is vacant, even though there is a shed and a dwelling still shown on the map. He said that there is an existing shale road, which is used to go in and out of the property.

Jane Lord explained that a citizen cannot build an accessory structure on a parcel that does not have a main structure.

David Bavoso said, for the record, that the variance is a use variance, so that the applicant can have an accessory structure on the property, without having a primary structure, and that structure will be primarily for the storage of a camper.

MOTION

Lord made a motion to schedule a public hearing for Thursday, August 16, 2012 at 7:30 p.m. at Deerpark Town Hall. Cedrone second Roll call vote: Harrington, aye; Cedrone, aye; Smith, aye; Lord, aye; Maher, aye. Motion carried.

APPROVAL OF MINUTES

Harrington made a motion for the Board to waive the approval of the September 2011 meeting minutes. Lord second. Roll call vote: Harrington, aye; Cedrone, aye; Smith, aye; Lord, aye; Maher, aye. Motion carried.

COMMUNICATION FROM ZBA MEMBER

Martin Smith said that the Orange County Land Trust in co-operation with several other people, without any co-operation at all with the Town of Deerpark, have put together the purchase of the old Patterson property on Hook Road, to gain access to the Upper Delaware River. He said that it's approximately 15 to 20 acres.

ADJOURNMENT

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

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Barbara Brollier,
Secretary