

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, OCTOBER 16 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
Patricia O'Leary-May

Philip Niosi-Vice Chair
Travis Vanstrander

RECEIVED

DEC 09 2025

TOWN OF DEERPARK
TOWN CLERK

APPROVED

BOARD MEMBERS NOT PRESENT: Tanner Sexton

OTHERS PRESENT:

Board Secretary, Amanda Schultz

Motion to open meeting.

Motion made by Philip Niosi, 2ND by Travis Vanstrander, to open October 16, 2025 meeting at 7:30 p.m.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF AUGUST 21, 2025 MINUTES –

Motion to APPROVE Minutes.

Motion made by Patricia O'Leary-May, 2ND by Philip Niosi, to approve minutes for August 21, 2025.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

MOTION CARRIED

GELOSI – 92 ACADEMY AVE – AREA VARIANCE – GARAGE –

Karen Gelosi-Applicant

Warren Roberts-Applicant

Mr. Roberts explained that the garage will be on the side of the home. Ms. Gelosi added the home is set all the way in the back of the property. Chair asked if the rear of the home was 60ft to the property line, Mr. Roberts replied they paced it out it is about 6ft to the retaining wall there. Philip Niosi asked about the red shed that was there, Mr. Roberts stated that was there and has been there. Philip Niosi asked how far the shed was to the road, Mr. Roberts answered about 45-50ft. Chair questioned how far it would be from the left side of the property, Mr. Roberts replied he did it with the Building Inspector and it was probably about 100ft, the lot is narrow and long. Secretary stated that the variance will be just for the being placed in front of the home. Philip Niosi acknowledged there was one already in the front. Chair asked why the building permit was included in the application. Secretary explained that they were denied by the Building Department that is one way to get to the Zoning Board the other is by a referral from the Planning Board. Chair asked the size of the potential shed, Mr. Roberts answered it will be a 12x24 pre-constructed. Chair stated that a public hearing could be set, Secretary explained the public hearing notice process. Chair also explained what happens at the public hearing.

Motion made by Travis Vanstrander, 2ND by Philip Niosi, to schedule a public hearing for Thursday, November 20, 2025 at 7:30PM for 92 Academy Ave Garage Variance.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

MOTION CARRIED

ZONING BOARD OF APPEALS MEETING OCTOBER 16, 2025 continued –

LUI – 819 US ROUTE 209 – AREA VARIANCE – SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller explained that this was before the Planning Board and was referred to the Zoning Board. He continued that there is more than enough acreage, he plans on doing a flag lot. There is an existing driveway, it will be a shared driveway for the new lot that will be created, the State is usually ok with that, it cuts down on too many driveways together. The entrance is 50ft but the reason for the variance is due to the “flag pole” it is 122ft and the required length is 200ft. This is done to allow adequate acreage for each property and to keep the well with the current home on the property. This parcel is unique in that the State had a large highway taking and took a substantial amount of land from the parcel, if they did not do that there would have been less of a variance. Philip Niosi asked if that was the only variance needed, John Fuller replied yes everything else meets requirements. Chair asked about the 3 properties that will share the driveway, Mr. Fuller answered that currently there is an old trailer on the adjoining lot and is vacant, shared driveways are permitted by zoning. Chair asked how many feet the line is to the road, Mr. Fuller replied about 70ft. Chair acknowledged the application looked complete and asked for a motion to schedule the public hearing.

Motion made by Philip Niosi, 2ND by Patricia O’Leary-May, to schedule a public hearing for Thursday, November 20, 2025 at 7:30PM for Lui Variance.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

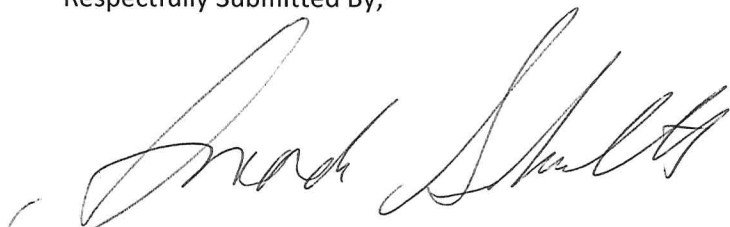
Motion to Adjourn Meeting.

Motion made by Travis Vanstrander, 2ND by Patricia O’Leary-May, to Adjourn, October 16, 2025 Meeting at 7:45 p.m.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Respectfully Submitted By,



Amanda Schultz, Zoning Board of Appeals Secretary