

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, NOVEMBER 17, 2022 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  
Michael Witt  
Tanner Sexton

Robert Zeller-Vice-Chair  
Philip Niosi

**OTHERS PRESENT:**

Glen Plotsky, Town Attorney



**Motion to open meeting.**

Motion made by Michael Witt, 2<sup>ND</sup> by Tanner Sexton, to open November 17, 2022 meeting at 7:30 p.m.

**Vote 5 Ayes:** Tanner Sexton, Robert Zeller, Cheryl Greene, Michael Witt, Philip Niosi.

**MOTION CARRIED**

Pledge of Allegiance

**APPROVAL OF JULY 21, 2022 MINUTES –**

**Motion to APPROVE Minutes.**

Motion made by Robert Zeller, 2<sup>ND</sup> by Philip Niosi, to approve minutes for July 21, 2022.

**Vote 5 Ayes:** Tanner Sexton, Robert Zeller, Cheryl Greene, Michael Witt, Philip Niosi.

**MOTION CARRIED**

**O’LEARY HOMES – SHORE DR – AREA VARIANCE –**

Patty O’Leary-May-Representative for O’Leary Homes

Ms. O’Leary-May stated she is representing her parents, this property is located at 7 & 11 Shore Dr. A survey determined that property lines are off a little, there are 2 houses on this lot. She continued that due to the location of the driveway the split for the lots was recommended to be this way which caused a setback issue. Bob Zeller asked if this was a combination and then dividing. Ms. O’Leary-May showed the Board on the map the variances. Town Attorney stated that it was discussed as a lot line change but it is a 2-lot subdivision, it still needs variance but there is no singular line to move. He suggested scheduling a public hearing and explained that once approved it will go back to the Planning Board for a public hearing as well. He acknowledged that numbers on the application are the amount of variance needed. He asked Ms. O’Leary-May if they were added anything, she answered No, everything is constructed. Town Attorney asked if driveways were there, she replied yes. Mike Witt questioned if a public hearing was needed if the Planning Board was going to hold one too, Town Attorney answered yes.

**Motion to schedule a public hearing.**

Motion made by Philip Niosi, 2<sup>ND</sup> by Michael Witt, to schedule the public hearing for O’Leary Homes for Thursday December 15, 2022 at 7:30PM.

**Vote 5 Ayes:** Tanner Sexton, Robert Zeller, Cheryl Greene, Michael Witt, Philip Niosi.

**MOTION CARRIED**

**Motion to Adjourn Meeting.**

Motion made by Michael Witt, 2<sup>ND</sup> by Tanner Sexton, to Adjourn, November 17, 2022 Meeting at 7:40 p.m.

**Vote 5 Ayes:** Tanner Sexton, Robert Zeller, Cheryl Greene, Michael Witt, Philip Niosi.

**MOTION CARRIED**

Respectfully Submitted By,

Amanda Gorr, Zoning Board of Appeals Secretary