

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, NOVEMBER 20, 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  
Travis Vanstrander

Patricia O'Leary-May

**BOARD MEMBERS NOT PRESENT:** Tanner Sexton, Philip Niosi

**OTHERS PRESENT:**

Town Attorney, Glen Plotsky  
Board Secretary, Amanda Schultz

**Motion to open meeting.**

Motion made by Philip Niosi, 2<sup>ND</sup> by Travis Vanstrander, to open November 20, 2025 meeting at 7:31 p.m.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

Pledge of Allegiance

**APPROVAL OF OCTOBER 16, 2025 MINUTES –**

**Motion to APPROVE Minutes.**

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Travis Vanstrander, to approve minutes for October 16, 2025.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

**GELOSI – 92 ACADEMY AVE – AREA VARIANCE – GARAGE – PUBLIC HEARING -**

Karen Gelosi-Applicant  
Warren Roberts-Applicant

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Travis Vanstrander, to open the public hearing for Gelosi Garage Variance.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

Secretary read public hearing notice into record. 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 and the well lines are back there. Chair asked the size, Mr. Roberts replied 12x24. Travis Vanstrander asked if this was a pre-built shed, Mr. Roberts answered yes. Town Attorney asked about the mailings, Secretary stated that Ms. Gelosi gave them to her last month, before she left the Building Department. Town Attorney stated that they are there because Deerpark does not allow for accessory structures in the front yard, they have stated that there is not enough room in the back yard, the well is back there. Also the way the driveway is setup they would have to go across the septic to get to the garage to place is anywhere else. Mr. Roberts added that he had asked the Highway Superintendent about another driveway but was told no because there would have to be culverts put in and such.

**Public Comment:**

No public comment.

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Travis Vanstrander, to close public hearing for 92 Academy Ave Garage Variance.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Travis Vanstrander, to grant the variance for 92 Academy Ave Gelosi Garage.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

**ZONING BOARD OF APPEALS MEETING NOVEMBER 20, 2025 continued –**

LUI – 819 US ROUTE 209 – AREA VARIANCE – SUBDIVISION – PUBLIC HEARING -

John Fuller-Representative for Applicant

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Travis Vanstander, to open the public hearing for Lu Area Variance.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

Secretary read public hearing notice into record. Mr. Fuller explained that he is here due to the Flag lot definition in the Town Zoning 230-21,C, 5. The Applicant has an open application before the Planning Board for a 2-lot subdivision. That "Flag Pole" has to be 200ft in depth and they just can not achieve that, the New York State DOT (NYSDOT) took right-a-way frontage so it makes the lot irregular and they can only get 112ft in depth for the "flag pole". Town Attorney asked what the monument was that was on the map, John Fuller answered it is a highway marker at the entrance to the lot, it reduces the 50ft to 45ft at that marker. It was spoke about at the Planning Board meeting and they suggested to get a variance for that 5ft too. Town Attorney asked if he would like to have the application amended to include that 5ft, Mr. Fuller replied yes. Chair asked if there was any comments regarding the application from the state, Town Attorney answered that it did not need to go because it was a pre-existing curb cut. John Fuller confirmed there will not be a new driveway they will be using the exiting right-a-way.

Public Comment:

No public comment.

Chair stated that this will be 2 variances, Town Attorney acknowledged yes, one for 112ft instead of 200ft and the other for 45ft instead of 50ft.

Motion made by Travis Vanstander, 2<sup>ND</sup> by Patricia O'Leary-May, to close public hearing for Lu Area Variance.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

Motion made by Travis Vanstander, 2<sup>ND</sup> by Patricia O'Leary-May, to grant the variances for Lu Area Variance.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

**Motion to Adjourn Meeting.**

Motion made by Travis Vanstrander, 2<sup>ND</sup> by Patricia O'Leary-May, to Adjourn, November 20, 2025 Meeting at 7:50 p.m.

**Vote 3 Ayes:** Travis Vanstrander, Cheryl Greene, Patricia O'Leary-May.

**MOTION CARRIED**

Respectfully Submitted By,

Amanda Schultz, Zoning Board of Appeals Secretary