

TOWN OF DEERPARK ZONING BOARD OF APPEALS - March 17, 2016 -

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, March 17, 2016 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS:

Daniel Witt-Chairman
Cheryl Greene

James Harrington- Vice Chairman
Lee Cornell



APPROVED

BOARD MEMBER ABSENT:

Jane Lord

OTHERS PRESENT:

Glen Plotsky, Town Attorney

Meeting brought to order at 7:37 pm.

Pledge of Allegiance

APPROVAL OF FEBRUARY 18, 2016 MINUTES –

Motion to Approve February 18, 2016 Minutes.

Motion made by Lee Cornell, 2ND by James Harrington to Approve February 18, 2016 Minutes.

Vote 3 Ayes: James Harrington, Daniel Witt, Lee Cornell.

MOTION CARRIED

NEW LIFE MINISTRIES – Area Variances – Appeal Number 15-001 –

John Fuller – Engineer for Applicant

APPROVAL OF ALL VARIANCES A-E (Buildings #4, #6, #6 Addition, #8 and a Gazebo) –

Motion to Approve All Variances for New Life Ministries.

Motion made by Lee Cornell, 2ND by James Harrington to Approve Variances A-E (Building #4, #6, #6 Addition, #8 Cabin and Gazebo); variances B and C conditioned upon the applicant constructing a substantial safety barrier/wall between U.S. Route 209 and the buildings.

Vote 3 Ayes: James Harrington, Daniel Witt, Lee Cornell. Cheryl Greene abstained. Jane Lord Absent.

MOTION CARRIED

EDWIN RIVERA – Area Variance – Appeal Number 16-001 –

John Fuller – Engineer for Applicant

Applicant also present

Mr. Fuller stated that is application is for a side yard variance for a garage, Mr. Rivera lives on Manor Lane in Deerpark Manor in Westbrookville. He further stated that this was a Subdivision that took place back in the 1960's, Mr. Rivera's property is .29 acres with has a single family home and a pool in the rear of the house, Mr. Rivera currently has a "dilapidated" garage on the property and at present is 5.6 feet off property line. Mr. Fuller continued that Mr. Rivera works for GE Electric and works at his home at times servicing equipment and the new larger garage would serve as storage for the equipment and tools. The proposed garage would be 22x30 and a metal type structure, he is proposing to place it 1ft off the property line. He went on to say that Mr. Rivera has spoken with his neighbor immediately adjacent to his property and they find no problem with putting the garage there.

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EDWIN RIVERA – Area Variance – Appeal Number 16-001 – continued

Chairman Witt questioned if he had anyone behind him. John Fuller answered no it is the County Parks. Glen Plotsky, Town Attorney, acknowledged that it would be helpful to obtain a notarized statement from the adjacent property owner or have them present at the Public Hearing. Lee Cornell stated that the parcel is Zoned Neighborhood Residential, he questioned if it was going to be a problem with him running a business out of the garage. Mr. Fuller stated that he runs his business out of his van the garage would only be used for storage.

Motion to Schedule a Public Hearing.

Motion made by James Harrington, 2ND by Lee Cornell to schedule a Public Hearing April 21, 2016 at 7:30 PM for Edwin Rivera.

Vote 4 Ayes: Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell.

MOTION CARRIED

Town Attorney questioned that there was an animal or habitat noted in the Short Form EAF, John Fuller answered that he believed it was the Turtle because of the Bashakill being so close but he would verify to be sure. Mr. Plotsky stated that Mr. Fuller needs to amend the Application because they checked off that it is not within 50ft of state or county property but it is, so a 239-GML needs to be done and a copy of application and plans sent to Orange County Department of Planning and Orange County Department of Public Works. He continued that they have 30 days to respond to the application.

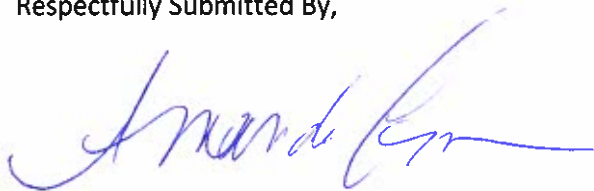
Motion to Adjourn Meeting.

Motion made by Lee Cornell, 2ND Cheryl Greene, to Adjourn Meeting at 7:57 p.m.

Vote 4 Ayes: Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary