

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, MARCH 21, 2024 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  
Philip Niosi

Robert Zeller-Vice-Chair  
Patricia O'Leary-May

**BOARD MEMBER NOT PRESENT:** Tanner Sexton

**OTHERS PRESENT:**

Glen Plotsky, Town Attorney



**Motion to open meeting.**

Motion made by Philip Niosi, 2<sup>ND</sup> by Robert Zeller, to open March 21, 2024 meeting at 7:31 p.m.

**Vote 4 Ayes:** Robert Zeller, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

Pledge of Allegiance

APPROVAL OF FEBRUARY 16, 2023 MINUTES –

**Motion to APPROVE Minutes.**

Motion made by Philip Niosi, 2<sup>ND</sup> by Robert Zeller, to approve minutes for February 16, 2023.

**Vote 4 Ayes:** Robert Zeller, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

CORBY – 77 ROUTE 209 – SETBACK VARIANCE –

William Corby-Applicant

Mr. Corby explained this was an application to move the setback for a garage, the building is over 1000sqft so it needs to meet a 35ft setback instead of 10ft for an accessory structure. The slope of the property does not allow it to be put anywhere else, he added he had a letter from his neighbor in favor of the project. It is a metal shed and it is for cold storage no electric will be in there. Bob Zeller asked about the temporary structures on the boundary line, Mr. Corby answered that these were 2 containers that he had on the property. He did not know they were encroaching but once the shed is up they will be removed. Bob Zeller asked how far the brook was from where the shed will be built, Mr. Corby answered that the brook is about 40-50ft from the boundary line. Chair Greene questioned how far the adjoining dwelling was from the proposed pole barn, Mr. Corby answered 20-30ft. Chair Greene asked if the structure needed to be 35ft from another structure, Town Attorney stated that a measurement could be done to determine the exact distance. Town Attorney acknowledged that if there is a discrepancy with the difference then 2 variances will be needed. Bob Zeller asked about the 2 septic on the property, Mr. Corby stated that there is no leach field and that the 1 bath and kitchen are on one and the other septic is the master bath. Town Attorney explained that public hearing process to Mr. Corby.

**Motion to schedule a public hearing.**

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Philip Niosi, to schedule a public hearing for William Corby for Thursday, April 18, 2024 at 7:30p.m.

**Vote 4 Ayes:** Robert Zeller, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

**ZONING BOARD OF APPEALS MEETING MARCH 21, 2024 continued –**

NIEVES – 255 ROUTE 209 – REPAIR SHOP

Robert Nieves-Applicant

Mr. Nieves stated that this is for a dealership and a variance for 255 Route 209. Town Attorney stated that Mr. Nieves had come to the Planning Board for multiple uses, he believed it was for an interpretation and not for a variance. This is in the HMU Zone it was previously Huguenot Hardware and a car dealership, which didn't go to Planning Board. It will be going from commercial to commercial and an interpretation was needed. Chair Greene acknowledged that this would be a repair shop/dealership, Town Attorney confirmed that the Board could read the definition for vehicle repair and equipment and see if they felt that it fit in there. If it did that the applicant would have to file an application with the Planning Board and submit a site plan from an architect or engineer.

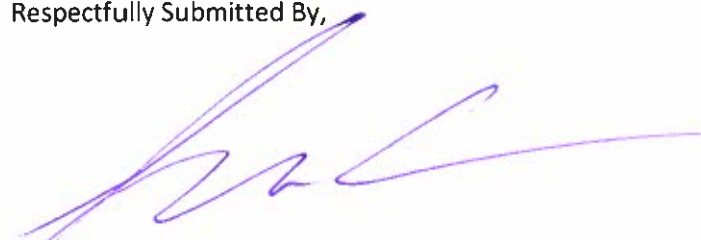
**Motion to Adjourn Meeting.**

Motion made by Robert Zeller, 2<sup>ND</sup> by Tanner Sexton, to Adjourn, March 21, 2024 Meeting at 7:59 p.m.

**Vote 4 Ayes:** Robert Zeller, Cheryl Greene, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary