

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, JUNE 19, 2025 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Philip Niosi-Vice Chair  
Patricia O'Leary-May

Tanner Sexton  
Travis Vanstrander

**BOARD MEMBER NOT PRESENT:** Cheryl Greene-Chair

**Motion to open meeting.**

Motion made by Tanner Sexton, 2<sup>ND</sup> by Travis Vanstrander, to open June 19, 2025 meeting at 7:30 p.m.

**Vote 4 Ayes:** Tanner Sexton, Travis Vanstrander, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

Pledge of Allegiance

APPROVAL OF MARCH 20, 2025 MINUTES –

**Motion to APPROVE Minutes.**

Motion made by Tanner Sexton, 2<sup>ND</sup> by Travis Vanstrander, to approve minutes for March 20, 2025.

**Vote 4 Ayes:** Tanner Sexton, Travis Vanstrander, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

KELLEY – RAJAR SOFTWARE INC – BERME RD – AREA VARIANCE –

Robin Kelley-Applicant

Chair Niosi asked if this was 1 lot and he wanted to subdivide it into 2, Mr. Kelley answered yes. Ms. O'Leary-May stated that she only saw a problem with sharing the leach field and what would happen if it failed. Mr. Kelley explained there was a section on the map that if there was a failure it could be replaced in that area. He added that each home on the lot has its own well and septic they just share the leach field. Ms. O'Leary-May asked if he was going to sell the property, Tanner Sexton asked about the shared driveway. Mr. Kelley answered that they put up a makeshift fence to see if they could get cars on both sides. He added that he plans to live in the garage with the apartment and there is a tenant in the other house that has been there for 20 years, which he plans to have the tenant purchase the property after subdivision. He continued that the frontage does not meet and the lot size but it is consistent with the other properties in the neighborhood. Mr. Kelley asked with happens next, Chair Niosi stated that per suggestion of the Town Attorney via email a public hearing could be scheduled. Secretary Amanda Schultz explained that process.

Motion made by Travis Vanstrander, 2<sup>ND</sup> by Patricia O'Leary-May to schedule a public hearing for Thursday, July 17, 2025 at 7:30PM.

**Vote 4 Ayes:** Tanner Sexton, Travis Vanstrander, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

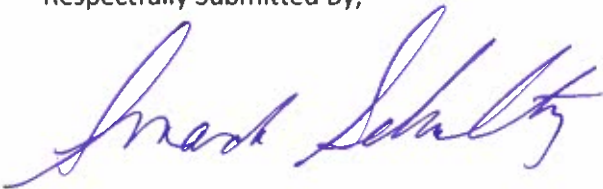
**Motion to Adjourn Meeting.**

Motion made by Patricia O'Leary-May, 2<sup>ND</sup> by Tanner Sexton, to Adjourn, June 19, 2025 Meeting at 7:44 p.m.

**Vote 4 Ayes:** Tanner Sexton, Travis Vanstrander, Patricia O'Leary-May, Philip Niosi.

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Schultz, Zoning Board of Appeals Secretary