



APPROVED

The Deerpark Zoning Board of Appeals met for VIRTUAL MEETING on THURSDAY, JULY 16, 2020.

The following were present:

BOARD MEMBERS PRESENT:

Lee Cornell -Chairman

Michael Witt

Robert Zeller

Cheryl Greene

Glen Plotsky, Town Attorney

Meeting brought to order at 7:31 pm.

Pledge of Allegiance

Chairman Cornell acknowledged that Jane Lord resigned from the Board and thanked here for her years of service.

APPROVAL OF DECEMBER 19, 2019 MINUTES–

Motion to APPROVE minutes.

Motion made by Robert Zeller, 2ND by Cheryl Greene to approve minutes for December 19, 2019.

Vote 4 Ayes: Robert Zeller, Lee Cornell, Michael Witt, Cheryl Greene.

MOTION CARRIED

PEENPACK SAND AND GRAVEL – 57 MARTIN RD – AREA VARIANCES –

John Fuller-Representative for Applicant

Mr. Fuller asked if he can share his screen, Secretary, Amanda Gorr answered yes, screen sharing was on. Mr. Fuller explained that the area variance is for side yard setbacks, he further stated that this is for the Schock family and has been owned by them for 20 years. Since their purchase zoning has changed and now, they require a variance. He continued that this is in the HMU district off of Martins Road, it is a half-acre lot, it is part of an old subdivision, it is a narrow strip with it being 80ft wide average. He further stated that Lauren Schock long with other family members are proposing to build a house, he shared the map and showed that the lots around are similar in size. He continued that 20 years ago when the property was purchased the minimum requirement was 10ft now it is 35ft, this is a pre-existing non-conforming lot. The well and septic will have its separation, the setbacks will be 11 ½ ft on each side of the home. He added that all other area requirements are met except side yard. Robert Zeller stated that it was a bowling alley lot like the most of Deerpark. John Fuller acknowledged that he does a lot of work in the Town and it is consistent with other lots. Robert Zeller agreed that it was common back then, Michael Witt added that he drove Martins Road and it's the same down most of the road. Chairman Cornell asked about the driveway on the one side, John Fuller replied that the driveway goes back to Peenpack Sand and Gravel. Town Attorney stated that he reviewed the application and it states it the EAF that it does not require any other permits, but it does require a Building Permit. Town Attorney also disclosed that he represents the Schock family and one of the sisters that is part of the application works at his office as a legal assistant. He added if there were any concerns, he can get other representation. Robert Zeller asked what the next step was, Town Attorney answered that a public hearing could be scheduled, either in the Town Hall, VIA Zoom or both. Town Attorney asked about GML-239, John Fuller answered, No. Mr. Fuller asked when the determination on whether it will be in house of virtual, Town Attorney answered not sure. Mr. Fuller asked about the notices, Town Attorney acknowledged that it will provide for both.

ZONING BOARD OF APPEALS, JULY 16, 2020 MINUTES continued –

PEENPACK SAND AND GRAVEL – 57 MARTIN RD – AREA VARIANCES – continued –

Motion to schedule a public hearing.

Motion made by Michael Witt, 2ND by Robert Zeller to schedule a public hearing for Peenpack Sand & Gravel.

Vote 4 Ayes: Robert Zeller, Lee Cornell, Michael Witt, Cheryl Greene.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by Robert Zeller, 2ND by Cheryl Greene, to Adjourn July 16, 2019 Virtual Meeting at 7:43 p.m.

Vote 4 Ayes: Robert Zeller, Lee Cornell, Michael Witt, Cheryl Greene.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary