

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, December 20, 2018 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

James Harrington- Acting Chairman
Lee Cornell

Cheryl Greene

BOARD MEMBER ABSENT: Jane Lord



APPROVED

OTHERS PRESENT:

Glen Plotsky, Town Attorney

Meeting brought to order at 7:33 pm.



APPROVED

Pledge of Allegiance

APPROVAL OF JANUARY 18, 2018 MINUTES-

Town Attorney suggested that they table the minutes, redistribute and approve at the next meeting.

DAVID WILDEMAN – 20 GRANGE RD – AREA VARIANCE – FENCE –

No one present will recall.

MESNICK – 59 MANOR LANE – AREA VARIANCE – GARAGE –

John Fuller-Representative for Applicant

Kevin & Emily Mesnick-Applicant

John Fuller stated that this was an application for an area variance for the side yard, it is for a proposed attached garage at 59 Manor Lane. He continued that he had submitted a similar application with Mr. Rivera down the street and was granted for 1ft off the property line, he added that most parcels in the Manor are small. He further stated that bulk regulations require 1 acre minimum and substantial setbacks. Mr. Fuller explained that Mr. & Mrs. Mesnick are in need of a garage and the second story is for addition living space. He further explained that there is a 25ft drainage easement that is heavily vegetative between this property and the neighbor on that side, he added they have been in the home for 13 years and have outgrown it and are in need for additional space and a garage. Town Attorney asked if they would have 2 driveways, Mr. Fuller answered no they would relocate the driveway, he stated that each of them has a vehicle and Mr. Mesnick has a work van. Town Attorney also asked about the living space above the garage if there would be a bathroom, Mr. Fuller replied it would be a family room with a doorway separating it and it would be attached to the house. Jim Harrington asked if the setback could be lessened, Mr. Fuller replied that it will be a 2-car garage and they are at least 22ft in width, but the property is buffered by the 25ft easement. He also stated that most, at least 90% of the Manor is pre-existing non-conforming. Town Attorney suggested to have the neighbor present or a signed letter from the neighbor that they do not object to the project. Mr. Fuller acknowledged that he also submitted an aerial shot to illustrate the property. Town Attorney questioned two answers on the SEQRA form, but stated that the application was in order and questioned if it was within 500ft of state or federal roadway or property or near another municipality, John Fuller answered no. Town Attorney acknowledged he will not be here for this meeting but will have representation present.

Motion made by Lee Cornell, 2ND by Cheryl Greene, to schedule a public hearing for Mesnick Variance for January 17, 2019.

Vote 3 Ayes: Cheryl Greene, James Harrington, Lee Cornell.

MOTION CARRIED

Zoning Board of Appeals Meeting Minutes December 20, 2018

DAVID WILDEMAN – 20 GRANGE RD – AREA VARIANCE – FENCE – RECALL –

No one present.

Town Attorney suggested to put the matter on the January meeting, if not present at that meeting then the application can be dismissed without prejudice.

Motion made by Cheryl Greene, 2ND by Lee Cornell, to carry application over to January Meeting.

Vote 3 Ayes: Cheryl Greene, James Harrington, Lee Cornell.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by Cheryl Greene, 2ND by Lee Cornell, to Adjourn December 20, 2018 Regular Meeting at 8:02 p.m.

Vote 3 Ayes: Cheryl Greene, James Harrington, Lee Cornell.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary