

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, FEBRUARY 20, 2025 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
Travis Vanstrander

Patricia O’Leary-May

BOARD MEMBERS NOT PRESENT: Tanner Sexton, Philip Niosi

OTHERS PRESENT:

Glen Plotsky, Town Attorney
Alan Schock-Town Councilman
Robert Whitney-Town Councilman

1: APPROVED

Motion to open meeting.

Motion made by Patricia O’Leary-May, 2ND by Travis Vanstrander, to open February 20, 2025 meeting at 7:33 p.m.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF JANUARY 16 MINUTES –

Motion to APPROVE Minutes.

Motion made by Patricia O’Leary-May, 2ND by Travis Vanstrander, to approve minutes for January 16, 2025.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May.

MOTION CARRIED

MANTZ – FULMER ROAD – AREA VARIANCE –

Charles Mantz-Applicant

Mr. Mantz stated that he got new maps showing the proposed home and the setbacks, it is for a side yard. Chair acknowledged that there are more than just that. Town Attorney confirmed that when a variance is requested that Board will also fix any pre-existing non-conforming issues. He continued that there will be an additional variances for lot width 200ft is required and he has pre-existing 50.10ft. Also front yard 35ft is required and the new home will give him 30.5ft on one side and 32.3ft on the other, in addition to the side yard which is also 35ft required which one side at 8ft and the other at 14ft. The garage is an accessory structure and he has what he needs it is over 10ft which is the requirement. Secretary, Amanda Schultz confirmed that an accessory structure is 10ft from back and side yard and 10ft from home. Town Attorney stated that the application was in order and suggested the Board schedule a public hearing for March.

Motion made by Patricia O’Leary-May, 2ND by Travis Vanstrander, to schedule a public hearing for March 20, 2024 at 7PM for Charles Mantz.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May.

MOTION CARRIED

Mr. Mantz asked what his next steps were, Secretary replied that he will get a list of neighbors and a notice to send out, Town Attorney added that they needed to be sent out certified mail 10 days prior to the hearing.

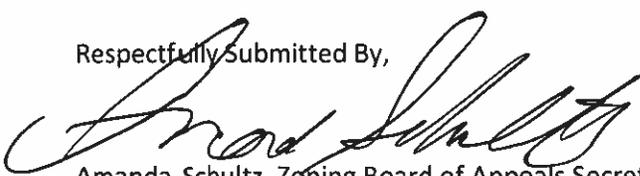
Motion to Adjourn Meeting.

Motion made by Travis Vanstrander, 2ND by Patricia O’Leary-May, to Adjourn, February 20, 2025 Meeting at 7:42 p.m.

Vote 3 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May.

MOTION CARRIED

Respectfully Submitted By,



Amanda Schultz, Zoning Board of Appeals Secretary