

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, FEBRUARY 16, 2023 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
Tanner Sexton

OTHERS PRESENT:

Glen Plotsky, Town Attorney

Motion to open meeting.

Motion made by Cheryl Greene, 2ND by Philip Niosi, to open February 16, 2023 meeting at 7:36 p.m.

Vote 4 Ayes: Tanner Sexton, Robert Zeller, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF NOVEMBER 17, 2022 MINUTES –

Motion to APPROVE Minutes.

Motion made by Tanner Sexton, 2ND by Philip Niosi, to approve minutes for November 17, 2022.

Vote 4 Ayes: Tanner Sexton, Robert Zeller, Cheryl Greene, Philip Niosi.

MOTION CARRIED

O'LEARY HOMES – SHORE DR – AREA VARIANCE –

Patty O'Leary-May-Representative for O'Leary Homes

Motion made by Robert Zeller, 2ND by Tanner Sexton, to open the public hearing for O'Leary Homes.

Vote 4 Ayes: Tanner Sexton, Robert Zeller, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Secretary, Amanda Gorr read the public hearing notice into record. Ms. O'Leary-May stated that survey maps showed the homes at 7 & 11 Shore Dr were on the same lot, the property was surveyed to divide the lots so they would each be on their own lot. Town Attorney asked if it was one parcel, Ms. O'Leary-May answered that it is two lots one has both homes and the other is a lot is next to it. Town Attorney went through the map with the applicant and Board Members, he added that this was originally at the Planning Board for a two-lot subdivision but it is really a lot line change. Town Attorney further stated that the resolution acknowledges it as a lot consolidation/lot line change, it discusses the setbacks needed with the new lines and once variances are granted the applicant can go back to the Planning Board and they will send her to the Assessor to do a lot line change. Granting these variances will allow for a home on each lot along with a driveway, septic and well. Bob Zeller acknowledged he drove through there and felt it was an improvement. Chair asked if there was a front yard setback needed on Lot 1, Town Attorney answered yes and advised he would add it to the resolution and send it over to Secretary to be signed.

Motion to close the public hearing.

Motion made by Tanner Sexton, 2ND by Philip Niosi, to close the public hearing for O'Leary Homes.

Vote 4 Ayes: Tanner Sexton, Robert Zeller, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Chair asked if the vote allows for missing or absent member. Town Attorney stated that there are only 4 members of the Zoning Board now.

Motion to approve application.

Motion made by Robert Zeller, 2ND by Philip Niosi, to approve the front yard setback for proposed Lot 1 and the two side yard setbacks, front yard setback and lot area for the proposed Lot 2, for a total of 5 Variances.

Vote 4 Ayes: Tanner Sexton, Robert Zeller, Cheryl Greene, Philip Niosi.

MOTION CARRIED

ZONING BOARD OF APPEALS MEETING FEBRUARY 16, 2023 continued –

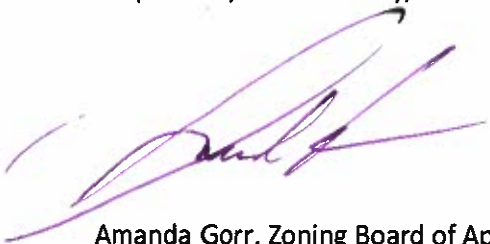
Motion to Adjourn Meeting.

Motion made by Robert Zeller, 2ND by Tanner Sexton, to Adjourn, February 16, 2023 Meeting at 7:55 p.m.

Vote 4 Ayes: Tanner Sexton, Robert Zeller, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary

DRAFT