The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, April 16, 2026 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
Tanner Sexton
Philip Niosi
Travis Vanstrander

BOARD MEMBER NOT PRESENT: Patricia O'Leary-May

OTHERS PRESENT:
Town Attorney, Glen Plotsky
Board Secretary, Amanda Schultz

Motion to open meeting.
Motion made by Travis Vanstrander 2ND by Philip Niosi, to open April 16, 2026 meeting at 7:30 p.m.
Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF MARCH 19, 2026 MINUTES –
Motion to APPROVE Minutes.
Motion made by Philip Niosi, 2ND by Travis Vanstrander, to approve minutes for March 19, 2026
Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Motion made by Travis Vanstrander, 2ND by Philip Niosi, to pause the regular meeting and enter into executive session and invite the Town Attorney for possible litigation.
Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Motion made by Travis Vanstrander 2ND by Philip Niosi to exit executive session and enter back into the regular meeting.
Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

SEIDEL – AVENUE E – AREA VARIANCE – PUBLIC HEARING -
Jarid Seidel-Applicant
Motion made by Philip Niosi, 2nd by Travis Vanstrander to open the public hearing for Seidel Area Variance.
Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

Mr. Seidel gave a brief description of the application stating that he currently has a "tent" structure and would like to replace it with a more stable structure. He has 2 lots next to each other and there was a wooden shed there. He was told by the Building Department. He stated that he also has an outbuilding covering his well about 8ft x 5ft, he does not plan to increase ground area. The Neighbor has a carport at a condemned house and parks their car there. Mr. Seidel stated that Bob Emerson told him he could get shipping containers to put on there. Town Attorney acknowledged that Mr. Seidel presented photos of the structure and his property and labeled them as exhibits A, B1, B2, B3. Jarid Seidel added that he has river front property, his house is 15-20ft from the river and the house is 8ft from a rock wall. Chair asked if he owned the property next door and Mr. Seidel stated he owns 4 properties 2 next to each other. He continued that when purchased the property the building department told him he could take down the house next door and that he could put up a garage in its place but he never did. Chair asked if there was anything else on the empty property, he stated an old stone structure that was a well house. Town Attorney explained the public comment portion; he stated that everyone will be called up in order that they signed up, any submissions will become part of the record, and all comments will be directed to the Board not the Applicant.

ZONING BOARD OF APPEALS MEETING April 16, 2026 – continued -

SEIDEL – AVENUE E – AREA VARIANCE – PUBLIC HEARING – continued -

Public Comment:

Sally Porter- Ms. Porter asked why her submission from April 9 was not read into record, Town Attorney answered because at that time they were not accepting public comment. She continued that there are 5 pillars that have to be met to approve a variance. This is definitely self-created, he was told ok and was given faulty information, if he puts up what he wants it will change the character or the neighborhood, there are other remedies. She also felt this was reckless on the Town to let this happen. She added further that they used to be very good friends.

Philip Marsh- He stated that there is a steel structure on the next lot, the size he wants does not fit on the properly, he is also worried that when he puts up the structure and he parks his cars under where is the oil and runoff from the cars going to go in the river. He is worried it will contaminate the water supply and the river. He wondered why he needed such a large structure, and that they were all good friends, and this would affect the environment. Town Attorney asked where he lived, and he said next to Mr. Seidel. Town Attorney asked how big the carport is he wanted to put up, Mr. Seidel answered if he builds it himself 12x16, if he purchases it than 12x20.

Town Attorney acknowledged that there was a submission from Ms. Porter and a submission from Mr. Seidel and they both will be made part of the record. Town Attorney stated that the public hearing could be deferred to the next meeting for deliberation, held open for written comment only till the next meeting, or hold the public hearing open for another meeting. Chair asked for a motion to hold open the public hearing for written comment.

Motion made by Philip Niosi, 2nd by Travis Vanstrander to close the oral portion of the public hearing and leave the written portion open until May 21,2026.

Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

Secretary, Amanda Schultz acknowledged that all written comment submissions need to be in by 4pm May 21, 2026.

MOTION CARRIED

LUKE SCHOCK – SHINHOLLOW RD – AREA VARIANCE -

Luke Schock-Applicant

Mr. Schock stated that this was 160 Shinhollow Road, he wanted to put up a 40x60 accessory building and he does not meet the setbacks because it is over 1000ft. Town Attorney asked Mr. Schock to take his application back and go through it with him to fix a few things and add a couple things that were left blank. He then stated that Mr. Schock is seeking a side yard setback variance which is 35ft and he only has 14ft so that will be a 21ft variance for 60%. Town Attorney asked how close Mr. Schock was to the Railroad, he stated about 200-250ft. Town Attorney explained that the application will need to be sent to them for their review.

Motion made by Travis Vanstrander, 2nd by Philip Niosi to schedule a public hearing for May 21,2026 at 7:30PM for Schock Area Variance.

Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

FRANCIS SMITH – SHINHOLLOW RD – AREA VARIANCE -

Francis Smith-Applicant

Mr. Smith explained that he has a similar issue as Mr. Schock, he has a detached garage he would like to replace, but it is too close to the property line and is closer to the road than the house.

Town Attorney asked Mr. Smith to take his application back and go through it with him to fix a few things and add a couple things that were left blank. Town Attorney stated that current setback is 24ft, 12ft is proposed he is requesting a 23ft variance or 66%, and the current position is in the front yard.

Motion made by Travis Vanstrander, 2nd by Philip Niosi to schedule a public hearing for May 21,2026 at 7:30PM for Smith Area Variance.

Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Motion to Adjourn Meeting.
Motion made by Travis Vanstrander, 2ND by Philip Niosi, to Adjourn, April 16, 2026 Meeting at 8:32 p.m.
Vote 4 Ayes: Tanner Sexton, Travis Vanstrander, Cheryl Greene, Philip Niosi.

MOTION CARRIED

Respectfully Submitted By,

Amanda Schultz, Zoning Board of Appeals Secretary