The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, May 21, 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
Patricia O'Leary-May
BOARD MEMBERS NOT PRESENT: Philip Niosi, Travis Vanstrander
OTHERS PRESENT:
Town Attorney, Glen Plotsky
Board Secretary, Amanda Schultz

Motion to open meeting.

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to open May 21, 2026, meeting at 7:30 p.m.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF April 16, 2026, MINUTES –

Motion to APPROVE Minutes.

Motion made by Patricia O'Leary-May, 2ND by Tanner Sexton, to approve minutes for April 16, 2026
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

LUKE SCHOCK – SHINHOLLOW RD – AREA VARIANCE – PUBLIC HEARING -

Luke Schock-Applicant

Motion made by Patricia O'Leary-May, 2ND by Tanner Sexton to open the public hearing for Schock Area Variance.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Secretary read the public hearing notice into record. Cheryl Greene asked about GML-239, Town Attorney replied that it did not need to be done due to the application being residential and no significant impact. Chair stated that the variance was 60%, Town Attorney asked why that location for the garage, Mr. Schock answered due to topography of the property, there is not much usable land and there also is a brook on the property that he cannot get too close to. Tanner Sexton asked if there was any other place on the property he could put it, Mr. Schock answered, no his septic is there and there is a big drop. Town Attorney asked if there would be electric or water, Mr. Schock answered both. Town Attorney asked if there was an existing shed there, Mr. Schock stated it is above where he proposed the garage. Town Attorney acknowledged that the existing shed should be factored into the application as well, even though it is existing. He recommended that the existing shed become part of the application too to bring the property to conformity.

No Public Comment.

Motion made by Patricia O'Leary-May, 2ND by Tanner Sexton to close the public hearing for Schock Area Variance.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Town Attorney asked Mr. Schock if the benefit to him outweighs the detriment to the neighborhood, Mr. Schock answered yes, he further asked if there was a negative environmental impact, MR. Schock answered no. Town Attorney asked if this is self-created, Mr. Schock answered yes, he asked if there were any other place on the property, he could put the garage Mr. Schock replied no, and he asked if there were similar uses or structures in the area, Mr. Schock answered yes. Town Attorney acknowledged that the variance would be for the proposed structure 14ft from the line, so a 21ft side yard variance was needed or 60% and for the existing structure it is 8.1ft so a 26.9ft variance or 76.9%.

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to approve the variances for Robert Schock.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

FRANCIS SMITH – SHINHOLLOW RD – AREA VARIANCE – PUBLIC HEARING -

Francis Smith-Applicant

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to open the public hearing for Smith Area Variance.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Chair asked why that spot, Mr. Smith explained that the terrain of his property does not allow for it to be placed anywhere else, there is already a garage there and electric to the existing structure and a concrete pad. Tanner Sexton asked if it would be the same size, Mr. Smith answered no, bigger. Tanner Sexton asked if it would have water and electric, Mr. Smith stated that there is currently electric there, he would add water. Town Attorney asked if he could put the garage behind the house, Mr. Smith replied no there is a significant drop off. Tanner Sexton asked where his septic was, Mr. Smith replied between the current garage and the house. Chair added it seemed the well was on the other side of the house. Town Attorney acknowledged this would be a 23ft variance or 66% and to permit an accessory structure in the front yard. Patricia O'Leary-May asked about moving it the 12ft to get the side yard, Mr. Smith answered that it would be too close to the leach field.

No Public Comment.

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to close the public hearing for Smith Area Variance.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Town Attorney acknowledged the variance would be and side yard setback of 23ft or 66% and to allow an accessory structure in the front yard.

Motion made by Patricia O'Leary-May, 2ND by Tanner Sexton to approve the variances for Francis Smith.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

FRANK GODDARD – ACADEMY AVENUE – AREA VARIANCE –

Frank Goddard-Applicant

Mr. Goddard explained that this was at 18 Academy Ave in Sparrowbush, he lives at 24 Academy Ave, the structure is over 1000sqft, and it does not meet setbacks in that zone. The pole barn proposed is 30x60 it is storage for antique cars he restores, there will be electric but no water. If he were to put it up in the middle of the property it would be 24ft off each side. Tanner Sexton asked if it was for personal use, Mr. Goddard answered yes, it is currently a vacant parcel. Town Attorney asked where his house was, Mr. Goddard answered 2 lots down. Town Attorney acknowledged the front and rear setbacks were met of 35ft, he asked if Mr. Goddard could make one side conforming and the other would be a 12ft variance. He further asked how big the lot was, Mr. Goddard replied 76ft wide and 170ft deep. Town Attorney explained that this lot a pre-existing non-conforming lot and would like to make it as conforming as possible. He asked if Mr. Goddard could get a better map from the surveyors. Tanner Sexton asked if the public hearing could be scheduled pending the map, Town Attorney replied yes.

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to schedule a public hearing contingent on a new map and application 10 days before the hearing of June 18, 2026, for Goddard Area Variance.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

SEIDEL – AVENUE E – AREA VARIANCE –

Motion made by Patricia O'Leary-May, 2ND by Tanner Sexton, to close the public hearing for Seidel Area Variance.
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Town Attorney suggested that not all the members were present and to have the Clerk provide all written comments received to the Board and to move the approval to the June 18 meeting.

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to put the Seidel Variance on the agenda for June 18, 2026
Vote 3 Ayes: Tanner Sexton, Cheryl Greene, Patricia O'Leary-May.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by Tanner Sexton 2ND by Patricia O'Leary-May, to Adjourn, May 21, 2026 Meeting at 8:12 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