

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, August 20, 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
Patricia O’Leary-May

Philip Niosi-Vice-Chair
Travis Vanstrander

BOARD MEMBERS NOT PRESENT: Tanner Sexton

OTHERS PRESENT:

Board Secretary, Amanda Schultz

Motion to open meeting.

Motion made by Philip Niosi 2ND by Travis Vanstrander to open August 20, 2026, meeting at 7:30 p.m.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF May 21, 2026, MINUTES –

Motion to APPROVE Minutes.

Motion made by Patricia O’Leary-May, 2ND by Philip Niosi, to approve minutes for May 21, 2026.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Motion made by Philip Niosi 2ND by Travis Vanstrander to exit the regular meeting and enter into executive session.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Motion made by Philip Niosi 2ND by Patricia O’Leary-May to exit executive session and re-enter into the regular meeting.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

JARID SEIDEL – AVENUE E – AREA VARIANCE -

Jarid Seidel-Applicant

Mr. Seidel gave a brief description of the project that he would like to put a carport structure in front of the house where there is an existing pad and carport. Travis Vanstrander asked the size; Mr. Seidel stated currently there is an 11x20 and the new one will be 12x20. The neighbor has one near the rear line and the road as well that is existing. Chair asked how it will be secured, Mr. Seidel responded with RV anchors, it is not considered permanent it is movable. He added he works with a steel company, and he has touched about every bridge in the NYC area. Travis Vanstrander asked about the height of the carport and the color scheme, Mr. Seidel answered he plans to keep it below the existing shrubbery which is 20ft in height and it will match the same color as the house. Mr. Seidel acknowledged he has contacted most of his neighbors and most of them seem ok with it. Chair went through the considerations if granted based on size, height, and similar to picture provided and it will be looked at after completion to make sure the size is the correct one. Philip Niosi asked if a time frame should be put on, Patricia O’Leary May asked how long it would take, Mr. Seidel answered about 10 months or so. Chair asked if a year is a good timeframe. Chair asked for a motion with it contingent on he applicant has 1 year to build it after approval, it be a 12x20 steel structure secured to concrete pad with RV anchors, not over 12ft in height and color matching current colors of house and it be inspected upon completion by the Building Inspector for correct size, if not variance will be void.

Motion made by Patricia O’Leary-May, 2ND by Philip Niosi to approve the area variance for Jarid Seidel with the above contingencies.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

ZONING BOARD OF APPEALS MEETING AUGUST 20 2026 continued -

MADSEN – 55 GALLEY HILL RD – AREA VARIANCE FOR SHED -

Jared Madsen-Applicant

Mr. Madsen explained this is a pre-existing slab that came with the house. He stated the Assessor told him there was a shed on the property but was removed more than a year ago, it is within 10ft from the property line. They would like to put a 15x40 shed on the existing slab that is about 16x42. Philip Niosi asked when was the shed there, and what condition the slab was in, Mr. Madsen stated that when they purchased the property in 2015 it was not there and the slab was in good condition. Chair acknowledged that application talks about it being an office and shed, Mr. Madsen stated they had thought about it being that but now it will just be for storage. Chair also asked how would build the shed and if it would be a residence, Mr. Madsen replied he is building it, he owns a construction company and it will not be a residence. Secretary acknowledged that the exact feet off the property line would need to be added to a map. Mr. Seidel stated he has a survey map. Secretary explained the public hearing process. Chair stated the public hearing would be next month September 17th, Mr. Madsen asked if a representative could be there in his place, that is the due date for their baby. Chair stated it would need to be added to the application. Secretary explained where to add it to the application.

Motion made by Philip Niosi 2ND by Travis Vanstrander to schedule a public hearing for Madsen Variance for Thursday, September 17, 2026 at 7:30PM contingent on Mr. Madsen getting the exact feet from the property line and adding the representative to the application.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by Philip Niosi 2ND by Travis Vanstrander, to Adjourn, August 20, 2026 Meeting at 8:05 p.m.

Vote 4 Ayes: Travis Vanstrander, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Respectfully Submitted By,

Amanda Schultz, Zoning Board of Appeals Secretary