

DEERPARK ZONING BOARD OF APPEALS - OCTOBER 18, 2012 - PG.

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, October 18, 2012 at 7:30 p.m. at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

ZONING BOARD OF APPEALS MEMBERS

Martin D. Smith, Jr. - Co-chairman Jim Harrington Marylou Maher

OTHERS

Mr. Glen A. Plotsky, Town Attorney Mr. Doug Barthel, Representative for Rock City Media
Mr Randall Coffill, Esq.

THE PLEDGE OF ALLEGIANCE

ROCK CITY MEDIA –INITIAL MEETING

Represented by Mr. Douglas Barthel 845-679-6441

Owner/ Mervi Stack

Applicant/ Rock City Media is seeking a variance to install a sign, on property located at 83-85 Maple Ave., Town of Deerpark, Orange County, New York.

It is an IB (Interchange Business) Zone.

Section –Block –Lot = 57 – 3 - 3.1 & 4.2

Application submitted October 2, 2012

The Board went over the application with Mr. Barthel.

First Page of Application:

- * Variance needed: The applicant was asked to check “Use Variance” and the “Area Variance.”
- * Date: The applicant was asked to write in September 12, 2012 on the top right of the page.
- * Reason(s) For Application: The applicant was asked to write that the proposed use is not permitted under the Deerpark Zoning Law, that the proposed sign’s size and height is larger than the Zoning Law allows.
- * Location of Property: The applicant wrote in 83-85 S. Maple Ave, Town of Deerpark, Orange County, New York.
- * Soil Classification and Area: The applicant was instructed to get this information from the Building Inspectors’ office.
- * Provisions(s) of the Town of Deerpark Zoning Law from which applicant appeals (State Article, Section and Paragraph of pertinent Ordinance/ Law). The applicant was advised to write “Deerpark Zoning Law, Section 5.8” and “Bulk Regulations, pp. 51- 57 under the IB zone“ on this line.
- * An appeal is made herewith for: The applicant was told to check the third line “A variance to the provisions of the Zoning Law Map.”

The Board then went over the Short Environmental Assessment Form, Part I, with the Applicant:

#8- “Will proposed action comply with existing zoning or other existing land use restrictions?” The applicant was told to check “no” and write in that a permit is needed from the NYSDOT.

#11 - “Does any aspect of the action have a currently valid permit or approval?” The applicant was advised to check “no”.

#12 - “As a result of proposed action, will existing permit/approval require modification?” The applicant was told to check “no.”

Mr. Barthel was advised by the Board to add the wording to his letterhead of “Re: Description of work” to add ““Reasons for Application: To install billboards, which are not permitted in the Zoning Law.”

MOTION

Harrington made a motion to schedule a public hearing for the Rock City Media application on Thursday, November 15, 2012 at Deerpark Town Hall at 7:30 p.m.. Maher second. Roll call vote: Maher, aye; Harrington, aye; Smith, aye. Motion carried.

Martin Smith instructed Mr. Barthel as to the certified mailings process and also to him to send a public hearing notice to the Town Clerk in the municipality of Montague, New Jersey, since that town is adjacent to the property.

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VICTOR & YANA ROUSSOS –INITIAL MEETING

Represented by Mr. Randall Coffill, Esq. 845- 856-3557

Owners/ Applicants Victor & Yana Roussos are seeking a variance to meet the bulk requirements for the minimum road frontage on property located on Galley Hill Road, Cuddebackville, N.Y.

It is in the RR (Rural Residential) Zone.

Section –Block –Lot = 31 – 1 – 48.22

Application submitted October 5, 2012

The Board went over the first page of the application with Mr. Coffill and was advised to make the following additions:

* “DATE” - Mr. Coffill said that he will write in “September 24, 2012.”

The Board determined that the SEAF was answered correctly.

Mr. Plotsky asked for the submission of the original subdivision map and the deeded right-of-way to himself, so he can research that the map does or does not say “no further subdivision,”

MOTION

Harrington made a motion to schedule a public hearing for the Roussos application on Thursday, November 15, 2012 at Deerpark Town Hall at 7:30 p.m. or shortly thereafter. Maher second. Roll call vote: Maher, aye; Harrington, aye; Smith, aye. Motion carried.

ADJOURNMENT

Harrington made a motion to adjourn. Maher second. Roll call vote: Maher, aye; Harrington, aye; Smith, aye. Motion carried.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Barbara Brollier, secretary