



**TOWN OF DEERPARK ZONING BOARD OF APPEALS – JUNE 16, 2016 -**

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, June 16, 2016 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS:**

Daniel Witt-Chairman  
Cheryl Greene  
Jane Lord

James Harrington- Vice Chairman  
Lee Cornell

**OTHERS PRESENT:**

Glen Plotsky, Town Attorney

Meeting brought to order at 7:32 pm.

Pledge of Allegiance

**APPROVAL OF APRIL 21, 2016 MINUTES –**

**Motion to Approve April 21, 2016 Minutes.**

Motion made by James Harrington, 2<sup>ND</sup> by Jane Lord to Approve April 21, 2016 Minutes.

**Vote 5 Ayes:** Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

**MOTION CARRIED**

Town Attorney started off by explaining the role of the Zoning Board of Appeals, he further explained that the Applicant will make a presentation, the Board will review the submission and questions by Board will be addressed. He also stated that the Town Engineer has reviewed the application and has submitted comments, which the applicant and representative have been given a copy. He continued that as per Fusco Engineering comments Lead Agency could be established for SEQRA purposes, also the distribution of the GML-239 process could be started as required, because the property abuts another municipality, and also a Public Hearing could be scheduled, he stated that all adjoining within 500 feet will be notified by certified return receipt, and at the time of the public hearing comment from the public can be made on the application.

**DRAGON SPRINGS – Area Variance – Appeal Number 16-002 –**

Ashley Torre – Attorney for Applicant from Burke, Miele, and Goldman  
Jonathan Lee – President for Dragon Springs

Ms. Torre began by stating that the applicant is requesting 4 Variances, 2 are for the driveway off of Galley Hill Rd, one is for the grade of the driveway the other is for the width. She continued that the other 2 Variances are for fences for the height restriction, one is an existing interior fence and the other is for a proposed fence around the boundary of the property for security reasons. James Harrington questioned why the main entrance is off of Galley Hill Rd and not Guymard Turnpike instead because it is a better road. Ms. Torre replied that there is an entrance off of Guymard Turnpike as well. Town Attorney acknowledged that this is not a Zoning Board issue but a Planning Board one, to determine the best entrance to the facility. Town Attorney reviewed the application and stated that it was complete.

**Zoning Board of Appeals Minutes June 16, 2016**

**Motion to accept application for Dragon Springs.**

Motion made by James Harrington, 2<sup>ND</sup> by Lee Cornell to Accept the Application #16-002 for Dragon Springs Buddhist Inc. 140 Galley Hill Rd, Cuddebackville, NY 12729.

**Vote 5 Ayes:** Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

**MOTION CARRIED**

Jane Lord questioned if a site visit could be done. Jonathan Lee answered that he would provide his cell phone number for any Member of the Board that would like to visit and asked to call one day in advance of visiting. Town Attorney declared that any deliberation on this application after the public hearing will be done in Executive Session.

**Motion to Declare Town of Deerpark Zoning Board of Appeals Lead Agency.**

Motion made by James Harrington, 2<sup>ND</sup> by Jane Lord to declare Town of Deerpark Zoning Board of Appeals to be Lead Agency for SEQRA purposes.

**Vote 5 Ayes:** Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

**MOTION CARRIED**

**Motion to authorize the GML 239 process.**

Motion made by James Harrington, 2<sup>ND</sup> by Lee Cornell to authorize the distribution of the GML 239.

**Vote 5 Ayes:** Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

**MOTION CARRIED**

**Motion to Schedule a Public Hearing.**

Motion made by James Harrington, 2<sup>ND</sup> by Lee Cornell to schedule a Public Hearing Thursday, July 21, 2016 at 7:30 PM for Dragon Springs Buddhist Inc.

**Vote 5 Ayes:** Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord.

**MOTION CARRIED**

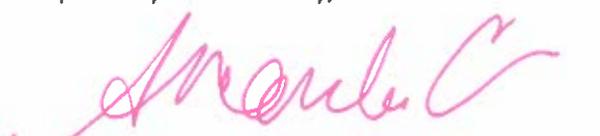
**Motion to Adjourn Meeting.**

Motion made by James Harrington, 2<sup>ND</sup> by Jane Lord, to Adjourn Meeting at 7:57 p.m.

**Vote 5 Ayes:** Cheryl Greene, James Harrington, Daniel Witt, Lee Cornell, Jane Lord

**MOTION CARRIED**

Respectfully Submitted By,

  
Amanda Gorr, Zoning Board of Appeals Secretary