



**APPROVED**

**TOWN OF DEERPARK ZONING BOARD OF APPEALS – DECEMBER 17, 2015**

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, December 17, 2015 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS:**

Daniel Witt-Chairman  
Jane Lord

James Harrington- Vice Chairman  
Lee Cornell

**OTHERS PRESENT:**

Glen Plotsky, Town Attorney

Meeting brought to order at 7:33 pm.

Pledge of Allegiance

**APPROVAL OF OCTOBER 16, 2014 MINUTES –**

**Motion to Approve October 16, 2014 Minutes.**

Motion made by James Harrington, 2<sup>ND</sup> Jane Lord by to Approve October 16, 2014 Minutes.

**Vote 4 Ayes:** James Harrington, Daniel Witt, Lee Cornell, Jane Lord

**MOTION CARRIED**

**NEW LIFE MINISTRIES – Area Variance – Appeal Number – 15-01**

John Fuller - Engineer

Mr. Fuller explained that the Applicant purchased the Old Paradise Farms property on Route 209 which has been empty for several years. He further explained that the intent of use will be as a religious camp and retreat, there are 3 buildings on the property that do not comply with the current Zoning regulations. He continued that all are existing structures and that the applicant plans to use all existing structures, including the “conference building” which they are proposing to add on 1500 sqft addition. The addition would be on the side of the building and would not make the setback worse. James Harrington questioned that the paperwork states variance and variances in different places. John Fuller stated that the Applicant is seeking 4 Variances for 3 Buildings. Lee Cornell asked if a variance would be needed for the proposed parking lot and if the buildings are all existing why does the applicant need the variances. Glen Plotsky stated that it has been too long so all existing non-conforming buildings have to be given a variance. Town Attorney confirmed that the application is not clear but the narrative does describe the variances needed, after the public hearing then it can be decided which variances will be approved. He continued that all buildings are existing with the exception of the proposed addition and there is no hardship being created by the applicant. Glen Plotsky also addressed the traffic issue and explained the application is in front of the Planning Board for Site Plan Approval and will be considered during Planning Board deliberation. He continued also with the parking there is a formula for parking spaces and if a variance is needed then it will be addressed during this application so they do not have to come back later on.

**Zoning Board of Appeals Minutes December 17, 2015**

NEW LIFE MINISTRIES – continued -

Chairman Witt questioned if all the variances had to be approved or if some of the variances could be granted. Town Attorney stated that yes some of the variances could be approved and others denied. Jane Lord asked if the variances are denied do the buildings have to be torn down, Glen Plotsky answered that is a situation that will have to be analyzed but there has to be a really good reason to deny. Chairman asked if a motion needed to be made, Town Attorney stated that there doesn't need to be a motion that can be discussed in executive session and put in the resolution, after the public hearing has taken place. Town Attorney went on to state that the only problems he sees with the application and it needs an appeal number, date and full addresses to be placed. John Fuller representative for Applicant fixed all issues on original application. Secretary Amanda Gorr gave appeal number as 15-01. Town Attorney acknowledged that the SEQRA form will have to be reviewed carefully by Board.

**Motion to Schedule a Public Hearing.**

Motion made by Jane Lord, 2<sup>ND</sup> James Harrington by to schedule a Public Hearing January 21, 2016 for 7:30 PM New Life Ministries.

**Vote 4 Ayes:** James Harrington, Daniel Witt, Lee Cornell, Jane Lord

**MOTION CARRIED**

OTHER BUSINESS –

Chairman questioned if there were going to be any new members appointed. Town Attorney stated that in January is when the Town Board does the reappointing and there will be 1 new member and an alternate appointed. Lee Cornell confirmed he had spoken to Town Clerk Flo Santini and she stated that there were 2 applicants for the positions. Glen Plotsky acknowledged that until there is a full board a quorum is 3 members. Chairman Witt stated he is concerned that it has been so long time without a full board.

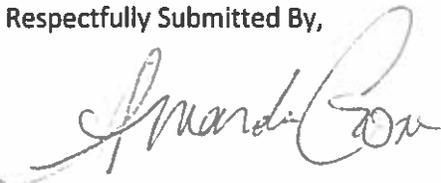
**Motion to Adjourn Meeting.**

Motion made by Lee Cornell, 2<sup>ND</sup> Jane Lord, to Adjourn Meeting at 7:58 p.m.

**Vote 4 Ayes:** James Harrington, Daniel Witt, Lee Cornell, Jane Lord

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Zoning Board of Appeals Secretary