

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, July 20, 2017 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Daniel Witt-Chairman  
Lee Cornell

James Harrington- Vice Chairman  
Jane Lord



**APPROVED**

**BOARD MEMBER ABSENT:**

Cheryl Greene

Meeting brought to order at 7:34 pm.

Pledge of Allegiance

APPROVAL OF April 20, 2017 MINUTES-

**Motion to Approve April 20, 2017 Minutes.**

Motion made by James Harrington, 2<sup>ND</sup> by Jane Lord to Approve April 20, 2017 Regular Meeting Minutes.

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

**MOTION CARRIED**

**HAROLD SCHMIDT – OLD ALEXANDER MOTEL – 139 BERME RD –**

John Fuller-Engineer for Applicant

Harold Schmidt-Applicant

John Fuller started off the presentation stating that the building historically was a 16 unit Motel and has now been unused for approximately 5 years. He went on to state that it went into foreclosure and Mr. Schmidt bought it, he lives in Cahoonzie Club. He continued that when he bought it his intent was to put a business in there, he has owned it for 3 years. Mr. Fuller further stated that the building is structurally sound; it is on a small parcel about ¼ of an acre it has a well onsite; traditionally the septic was pumped under the road to a parcel across the street that was owned by the same person, but the parcels were sold separately. Mr. Fuller also stated that this is a 5400 sqft 2 story building, these are all existing nonconformities and any use to reoccupy the dwelling will require variances, originally it was a 16 unit motel and the plan is to renovate it into a 4-unit residential apartment building, each unit would be about 1000 sqft with a common area. Chairman Witt acknowledged that these are huge variances, and the reason for the variances is because it was not been occupied in some time and any nonconformities are void. Mr. Fuller confirmed that yes if the use was continued on the dwelling then it would not be a problem. James Harrington asked about the encroachment onto the road, Mr. Fuller explained that the DOT (Department of Transportation) has a Use of Occupancy Permit and this allows the use of the right-a-way for parking. James Harrington then questioned about the septic, John Fuller replied that it is proposed under the parking lot and will be a water treatment system that will be handled through the Department of Health during the Planning Board application. Chairman Witt then went through the requested variances:

1. Lot Area minimum required is 40,000 sqft, existing .24 acres
2. Lot Depth minimum required 200 ft, existing 60 ft
3. Front Yard minimum required 35 ft, existing 3.6 ft
4. Rear Yard minimum required 35 ft, existing 0 ft
5. Side yard minimum required 35 ft, existing 23 ft
6. Building Coverage maximum required 20%, existing 26%
7. Dwelling density for a multifamily
8. Common Space and Recreational Space Variance
9. Parking Variance 2.5 required per unit (10) proposed 4
10. 3 other Variances relating to the Multi-Family section fo the Zoning.

**Zoning Board of Appeals Meeting Minutes April 20, 2017**

HAROLD SCHMIDT – OLD ALEXANDER MOTEL – 139 BERME RD – continued

John Fuller explained that the multi-family section of the Zoning is really designed for new dwellings there is no provisions provided for existing properties. He added that a portion of the inside of the building will be used as a common area; laundry machines etc., also decks will be provided as open space along with a possible proposed picnic area. Chairman Witt asked about the parking issues there is 2 required per unit, Mr. Fuller replied that he could seek additional parking but it needs to go through the DOT. He added that he could inquire with the DOT about how many additional parking spaces he can get before the public hearing.

**Motion to Schedule a Public Hearing.**

Motion made by Jane Lord, 2<sup>ND</sup> by James Harrington to schedule a Public Hearing Thursday, August 17, 2017 at 7:30 PM for Harold Schmidt.

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

**MOTION CARRIED**

**Motion to Adjourn Meeting.**

Motion made by James Harrington, 2<sup>ND</sup> by Lee Cornell, to Adjourn July 20, 2017 Regular Meeting at 8:08 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