

**DEERPARK PLANNING BOARD - APRIL 13, 2010 - PAGE # 1**  
**PUBLIC HEARING - VINCENT GALLIGAN SUBDIVISION**

The Deerpark Planning Board met for a public hearing for Galligan Subdivision on Wednesday, April 13, 2011 at 7:22 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

**BOARD MEMBERS**

Derek Wilson, Acting Chairman  
Willard Schadt

Mike Breitenfeld  
Alan Schock

Dan Loeb  
Mike Hunter (alternate)

**OTHERS**

Mr. Glen A. Plotsky, Town Attorney  
Mr. David Dean, Town Board liaison

Mr. Alfred A. Fusco, III, Town Engineer  
Mr. John Fuller, P.E.

The secretary read the public hearing notice: "Notice is hereby given of a public hearing to be held by the Town of Deerpark, Orange County, New York, pursuant to Article 7 of the Town of Deerpark Zoning Law on the application of Vincent Galligan for a two lot subdivision. The application effects the following premises: Record Owner: Vincent Galligan; Tax Map Designation: Section 20, Block 1, Lot 64.14; Zone Designation: RR. Located on Oakland Valley Road, Cuddebackville, Town of Deerpark, Orange County, New York. Information on this application is on file with the Town Clerk, Town Hall, Route 209, Huguenot, New York. The Hearing shall take place at 7:00 o'clock P.M. on the 13<sup>th</sup> day of April, 2011, at Deerpark Town Hall, located on Route 209, Town of Deerpark, Orange County, New York, or as soon thereafter as practical. All parties wishing to be heard shall be heard at that time."

Derek Wilson: I'll let you give a brief description, I don't think there will be any public comment at this time.

John Fuller: Here are the certified, Barbara. Very simply, this is the property owned by Vincent Galligan on Oakland Valley Road. It's an existing 16 acre parcel with frontage, which is a 50 foot right-of-way. Also, that frontage, a little bit wider frontage here, which is entitled on the survey, "Old Oakland Valley Road." It's a 2 lot subdivision, and one is in the criteria for a flag lot, within the ordinance, with a 50 foot right-of-way, which would allow a house back here. And it meets all the bulk requirement regulations, which would allow for a 2 lot subdivision. The only thing is, it's an irregular piece, as it was part of a subdivision many, many years ago. The only thing we had asked the Board to allow us to put the property line along here, only because the trail meanders to the back of the property, down to a stream outlet which fronts on the Neversink River. The trail is on this half of the property. And it is very steep in the back half, on what would be lot #1. And that's essentially it. It's a county road, and they did respond and said that they have no issues with the project. The only thing that we have not been able to do is a joint soil inspection with the town engineer because of the snow cover and the rain in the last several weeks.

Derek Wilson: Okay, at this time I'll ask whether there's any comments from the public. And it doesn't appear that there is. So, I'll entertain a motion to close the public hearing.

Glen Plotsky: One moment please, I'm sorry. Orange County DPW responded, and said that they do not have an issue. Did we get any response from Orange County Planning? No, okay. It was referred to Orange County Planning on March 15<sup>th</sup>, so we have the same situation, where April 27<sup>th</sup> it will be left open to.

Derek Wilson: Okay, so we can't do SEQRA. Okay, so basically we're looking for the same motion that we had on the two previous applications, where we close the public hearing for tonight, but we

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keep it open for our next meeting. And put them on the agenda for open for comment from the Orange County Planning. Do we have a motion from anybody?

Dan Loeb: Yeah, I'll make that motion.

Derek Wilson: We have a motion from Mr. Loeb.

Mike Hunter: I'll second.

Derek Wilson: And Mr. Hunter seconds it. All in favor?

Mike Hunter: Aye.

Al Schock: Aye.

Mike Breitenfeld: Aye.

Dan Loeb: Aye.

Willard Schadt: Aye.

Derek Wilson: Aye.

Motion carried.

Public hearing closed at 7:31 p.m., but left open for written comment from Orange County Planning Department until April 27, 2011.

Respectfully submitted,

Barbara Brollier, secretary