

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JANUARY 8, 2025. The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Craig Wagner-Vice-Chairman

Theresa Santiago

BOARD MEMBERS ABSENT: Willard Schadt and Patrick Kean

OTHERS PRESENT:

Glen Plotsky-Town Attorney

Alfred A Fusco Jr.-Town Engineer

Rob Whitney-Town Councilman

Flo Santini-Town Clerk, due to absence of Amanda Schultz



Pledge of Allegiance

Meeting was brought to order at 7:02 pm Chairman Robert Vicaretti.

ECKES - LOT LINE CHANGE – PRE-APPLICATION –

James Dillian Jr.-Representative for Applicant

Mr. Eckes has 2 lots, he would like to subdivide one lot and combine with other lot. Mr. Dillian showed on the map how the lots were going to be split and realigned. Town Attorney stated that the lots have to show that they perc and that deeds will need to be provided and could be a condition of approval. A formal application needs to be done and then a public hearing will be scheduled. Escrows were established at the meeting and signed by all.

QUARRY MANAGEMENT – ROUTE 6 – PRE-APPLICATION –

John Fuller-Representative for Applicant

Mr. Fuller explained he originally represented the project which has been under construction for about 5 years now. Fill has been brought in, there have been complaints to Town and DEC, and the property owner has come in compliance with all violations. They are now going to amend site plan. They have acquired 2 residential lots on Lime Kiln Rd. A lot line change will be done to consolidate all parcels, there is a request to the Town Board for a zone change to property line so all lots will be in one zone the IB Zone. Chair asked where the access will be on Lime Kiln Road, John Fuller stated that the residential lots will remain residential. Town Attorney acknowledged that there is currently 5 lots and at the end it will be 3 lots. Town Attorney acknowledged that a GML-239 will need to be done again. Chair asked if long or short form EAF would be needed, Town Engineer answered short form they have already done the long form in the original. Escrows were established at the meeting and signed by all.

LYNX AT RIVER BEND – NEVERSINK DR – PRE-APPLICATION –

John Fuller-Representative for Applicant

John Fuller stated that the owners are looking to do a subdivision and break off 1 acre to put up a small home on the lot near the river. It is not in the floodway, it is in the 500-year flood zone, he will occupy the home himself. Escrows were established at the meeting and signed by all.

REX LLC – ROUTE 42 & 97 – SELF STORAGE –

John Fuller-Representative for Applicant

John Fuller stated that a pre-app was done back in October, one concern was access, state restricted access to lot from Route 97, access easement is through the adjoining lot which is the Children's Safe Stay. He met with the manager of the Day Care and she expressed concerns with commercial traffic entering and exiting through the Day Care. Mr. Fuller acknowledged that as an alternative they would take a driveway behind the Day Care off of the Town Road of Corso Rd, he has talked with the Highway Superintendent. Town Attorney asked where the access would be, Mr. Fuller showed on the map and added that the Day Care will give an additional easement for the access. Town Attorney stated that his office has done work for the Applicant. Theresa Santiago asked how many units will it be, John Fuller stated that they haven't got a number yet but probably around 200 units. Town Engineer went through the comments which are attached to the minutes.

PLANNING BOARD MEETING JANUARY 8, 2025 continued –

VILLAGE DAIRY FARM – MAIN STREET – 2-LOT SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller stated that they were there in October for a pre-app, they would like to build a home on the property, it is an odd shaped parcel with limited road frontage. An application was made to the Zoning Board and a public hearing is scheduled for this month. If variances are granted the conditions will be added to the subdivision, to move the application along they wanted to start the process. Mr. Fuller stated that soil testing would need to be done. Town Engineer went through the comments which are attached to the minutes.

LIANG – GALLEY HILL RD – GROUND MOUNT SOLAR –

Kaijin Liang-Property Owner

Mr. Liang stated he lives at 211 Galley Hill Rd; he would like to put up a storage shed and ground mount solar. Chairman asked how far the solar can be from a dwelling. Town Attorney stated that the survey needs to show the setbacks. Town Attorney stated that an updated survey is needed, and a public hearing would have to be done. Craig Wagner asked if there was any zoning for battery storage, Town Attorney stated that there is no battery storage yet in the zoning. Mr. Liang stated that he would just like to do the storage shed, Town Attorney answered that he can just go to the Building Department.

MOTION TO APPROVE MINUTES

Motion to approve minutes from December 11, 2024 Meeting.

Tabled until next meeting.

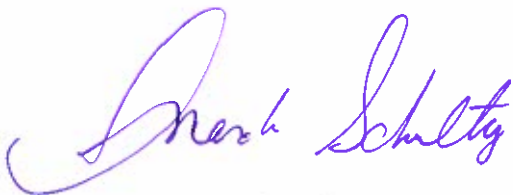
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn January 8, 2025 Planning Board meeting at 7:50pm.

Vote 3 Ayes: Theresa Santiago, Craig Wagner, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk