

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, OCTOBER 11, 2023. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

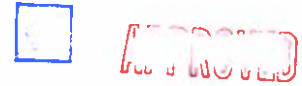
**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Willard Schadt  
Rob Whitney

Craig Wagner-Vice-Chairman  
Theresa Santiago

**OTHERS PRESENT:**

Glen Plotsky-Town Attorney  
Alfred Fusco Jr. -Town Engineer  
Dave Dean-Town Councilman  
Alan Schock-Town Councilman  
Arthur Trovei-Town Councilman  
Pledge of Allegiance



Meeting was brought to order at 7:03 p.m. by Chair Robert Vicaretti.

**MOTORCYCLE SHOP – US ROUTE 6 – SITE PLAN REVIEW –  
Christopher Sorenson-Applicant**

Mr. Sorenson stated that there was an issue brought up at the pre-application meeting about the driveway, so the driveway was moved to the fence line. Town Engineer went through the comments stating that this is a Type II and exempt from SEQRA since there is no new construction, it is just a conversion of a building. He continued that GML-239 should be done due to the proximity to Route 6, for safety reasons he should move the parking around, he stated that one handicap parking spot is required, Mr. Sorenson asked if a sign would do, Mr. Fusco answered that a sign and line the spot with blue paint. Next Mr. Fusco stated that landscaping needed to be done like a planter out front and he added that a dye test needed to be performed to confirm the existing septic was working properly and it could either be witnessed or certified by an Engineer. Town Attorney explained the application process and the public hearing and what needed to be done with the GML-239 review.

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to circulate the GML-239 review.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

Motion made by Rob Whitney, 2<sup>nd</sup> by Craig Wagner declare intent for the Town of Deerpark Planning Board to be Lead Agency.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to schedule a public hearing for Wednesday, December 13, 2023 at 7pm.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**TRAVEL CENTER – US ROUTE 6 – SITE PLAN REVIEW –  
Jack Kelley-3D Development Representative for Applicant  
Kevin Hixson-Engineer for Project**

Mr. Kelley explained if the Board did not mind he would like to have Mr. Davis the Applicant on a conference call, Town Attorney stated that it was ok. Mr. Kelley went on the state that he is an economic development consultant and a commercial real estate agent. He continued that this will be a travel center, not a truck stop, this will have a convenience store with coffee and fast food. He added that Interstate 84 is one of the largest freight movers in the state. He then introduced Kevin Hixson as the Engineer for the Applicant, he stated he had been onsite numerous times and can answer any questions. Mr. Hixson explained that this property is located at 26 US Rte. 6, it is on the south side of route 6 bound between the Old Planet Fitness building and Alpin Haus. There is a NYS DOT wetland drainage easement in the back of the property. This will be a convenience store and fueling stations for automobiles and trucks, it will have 2 entrances and separate fueling for autos and trucks. He continued that he has been in touch with DOT Engineer and discussed what improvements needed to be made to the off-ramp junction to Route 6. He further stated that showers will be in the facility and a separate designed service entrances for autos and trucks.

**PLANNING BOARD MEETING OCTOBER 11, 2023 continued –**

**TRAVEL CENTER – US ROUTE 6 – SITE PLAN REVIEW – continued –**

There will be an underground retention center for stormwater. Chair asked about fuel spills, Mr. Hixson answered the pads have fuel containment built in. Mr. Hixson went on to say that the septic system will be about 10,000 gallons/day and it will be well water which is shown on the map. There will be a retaining wall 25ft from the wetlands, the sidewalks will be lighted and the canopy, the landscaping will have various trees and shrubs. Chairman asked if Quarry Management that is up the road from the proposed site was considered when a traffic study is done, he also asked about signage. Mr. Kelley stated that will be done separately, the sign will be visible from both directions and will display name, fast food, and prices. Chairman asked if it should be made part for the approval. Town Attorney stated either way it will need approval, they will need to show it on the map and how high it is, and if there is any provisions from NYS Thruway Authority. Mr. Kelley stated they can add it to the SEQRA to avoid segmentation. Rob Whitney asked what fire district that was, Town Attorney answered he believed it was Huguenot, Mr. Kelley stated they would clarify, Chairman added that the Fire Department will have to review the plan and look at the site. Craig Wagner asked about the septic systems, he said there are 3 areas and one is under the parking lot, Mr. Hixson replied yes and detailed design will be given. Town Engineer stated that he was at a meeting today with the Orange County Department of Planning and stated that this economic development will benefit the Town and that they provided a good set of plans for the first meeting. Town Attorney acknowledged that there is no definition of a Travel Center in the Zoning and stated that the Board may authorize and interpretation or the Town Board could change the Zoning. Town Engineer added that hours of operation for a 24/7 establishment are not addressed in the Zoning and a variance or change in zoning would be needed. Mr. Kelley asked if the Board could make a decision, Town Attorney stated that if changes are made or variances are obtained then the Planning Board could approve, but as proposed it would have to be referred.

**MOTION TO APPROVE MINUTES**

**Motion to approve September 27, 2023 Minutes.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to approve the minutes for Wednesday, September 27, 2023 meeting.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**OTHER BUSINESS:**

Town Attorney suggested that Board cancel the second meetings in November and December.

Motion made by Theresa Santiago, 2<sup>nd</sup> by Robert Whitney to cancel the Wednesday, November 22, 2023 meeting and Wednesday, December 27, 2023 meeting.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**OTHER BUSINESS continued:**

Chairman asked what the process was for a DEIS (Draft Environmental Impact Statement), Town Engineer explained that it involves multiple issues and it is when a positive declaration was made, to allow for additional studies and that is the long form EAF (Environmental Assessment Form) and involves multiple agencies and consultants.

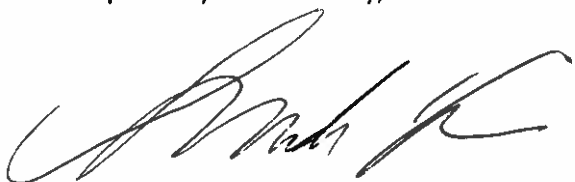
**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn October 11, 2023 Planning Board meeting at 8:09 pm.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk