

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, DECEMBER 11, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Willard Schadt

Theresa Santiago

Patrick Kean

BOARD MEMBER ABSENT: Craig Wagner-Vice-Chairman

OTHERS PRESENT:

Glen Plotsky-Town Attorney

John Nosek-Representative from Fusco Engineering

Jim Farr-Special Consultant for Dragon Springs

Alan Schock-Town Councilman

Rob Whitney-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:00 pm Chairman Robert Vicaretti.

DRAGON SPRINGS – ROOF MOUNT SOLAR – GALLEY HILL RD – SITE PLAN –

Levi Browde-Representative for Applicant

Mr. Browde explained that this is a roof mount solar of 300 KW on an existing structure, it is the theater and office building. It is a flat concrete roof, there is already a fire barrier, this will accommodate 15% of the energy they use. He showed them on the map where it would be placed. Chair asked if there was any pitch to the roof, Mr. Browde answered there was a slight pitch. Mr. Farr acknowledged because of the large scale for the solar needed a full site plan would be needed and directed the Applicant on where to find all requirements for the plans in the Zoning. He also stated that a public hearing would be needed. Mr. Farr further explained that they would also have to show how it would be connected to the utilities and also get a letter from Orange and Rockland, he suggested they go through the checklist of what is needed and then submit a full site plan to the Clerk. Town Attorney acknowledged that when the site plan is received they will be placed on the next agenda and if Mr. Farr deems it complete at the next meeting GML-239 could be circulated and a public hearing could be scheduled. He continued that GML-239 needed to be done due to its proximity to the railroad. Town Attorney added that if they get the plans in 14 days before the next meeting they can be placed on the January 8, 2025 agenda. He further added that the plan needs to show all buildings and roads already present. Town Attorney stated that the escrow would have to wait because he was not sure how it worked with Mr. Farr.

LEMISH – PEENPACK TRAIL – 2<sup>ND</sup> HOME OR HOME OCCUPATION DISCUSSION –

Leeshai Lemish-Applicant

Town Attorney apologized for not being present at the last meeting, but he did go through the Zoning and this is located in the RR Zone (Rural Residential). It was presented as a log cabin on wheels for when family visits, John Nosek asked how it would be set, Mr. Lemish answered on blocks. Town Attorney stated that it would not be temporary then this would be permanent, he added that it was talked about making it a home office for his real estate business but it doesn't fit into the definition, this is more like a single wide manufactured home, he asked if it was a kitchen or a bath. Mr. Lemish answered yes. Town Attorney stated that single wides are only allowed in Manufactured Home Communities, he could connect the home to his and make it a 2 family that would just be permitted through the Building Department. He added that the only other option would be to get a variance from the Zoning Board or Appeals (ZBA) for the second home. Chair stated that he could either go to the ZBA or put it on a foundation and attach it to the existing home. Mr. Lemish recapped that his options are put it on a foundation and attach to the home by a breezeway or something, go to the ZBA, or it can be used as a home office but it wasn't purchased as that. Town Attorney suggested that the Board refer him to the ZBA for interpretation/variance so it's already done and then he doesn't have to come back and ask.

Motion made by Theresa Santiago, 2<sup>nd</sup> by Patrick Kean to refer Mr. Lemish to the ZBA.

**Vote 4 Ayes:** Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**PLANNING BOARD MEETING DECEMBER 11, 2024 continued –**

**MOTION TO APPROVE MINUTES**

**Motion to approve minutes from November 13, 2024 Meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Patrick Kean to approve the minutes for Wednesday, November 13, 2024 meeting.

**Vote 4 Ayes:** Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**OTHER BUSINESS:**

Chairman acknowledged that this would be John Nosek's last meeting and wished him luck and thanked him for his years advising the Board and stated he would be greatly missed. He also added that Town Attorney was retiring as well but would stay on, on a Part-time basis as the Town Attorney for the Board.

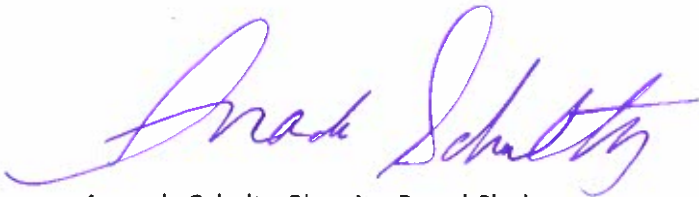
**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Patrick Kean to adjourn December 11, 2024 Planning Board meeting at 7:32 pm.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk