



APPROVED

TOWN OF DEERPARK PLANNING BOARD – MARCH 9, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, March 9, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS:

Bob Vicaretti-Chairman	Craig Wagner- Vice Chairman
Mike Hunter	Theresa Santiago
Tom Faggione	Rob Whitney

ABSENT BOARD MEMBER: Willard Schadt

OTHERS PRESENT:

David Dean, Town Councilman
 Al Schock, Town Councilman
 Glen Plotsky, Town Attorney
 Al Fusco III, Fusco Engineering for Town

Meeting brought to order at 7:01 pm.

Pledge of Allegiance

DEERPARK VILLAGE EXTENSION –

Alexander Roberts-Executive Director of the Community Housing Innovations

Glen Plotsky, Town Attorney stated that when the approval was given it was for 3 years and the first two years they didn't have to come back, but the end of the second year is coming up. He further explained to his understanding there is a new owner and as a result they are requesting the 3rd year and after that then they would have to come back to talk to Board. Mr. Roberts introduced himself and explained that they were a nonprofit corporation based out of White Plains; he stated that they acquired this at the end of last year; they have looked at land and plan on developing it. He continued they are looking at the opinions and that is why they are asking for the extension. Chairman stated that this was originally approved for multiple senior housing units. Town Attorney acknowledged yes. (As per conversation with Town Attorney and Escrow Manager, Danielle Glynn all current balances will be returned to previous owners and a different Escrow will be set up for new owners.

Motion to adopt a 1 year extension for Deerpark Village.

Motion made by Craig Wagner, 2nd by Theresa Santiago to adopt a 1 year extension for Deerpark Village.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti

MOTION CARRIED

DATANG DEVELOPEMNT LLC. – DEERPARK COMMONS – SITE PLAN REVIEW AND SUBDIVISON –

Representatives for DaTang:
 Alan Adler – Managing Partner
 Richard Goldman – Attorney
 David Zigler – Engineer

Mr. Adler stated that Deerpark Commons is located on Galley Hill Rd; he continued stating that this addition will create a "Small Chinese Classical Village" complete with a hotel, residences, restaurants and retail establishment. Mr. Adler further acknowledged that he feels it will be beneficial to the community, in attracting tourists and others of "good character" to the area. He went on to state that they look forward to working closely and opening with the Planning Board, he also stated that they have read the Town Regulations and feel that the application is in compliance with Zoning and Subdivision Laws.

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DATANG DEVELOPEMNT LLC. – DEERPARK COMMONS – SITE PLAN REVIEW AND SUBDIVISON –

Mr. Zigler continued the presentation explaining the different maps of the property and what each one consists of; it is 9 tax lots totaling about 190 acres. He further stated that there is a 250,000sqft hotel with 400 rooms, a convention center, restaurants and 400 parking space garage underneath; 660,000sqft retail and commercial; and 662 residential units. Mr. Zigler went on to state that a subdivision is going to be needed because the new roads will divide some of the current properties and a 6-lot subdivision will be necessary. David Zigler continued that this application will have its own water treatment facility and water storage tank. He also stated that this application is an overall concept and each Phase will be broken down with more detail when the time comes. Mr. Goldman then further explained that this is an overall concept plan and the SEQRA form has been submitted, more has to be done and enhanced plans will be provided as the project moves to each Phase and a number of studies will have to be done. He continued by asking The Planning Board to type the action as Type 1 and declare intent to be Lead Agency, and start the GML 239 process. Town Attorney questioned the adjoining parcel that is not included in the plan; Rick Goldman stated that DaTang does not have ownership of that property. Town Attorney continued that he sees no problem with typing the action and declaring Lead Agency but he feels we should hold off on the 239 process until there is more detailed plans and more discussions with Town Engineer and Applicant.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Tom Faggione, 2ND by Theresa Santiago to declare intent for Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Motion to Type the Action for SEQRA.

Motion made by Craig Wagner, 2ND by Theresa Santiago type the action as TYPE 1 for SEQRA purposes.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Rick Goldman then questioned how Escrow works for the Town; Chairman stated that the Town Attorney and Town Engineer set the amount. Town Attorney stated that there is a form that has to be filed out and signed and a copy will be given at all. Escrows were established as \$1,500 for Attorney, \$10,000 for Engineer and form was signed by Town Engineer, Town Attorney and Representative for Applicant and copies given to all. A copy will be placed in the file and a copy will be given to Escrow Manager, Danielle Glynn.

APPROVAL OF FEBRUARY 24, 2016 MINUTES –

Motion to Approve February 24, 2016 Minutes.

Motion made by Mike Hunter, 2ND Rob Whitney by to Approve February 24, 2016 Minutes.

Vote 5 Ayes: Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti. Theresa Santiago abstained because she was not present at Meeting.

MOTION CARRIED

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OTHER BUSINESS –

Chairman stated that he went to the Associations of the Towns in New York City and it had very informative seminars. Chairman also stated that he went to a Solar seminar in Sullivan County that was very helpful, and suggested to other Board Members to attend one of the seminars. Dave Dean stated that the Town is going to come up with something after looking at what the State adopts in the Zoning to address Solar Farms.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner, to Adjourn March 9, 2016 Planning Board Meeting at 7:50 p.m.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary