



**APPROVED**

**TOWN OF DEERPARK PLANNING BOARD – APRIL 27, 2016**

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, April 27, 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  
Mike Hunter  
Tom Faggione

Craig Wagner- Vice Chairman  
Theresa Santiago

**ABSENT BOARD MEMBERS:** Willard Schadt and Rob Whitney

**OTHERS PRESENT:**

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

Meeting brought to order at 7:06 pm.

Pledge of Allegiance

**PARAGON SUBDIVISION – LOREN MCCUNE – 11-LOT SUBDIVISION –**

John Fuller – Engineer  
Loren McCune-Applicant

John Fuller started by stating that a few of the outside agencies have provided correspondence and there have been revisions to the maps that addressed some of Fusco Engineering Comments from a month ago. Chairman questioned if the comments from last month have been satisfied. Town Engineer stated most of them have been, site distance on the Town road could be fixed with vegetation clearing, a couple typos on the new EAF. John Fuller stated that because of the speed limit in that area it meets site distance but can accommodate and clear more vegetation. Mr. Fuller acknowledged that DOT (Department of Transportation) questioned if the Driveways on 209 are going to be shared or separate, he continued by saying that after talking with applicant separate driveways will be better. He went on to say that shared driveways can lead to complications for property owners, he asked what the Board preference was so when they go back to DOT he can let them know. Chairman stated that the consensus of the Board seems to be separate driveways. Tom Faggione questioned if the lots facing Route 209 will have a separate driveways as well, Mr. Fuller answered yes. Mr. Faggione also questioned what a recreation proposal is; John Fuller stated that for a major subdivision a monetary donation is given to the Town Parks and Recreation instead of building a recreational facility onsite. Chairman questioned the acreage of disturbance on the EAF form, Al Fusco Jr. stated that it is for storm drainage work, and what will be required is a construction fence on the area of disturbance. Town Engineer continued regarding the monetary donation for recreation that the Planning Board and even Town Board should consider making it policy and suggested \$1,000/lot. Chairman then questioned if action needs to be taken on the GML-239, Al Fusco Jr. stated that it was been sent out already, County has already responded. Town Attorney and Town Engineer suggested that a Public Hearing can be scheduled.

**Motion to Schedule a Public Hearing.**

Motion made by Tom Faggione, 2<sup>ND</sup> by Theresa Santiago to schedule a Public Hearing for June 8, 2016 for Loren McCune, Paragon Subdivision.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes April 27, 2016**

**PARAGON SUBDIVISION – LOREN MCCUNE – 11-LOT SUBDIVISION –**

John Fuller – Engineer

Loren McCune-Applicant

John Fuller acknowledged that a representative of the Applicant would like to address the Board, Chairman confirmed it was fine. Zenon Dolnycyj stated he was a partner with Mr. McCune in Unison Enterprises, he feels that the subdivision and any future endeavors will be beneficial to the Town and all policies of the Town will be followed. He continued that they plan on putting an application into the Building Department for Lot 1 to start building as soon as possible and was wondering if it was going to create any issues with the application. Town Attorney stated that they cannot put any applications to the Building Department until the subdivision is approved because it will go in for the lot as a whole and the subdivision will go away. Tom Faggione asked if the proposed action will be done in multiple phases, Mr. Dolnycyj answered no.

**SOUTHERN REALTY & DEVELOPMENT, LLC – DOLLAR GENERAL SITE PLAN –**

Zachary Peters – Engineer

John Joseph – Applicant

Mr. Peters started off the presentation by saying this is a more detailed plan than before and they have also provided the Full EAF, also there is landscaping on the new map, the lighting plan is complete and will be on the next set of maps. He continued that the storm water prevention is not complete and preliminary soil testing has been done and will get together with the Town Engineer to witness testing. Town Engineer went over their comments; a copy will be placed in the file. Town Engineer suggested that there was enough information to send out the GML-239 and declare intent to be Lead Agency. Mike Hunter asked if the roof on this Dollar General will be flat like the pictures provided or more like the one that is being built in Eldred with a peaked roof. Zachary Peters answered it will be a flat roof. Mr. Hunter also questioned if a buffer will be built because of the D&H Canal being right behind the proposed structure, Mr. Peters stated that a retaining wall will be constructed and the back of the store will serve as part of the wall. Tom Faggione questioned if there would only be one entrance/exit, Mr. Peters responded yes. Mike Hunter asked if the site distance is considered off of Route 211, Mr. Peters stated that DOT will take that into consideration.

**Motion to start the GML 239 process.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Tom Faggione, to start the GML 239 process.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

**MOTION CARRIED**

**Motion to Declare Town of Deerpark Planning Board Lead Agency.**

Motion made by Tom Faggione, 2<sup>ND</sup> Craig Wagner by to declare intent for Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

**MOTION CARRIED**

Chairman asked if the Hours of Operation was put on site plan map, Zachary Peters stated that yes they were put on. Town Attorney stated that by the June 8 meeting, the County will have the required 30 days to respond and will tentatively put this matter on the Agenda.

**Planning Board Minutes April 27, 2016**

**OTHER BUSINESS:**

Dave Dean questioned what a DEC Heritage Report is; Mr. Fusco explained that it was a report done online that says what the environmental disturbance is for the animal species. Mr. Dean asked how long this has been in effect, Al Fusco Jr., stated it was established about a year ago. Al Schock questioned why the public hearing could not be scheduled earlier for the McCune Subdivision, Town Engineer answered that they need 30 days to circulate the public notice. Dave Dean stated that with all the submissions before the Planning Board he suggested holding work sessions to focus on the bigger projects. Chairman suggested a workshop could be set up for Deerpark Commons for the next meeting on May 11, after the regular Agenda items taken care of.

**APPROVAL OF APRIL 13, 2016 MINUTES –**

**Motion to Approve April 13, 2016 Minutes.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to Approve April 13, 2016 Minutes.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione Bob Vicaretti.

**MOTION CARRIED**

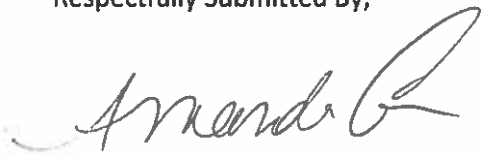
**Motion to Adjourn Meeting.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Mike Hunter, to Adjourn April 27 2016 Planning Board Meeting at 8:01 p.m.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary