



The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JUNE 9, 2021. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Rob Whitney
Willard Schadt

Craig Wagner-Vice- Chairman
Theresa Santiago

OTHERS PRESENT:

John Nosek-Fusco Engineering
Glen Plotsky-Town Attorney
David Dean-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:08 p.m.

NEIGHBORHOOD SELF STORAGE – ROUTE 209 – EXPANSION – PUBLIC HEARING –

Mike Sandor-Representative for Applicant from MJS Engineering & Land Surveying, PC
Vincent Jones-Applicant

Secretary, Amanda Gorr read public hearing notice. Chairman asked if mailing were sent, Secretary advised that she verified and all adjoining were notified. Mr. Sandor gave a brief presentation stating that this is an existing self-storage facility and they were adding additional buildings to the front of the property toward the roadway and one in the back. He continued that they have provided landscaping along the fence line and landscaping on the left side of driveway. SHPO (State Historic Preservation Office) has given positive feedback, there are rattle snakes present but prepared a report of no dens on site. There are no wetlands in the area, and lightening is LED, no illumination toward road. There is only one bathroom in the office and SWPP (Stormwater Prevention Plan) was prepared and they have revised the drainage, it will also utilize the same entrance.

Public Comment:

No public Comment.

Mr. Sandor explained that Mr. Jones is working with contractors about fill and instead of the buildings being perpendicular to the road they will be parallel, he asked how that would change the site plan and asked to keep the public hearing open for one month to decide. Town Attorney replied that if the Board decided before the next meeting it will change the site plan and it will need to be amended, but felt there were no real impacts on the County comments and felt that it will not need to be recirculated. He then asked if Mr. Sandor would like to be put on the July 14 or July 28 meeting agenda, Mr. Nosek stated that final revisions would have to be in by July 14 for the July 28 meeting.

Motion to hold open public hearing.

Motion made by Rob Whitney, 2nd by Theresa Santiago to hold open the public hearing until July 28, 2021 for revision of maps for Neighborhood Self-Storage.

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

MOTION CARRIED

PLANNING BOARD MEETING JUNE 9, 2021 continued –

5 MAIN STREET – CONVENIENCE STORE – PRE-APPLICATION –

Linda Fedorka-Applicant/Property Owner

Jamie Fedorka-Applicant

Ms. Fedorka explained that this had been a convenience store at one time, it had been bought and fixed up for a restaurant but never followed through. She continued that people have approached her to rent it but most have little knowledge of what it takes to go through the process of getting approved and she doesn't want to have people come in and start renovations without approvals. She asked if she could get a pre-approval for commercial uses, she stated that she has a site plan for the septic that was accepted by the Department of Health. Town Attorney asked what Zone this was in, Theresa Santiago answered in the HMU. Town Attorney acknowledged that it is in a Zone where there is a list of permitted uses it wouldn't take long for analysis, there would be 30days that the County and NYS DOT (Department of Transportation) would have to be notified. He continued that if she had a confident tenant to have them fill out an application to start the process and then there would be 30days for the GML-239 and the public hearing would be the same period of time; 8–10-week process possibly, but she seemed to have her ducks in a row. Mr. Nosek asked if the septic on the plan was already installed, Ms. Fedorka answered yes. Town Attorney stated that the maps would just need to be revised with the specifics of the business that was going in; sign, number of employees, hours of operation. Mr. Nosek added that each use need approval because each use requires different parking regulations, Ms. Fedorka stated that the parking is already in place. Mr. Nosek advised that this would be a much quicker site plan to review. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$600** and John Nosek, stated that **Engineering Escrow** will be **\$1200** the Escrow Form was filled out and signed by Town Attorney, John Nosek for Fusco Engineering and John Fuller, Representative for Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy placed in the file.

BELLMAN OUTDOORS – 126 ROTUE 6 – BILLBOARD –

Todd Lawton-Representative from Bellman Outdoors

Chairman asked for clarification of what the official name of the project was, Mr. Lawton answered Bellman Outdoors. Mr. Lawton continued that in January he came before the Board with an application for a billboard and was referred to the ZBA for an interpretation. He stated he has submitted an updated site plan showing the access road. The ZBA determined at their May 20 meeting that the sign height would be taken off of Interstate 84 because that is the road that it services. Chairman asked if this was ready for GML-239, John Nosek answered not yet, Chairman stated that they will place this on the next agenda for review.

SPARROWBUSH 1 & 2 – WEST PEENPACK TRAIL – SOLAR –

Chairman explained that the Applicant is not present they are based out of Boston and could not get someone here for the meeting, but sent a letter to update. Secretary, Amanda Gorr acknowledged that they will have their Building Permit before the end of the month. Town Attorney suggested to extend the approval in case there is an issue obtaining the permit.

Motion to grant extension.

Motion made by Theresa Santiago, 2nd by Rob Whitney to grant extension until December 8, 2021 for Sparrowbush NY 1 & 2.

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

MOTION CARRIED

PLANNING BOARD MEETING JUNE 9, 2021 continued –

MOTION TO APPROVE MINUTES.

Motion to May 12, 2021 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, May 12, 2021 meeting.

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

MOTION CARRIED

OTHER BUSINESS-

Chairman acknowledged that on the Schmidt Site Plan that it was conditioned on the cancelled check and completed application to NYS DOT and we now have that.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn June 9, 2021 Planning Board meeting at 7:53 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary