

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 14, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Theresa Santiago

Craig Wagner-Vice-Chairman

Willard Schadt

BOARD MEMBER ABSENT: Patrick Kean

OTHERS PRESENT:

John Nosek-Representative from Fusco Engineering

William Bavoso-Representative for Glen Plotsky

Alan Schock-Town Councilman

Rob Whitney-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:04 pm by Chair Robert Vicaretti.

RONG JIN – 278 NEVERSINK DR – GROUND MOUNT SOLAR – PUBLIC HEARING –

Stephanie Cosman-Representative for Applicant from Empire Solar.

Ms. Cosman gave a brief presentation of the project, this is a residential ground mount solar, there is screening, there will not be any battery storage, landscaping will be done. John Nosek stated that an approval could be given contingent on Fusco Engineering comments from July 22, 2024.

Motion made by Theresa Santiago 2nd by Craig Wagner to open public hearing for Jin Solar.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Chairman asked if mailings were done and verified, Secretary Gorr answered yes. Secretary read the public hearing notice into record. Chair asked if there were any comments from the Board, all answered No. He asked if there were any comments from Mr. Bavoso, he answered No. Chair opened the floor for public comment.

Public Comment:

Grace Woodard: Ms. Woodard asked if this was the new home that was being built on Neversink Dr., Secretary answered that it was not the new home, it is a pre-existing home. She then stated that any buffering should not be an option, it should be required and part of the law by the Town.

No further Public Comment.

Motion made by Theresa Santiago 2nd by Craig Wagner to close public hearing for Jin Solar.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Chair asked if Ms. Cosman wanted to respond to any comments, she stated that there is a lot of natural screening and they will be doing additional plantings.

Motion made by Theresa Santiago 2nd by Craig Wagner to approve application contingent on comments from Fusco Engineering dated July 22, 2024 and fees paid for Jin Ground Mount Solar.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

TOWN OF DEERPARK – BOEHMLER RD & PEENPACK TR – LOT LINE CHANGE –

Alan Schock-Representative for Applicant-Town of Deerpark

Mr. Schock explained that the Town is selling Boehmler Park to the City of Port Jervis and during a survey it was found there were a few encroachments, one being a shed and the other a driveway. This will fix those encroachments and give a small piece to 3 Residents of the Town that border the property. It encompasses 186 acres, and the Town does not need to adhere to their own Zoning this is just being done a formality. John Nosek asked if all dwellings were existing, Mr. Schock answered yes, he added that the buyer has no problem with this change in the lot. Chair stated that this will then go to the Assessor's Office and Glen Plotsky for deeds.

PLANNING BOARD MEETING AUGUST 14, 2024 continued –

TOWN OF DEERPARK – BOEHMLER RD & PEENPACK TR – LOT LINE CHANGE –

Motion made by Willard Schadt 2nd by Craig Wagner to waive a public hearing for the project.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Motion made by Theresa Santiago 2nd by Craig Wagner to approve the lot line change for the Town of Deerpark contingent on deeds being drawn up by Town Attorney.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

IPP SOLAR – HONDERS – ROUTE 209 – SOLAR ARRAY –

Joseph Hens-Representative from Ingalls, Engineer for Applicant

Maziar Dalaeli-Representative from IPP Solar

Robert Honders-Applicant

Mr. Hens stated that the applicant is ok with a chain link fence and the new submission reflects that, he feels all comments have been addressed. NYSDOT cannot move forward without a SEQRA determination, but have stated they are good with the entrance, also a Draft NOI (Notice of Intent) has been done. Chairman acknowledged that the Town Attorney is not present and would like to defer any motions until Mr. Plotsky is back, there is still questions on the decommissioning bond and need an approval from Glen. Mr. Dalaeli stated that the bond will be the same as the last project. John Nosek asked if the draft NOI has been filed with the DEC, Mr. Hens replied yes. Mr. Nosek stated that a letter from the DEC and DOT that the draft NOI was good and entrance. The Board could make a SEQRA determination but need an approval from Glen Plotsky for the decommissioning bond. Maziar Dalaeli acknowledged that he understands that the Town Attorney is not present but there are NYSERDA incentives that will be lost if this is pushed to another meeting. Chair apologized but stated he would feel better with the Town Attorney at the meeting. Chair asked Mr. Bavoso if Glen Plotsky was working remotely, he answered yes. Chair stated that we can send Glen the minutes and he can advise the Board and the applicant can come back in 2 weeks. John Nosek told the applicant to send in a set of plans that show the fence on the site plan, get it in within the time frame and they would be put on the agenda for the next meeting. Chairman asked if there was a certain profile for the fence that was needed, John Nosek stated that it was a standard 6ft high chain link fence.

MOTION TO APPROVE MINUTES

Minutes will be tabled until the next meeting.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn August 14, 2024 Planning Board meeting at 7:33 pm.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk