

The Town of Dærpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 23, 2023. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Willard Schadt  
Theresa Santiago

Craig Wagner-Vice-Chairman  
Rob Whitney

**OTHERS PRESENT:**

John Nosek -Representative from Fusco Engineering  
Alan Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:01 p.m.



**GOLDEN BASIN – 443 US ROUTE 209 – SITE PLAN – PUBLIC HEARING –**  
Jian Hu-Representative for Applicant

Mr. Hu stated that this project will be in the same footprint as the building that was there, with the same accesses and parking, the 1<sup>st</sup> story will have a convenience store and the 2<sup>nd</sup> will be 2 apartments. He continued that they are welcome to any feedback from the Board or the Residents. John Nosek went through the comments from Fusco Engineering, that the plans need to be signed by a licensed land surveyor, a note needs to be on the plans for no alteration to the existing entrance off NYS Route 209, fire separation needs to be between the 2 floors, cubing and sidewalks are shown that are not being done, landscaping needs to be shown.

Motion made by Theresa Santiago 2<sup>nd</sup> by Craig Wagner to open the public hearing for Golden Basin.

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

**MOTION CARRIED**

Secretary read public hearing notice into record. Chairman asked if the mailings were done, Secretary stated they were all good. Public stated they could not hear what was being said, John Nosek repeated that this would be a 2-story building with a convenience store on the ground floor and 2 apartments above in the existing footprint of the building that was removed. Chairman opened the floor for public comment.

Public Comment:

Elaine Vashel- Ms. Vashel asked when the building process would start.

John Nosek- Mr. Nosek answered that the applicant still has to resubmit plans and the Board has to take action before this goes to the Building Department to begin building.

Motion made by Robert Whitney, 2<sup>nd</sup> by Craig Wagner to close the public hearing for Golden Basin.

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

**MOTION CARRIED**

John Nosek acknowledged that SEQRA can be done.

Motion made by Robert Whitney, 2<sup>nd</sup> by Craig Wagner to declare a negative declaration for SEQRA purposes.

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

**MOTION CARRIED**

**4S ENTERPRISES – 824 PEENPACK TRAIL – 2-LOT SUBDIVISION –**

Holly Fuller-Representative for Applicant

Mrs. Fuller stated that this is property that borders Peenpack Trail, Route 42 and Parks Rd, there is an existing home on the Peenpack Trail side and they wish to subdivide the property and put a house on the new lot that would be accessed off of Parks Rd it will have its own well and septic. John Nosek asked if this would need variances, Mrs. Fuller answered no. John Nosek stated that GML-239 would need to be done and that a public hearing could be scheduled for the 2<sup>nd</sup> meeting in September. Chairman asked about perc tests, Mr. Nosek replied they are usually done before approval is given.

Motion made by Theresa Santiago 2<sup>nd</sup> by Craig Wagner to circulate the GML-239 review.

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

**MOTION CARRIED**

Motion made by Theresa Santiago 2<sup>nd</sup> by Craig Wagner to declare intent to be Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING AUGUST 23, 2023 continued –**

**4S ENTERPRISES – 824 PEENPACK TRAIL – 2-LOT SUBDIVISION – continued –**

Motion made by Theresa Santiago 2<sup>nd</sup> by Craig Wagner to schedule a public hearing for Wednesday, September 27, 2023 at 7PM for 4S Enterprises.

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

**MOTION CARRIED**

**NEW CENTURY – 517 NEVERSINK DR – SITE PLAN REVIEW –**

Ryan Fellenzer-Representative for Applicant

Mr. Fellenzer explained that at last meeting they received a negative dec and there was a review of the proposed conditions. Chairman acknowledged that there was a response from the NYS DOT, John Nosek added that they are asking for a turning lane. Mr. Fellenzer stated that any change would have to go to DOT for approval and that could be made a condition of the conditional approval. Chair stated he was hesitant on a conditional approval without the Town Attorney he would like to wait for counsel and delay it to the next meeting. Willard Schadt stated he would feel comfortable waiting for a conditional approval with all the conditions written and read into record. Mr. Fellenzer stated he was hoping that Mr. Fusco's comments would suffice. Chair added he felt uncomfortable making a decision without legal counsel. John Nosek acknowledged he was not at the last meeting and questioned if a negative dec was done, Secretary answered yes neg dec and type 1 action was motioned and carried. Mr. Fellenzer asked Secretary to add this application to the next meeting. Craig Wagner stated he felt that it could wait to issue the conditional approval. Willard Schadt stated that if they needed this turning lane a study would have to been done and engineering. John Nosek stated that the County would have to comment on this and it can be resent with the change for their input.

**MOTION TO APPROVE MINUTES**

**Motion to approve August 9, 2023 Minutes.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Theresa Santiago to approve the minutes for Wednesday, August 9, 2023 meeting.

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

**MOTION CARRIED**

**OTHER BUSINESS**

Willard Schadt asked about the property at the old C&D Battery and what was going on with it, Chairman stated that the DEC is handling the cleanup. John Nosek noted that they had not been before the Board in about 8 months and that next time John Fuller is at a meeting to ask him if he knew the progress.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn August 23, 2023 Planning Board meeting at 7:36 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk