

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 13, 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:**

Glen Plotsky-Town Attorney  
John Nosek -Representative from Fusco Engineering  
Dave Dean-Town Councilman  
Alan Schock-Town Councilman



Pledge of Allegiance

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

**ARTHUR BRACE – BOEHMLER RD – PRE-APPLICATION –**

Arthur Brace-Applicant

Mr. Brace explained that this is a lot line change. He showed drawings to the members and Consultants. Chairman acknowledged that he had come before the Board for this. Town Attorney confirmed on October of 2022 he came for a lot line change and was told to get updated maps and an application. He stated that he saw no setback issues, it looks like one line is changing 50ft creating a flag lot on the larger parcel. He continued that all setbacks meet Zoning on the smaller lot, the Board could waive a public hearing, and motion to refer this to the Assessor with the conditions that he file an application and approval of deeds by the Town Attorney.

Motion made by Theresa Santiago 2<sup>nd</sup> by Craig Wagner to waive a public hearing for Mr. Brace.

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

**MOTION CARRIED**

Motion made by Craig Wagner 2<sup>nd</sup> by Robert Whitney to refer lot line change to the Assessor conditioned on Town Attorney review of the deeds, a completed application submitted and payment of fees.

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

**MOTION CARRIED**

**EDDY FARM RD – 2<sup>ND</sup> PRE-APPLICATION –**

Joseph Hoehmann -Representative for Chinese Christian Herald Crusades, Inc

Chairman acknowledged that the applicant was asked to come back for another pre-app due to a legality that was to be researched. Town Attorney stated that this property is in the HMU District and want they presented at the pre-app conference was permitted in the district with Planning Board approval. Chairman suggested they prepare a site plan and submit an application to the Board for a review.

**DEERPARK VILLAGE – WILSON RD – EXTENSION –**

Demetris Colocassides-Representative for Applicant

Mr. Colocassides stated they are ready to proceed with lenders and they are looking to close but they need an extension to be extended and it will be after the previous extension given. Town Attorney explained the Applicant has an extension until November 8, 2023 but the Board can grant a 6 month to May 8, 2024.

Motion made by Robert Whitney 2<sup>nd</sup> by Willard Schadt to grant an extension until May 8, 2024 for Deerpark Village.

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

**MOTION CARRIED**

**IPP SOLAR – HONDERS SOLAR – ROUTE 209 – QUESTION –**

Warren Rosenthal-Representative from IPP Solar for the Applicant

Mr. Rosenthal explained that they were looking for a waiver to fence in the entire solar project, it is not visible to anyone. The fence is mainly for security reasons, there are minimum requirements for the state and it is not necessary from the state. Town Attorney acknowledged that previous solar projects had to go to the ZBA for fence height so the Town changed the requirements, but if the applicant can produce documentation showing that a fence is not needed, Board can consider. Chairman suggested that the Town Attorney research and have the applicant come back in 2 weeks at the September 27<sup>th</sup> meeting to see what the results show.

**PLANNING BOARD MEETING SEPTEMBER 13, 2023 continued –**

**GOLDEN BASIN – 443 ROUTE 209 – SITE PLAN REVIEW –**

No one showed for Application.

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

Ryan Fellenzer-Representative for Applicant

Mr. Fellenzer explained that a response was submitted to the comment letter from Fusco Engineering and supporting documentation was also supplied. Chairman asked if the SWPP was received, John Nosek answered yes. Town Attorney acknowledged that the Board requested a written list of conditions, also a resolution was written for SEQRA that on August 9, 2023 a negative declaration and a Type 1 action was motioned and voted on. The written solution was read into record by the Town Attorney; a copy will be attached to the minutes. Chairman stated there were 10 conditions. Town Attorney added that the Escrow for SWPPP needed to be figured out with the Town Engineer and also the landscaping bond to get the number adjusted with inflation, and the Town Board will vote on it.

**MOTION TO APPROVE MINUTES**

**Motion to approve August 23, 2023 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, August 23, 2023 meeting.

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

**MOTION CARRIED**

**OTHER BUSINESS:**

Chairman thanked Town Attorney for reading the resolution. Willard Schadt stated he was very pleased with the resolution.

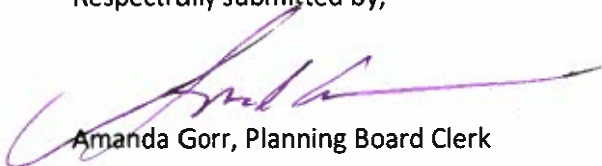
**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn September 13, 2023 Planning Board meeting at 7:38 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk