

DEERPARK PLANNING BOARD - APRIL 11, 2012 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, April 11, 2012 at 7:00 p.m. at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman Willard Schadt Theresa Santiago Derek Wilson Craig Wagner Bob Vicaretti

OTHERS

Mr. David Bavoso, Town Attorney Mr. Alfred A. Fusco, Jr, Town Engineer Mr. David Dean, Town Board Liaison
Ms. Diedra Keppler, Applicant Mr. Timothy Gottlieb, Gottlieb Engineering

THE PLEDGE OF ALLEGIANCEDIEDRA KEPPLER –PRE-APPLICATION CONFERENCE

Represented by herself 283-6600

Owner/ Applicant Diedra Keppler wishes a lot consolidation on property located at

Big Pond Rd., Huguenot, N.Y.

It is an HMU zone.

Section –Block –Lot = 38 – 1 - 89.2

Applicant was referred by the Building Inspector.

Ms. Keppler told the Board that she had two adjoining pieces of property, and wishes to dissolve the property line between them, because she wants to build a pole barn. She said that she gets two tax bills now.

The Board briefly perused the applicants' map, and determined that this would be a simple lot consolidation.

The secretary handed Ms. Keppler a Planning Board application, and explained the pages.

Ms. Keppler thanked the Board.

After the applicant had left, the secretary was instructed to contact her, and advise her that a Town Engineering escrow account of \$500. and a Town Attorney escrow account of \$250. would have to be established in the Town Supervisors' office, when she submits her application.

CAMP DEERPARK - #08-0802

Represented by Mr. Timothy Gottlieb, Gottlieb Engineering 794-5506

Owner/ Applicant Camp Deerpark is proposing to expand their camp located on Brandt Rd.,

Cuddebackville, N.Y.

It is an RR Zone.

Section –Block –Lot = 7 - 1 - 38

Application submitted March 4, 2010

Mr. Gottlieb said that his client has finally received all of her permits from the Health Department and the NYSDEC, i.e., stormwater permit and septic system permits, and respectfully requested a final approval.

Al Fusco read his technical comment memo, dated March 26, 2012: Enclosed please find 12 copies of the following information relative to the review of plans in anticipation of Final Approval of the Site Plan for the Camp Deerpark project:

-) Plan sets dated September 9, 2011, latest revision dated December 2, 2011;
-) Orange County Department of Health correspondence dated December 22, 2011 regarding the approval of the plans for the Water Supply and Distribution System for the facility.
- 3) Orange County Department of Health correspondence dated March 12, 2012 regarding the approval of the plans for the Sewage Disposal System for the facility.
- 4) New York Stated Department of Environmental Conservation correspondence dated March 2, 2012, regarding the issuance of the State Pollutant Discharge Elimination System Permit (SPDES) for the facility.
- 5) New York State Department of Environmental Conservation correspondence dated June 30, 2011, regarding The Acknowledgement of Notice of Intent for coverage under the SPDES General Permit for Storm Water Discharges from Construction Activity, General Permit No. GP-0-10-001, for the facility."

Al Fusco said that Board comments will also be put into consideration here.

Willard Schadt asked if there's any reason why the Town would require a bond?

Al Fusco answered no, he recommended that the bond be waived for the public improvements, because the project is not located on a major highway, and it is not a critical project, such as a fuel depot, etc.

Mr. Gottlieb agreed, saying that this is a not-for-profit, and they have to go through funding, and a bond would be an added burden.

Bob Vicaretti asked what improvements have been made at the site?

Mr. Gottlieb answered that nothing has been done yet, because the applicant needs this Boards' approval first.

MOTION

Schock made a motion to waive the bond for the Camp Deerpark application. Schadt second. Roll call vote: Santiago, aye; Wagner, aye; Vicaretti, aye; Wilson, aye; Schadt, aye, Schock, aye. Motion carried.

MOTION

Al Schock said that based on the public hearings and submittals and permits, that this Board hereby issues a negative declaration on the Camp Deerpark project. Santiago second. Roll call vote: Santiago, aye; Wagner, aye; Vicaretti, aye; Wilson, aye; Schadt, aye, Schock, aye. Motion carried.

Derek Wilson asked if the applicant has been actively pursuing this project, as it has taken over two years?

Mr. Gottlieb answered that basically the NYSDEC has been the hold up.

MOTION

Wilson made a motion for conditional final approval, subject to payment of all feels. Santiago second. Roll call vote: Santiago, aye; Wagner, aye; Vicaretti, aye; Wilson, aye; Schadt, aye, Schock, aye. Motion carried.

DEERPARK VILLAGE - DISCUSSION # D-0012

Owner/ Applicant Deerpark Village Associates wishes to create Planned Residential Housing Units on property located on Wilson Road, Sparrowbush, N.Y.
It is a Planned Rural Residential Development (PRRD) Zone.
Section -Block -Lot = 23 - 2 - 32.2 & 38.8

MOTION

Schadt made a motion to go into executive session at 7:15 p.m. for the discussion of ongoing and current litigation, and invite the Town Attorney, the Town Engineer and the Town Board Liaison. Vicaretti second. Roll call vote: Santiago, aye; Wagner, aye; Vicaretti, aye; Wilson, abstain; Schadt, aye, Schock, aye. Motion carried.

MOTION

Schadt made a motion to come out of executive session at 7:55 p.m. Santiago second. Roll call vote: Santiago, aye; Wagner, aye; Vicaretti, aye; Wilson, abstain; Schadt, aye, Schock, aye. Motion carried.

COMMUNICATION FROM TOWN ATTORNEY

David Bavoso told the Board that his father, William Bavoso will be receiving a lifetime achievement award from the Orange County Bar Association on May 9, 2012, which is also a Planning Board meeting night, so there will be no Town Attorney attending that Planning Board meeting.

COMMUNICATION FROM THE TOWN BOARD LIAISON

Dave Dean said that the Town Board will be holding a workshop on Monday, April 16, 2012 at 7:00 p.m. at Deerpark Town Hall for discussion of Town Planning & Zoning, and business, and the Planning Board members are invited to attend.

ADJOURNMENT

Wilson made a motion to adjourn. Vicaretti second. Roll call vote: Santiago, aye; Wagner, aye; Vicaretti, aye; Wilson, aye; Schadt, aye, Schock, aye. Motion carried.

Meeting adjourned at 8:00 p.m

Respectfully submitted,

Barbara Brollier, secretary