

DEERPARK PLANNING BOARD - SEPTEMBER 25, 2013 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, September 25, 2013 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman
Bob Vicaretti

Mike Hunter
Theresa Santiago

Craig Wagner
Derek Wilson

OTHERS

Mr. Alfred A. Fusco, III., Town Engineer
Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board Liaison
Mr. Frank Breitweiser, Applicant
Mr. John Fuller, Civil Engineer

THE PLEDGE OF ALLEGIANCEALEXANDER HOTEL - PUBLIC HEARING - #13-0707

Represented by Mr. John Fuller, Civil Engineer

Owner/ Applicant / A. R. Realty Holdings wishes to covert the hotel into multi-family housing units,

Located at #1 Main St., Sparrowbush, N.Y.

It is an HMU Zone.

Section - Block - Lot = 47 - 3 - 4.2

Application received July 17, 2013.

SEE ATTACHED PUBLIC HEARING RECORD

Al Fusco referred to his technical memo, dated September 25, 2013;

1. Public hearing to identify neighborhood opinions-proof of mailing to be submitted.
This has already been done
2. All previous comments to be addressed by the board, Building Department, County, NYSDOT, and engineer.
3. Spoke to Mr. Fuller's office- no new submittals.
4. Board comments.

Derek Wilson asked what the square footage of the apartments will be?

John Fuller answered over 1,000 square feet.

John Fuller said that he will submit new submissions to the town engineers' office before the next meeting,

The public hearing for this application was held open, and will continue on October 9, 2013.

BREITWEISER LOT IMPROVEMENTS - # 13-0909

Represented by themselves 754-7148

Owners/ Applicants Frank & /Sharon Breitweiser are seeking a lot line change on property located at 201 Oakland Valley Rd., Cuddebackville, N.Y.

It is a RR Zone

Section - Block - Lot= 20 - 1 - 62.1 & 62.22

Application submitted September 12, 2013

Mr. Breitweiser said that the property is right next door, an estate of his late father-in-law, and wants to move the line. He indicated on the map, the location of the line, and where the new line would be located.

DEERPARK PLANNING BOARD - SEPTEMBER 25, 2013 - PAGE #**MOTION**

Wilson made a motion for lead agency. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Wilson, aye; Vicaretti, aye; Schock, aye.. Motion carried.

Al Fusco referred to his technical memo, dated September 25, 2013:

1. Oakland Valley Road is a county road and therefore, General Municipal Law 239 must be addressed before action.
2. New and old acreage on lots is to be cleared.
3. New deeds reviewed by engineer and attorney
4. Board comments.

Al Fusco said that the applicant is improving a non-conforming lot. He said that the acreage, printing on the map, is conflicting between the tax lot and the "subject parcel", the acreage numbers do not match. He asked that Mr. Breitweisers' surveyor needs to clarify the numbers. He also said that the words "contains 5.39 acres plus or minus to be joined..." needs to be eliminated and replaced with the wording "proposed acreage contains 6.51 acres." He also asked that the applicants' surveyor review the tax map, to make sure that it is correct.

According to GML 239, because the County needs 30 days to respond, the applicant will be scheduled to appear before this board again on November 13, 2013,

The board instructed the applicant to have his surveyor gets copies of the new maps, with the requested changes, back to the board, and town engineer, whom his surveyor can contact directly.

APPROVAL OF MINUTES - SEPTEMBER 11, 2013

Santiago made a motion to approve the minutes from the September 11, 2013 meeting. Wilson second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, abstain; Wilson, aye; Vicaretti, aye; Schock, aye.. Motion carried.

COMMUNICATION FROM THE TOWN ATTORNEY

Glen Plotsky told the board members that Monday evening, September 30, 2013, the attorney representing this board and the town board, concerning the Dragon Springs Buddhist, Inc. application, will be meeting with the Planning Board and the Town Board, however he didn't know the exact time. He said that as soon as he gets the specifics, he will email the secretary, who, in turn, can email the board members.

ADJOURNMENT

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

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Barbara Brollier, secretary