

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MARCH 22, 2023. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice-Chairman

Rob Whitney

Willard Schadt

Theresa Santiago

BOARD MEMBER ABSENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

Alfred Fusco Jr.-Town Engineer

Dave Dean-Town Councilman



APPROVED

Pledge of Allegiance

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

NEW CENTURY FILM - 517 NEVERSINK DR - SITE PLAN REVIEW-

Ryan Fellenzer-Representative for Applicant

Mr. Fellenzer stated that he appreciated that the meeting was held. He explained that there are new buildings and they plan on maintaining the existing currently approved uses. The new portion will be a 85 room hotel, restaurants, a costume shop and film studio also a waste water treatment plant (WWTP). There was a threatened and endangered species report, traffic impact study and archaeological study done. They are there to request a public hearing be scheduled. Chair asked Town Engineer to go through comments. Mr. Fusco stated that a Notice of Intent needed to be done, SPEDES permit would be needed for the waste water treatment plant (WWTP) and the OCDOH (Orange County Department of Health) would have to sign off, the OCDPW (Orange County Department of Public Works) and NYSDOT (New York State Department of Transportation) is reviewing the traffic study, SHPO wants an archaeological study done, Town may require a bond for the public improvements, provide geotechnical reports for new buildings, show current landscaping Board may require additional. He also suggested that the SWPPP should be included in the distribution of the GML-239. Willard Schadt asked if an Environmental Impact Statement should be done with this newest buildout. Town Engineer acknowledged that a positive declaration could be done but he believed the Applicant has provided enough information but if the Board chose they can do a DEIS. He continued that most of the information submitted is encompassed in the Draft Impact Statement. Mr. Fusco added that a negative declaration have been given in the past and Fellenzer Engineering has provided enough information but the Board can ask for more or can ask for a positive declaration. Mr. Fusco further stated that he is comfortable with the information provided to move forward with the application. Willard Schadt stated he had not received all the studies, Mr. Fusco asked Secretary to redistribute the link to all the Board members. Willard Schadt asked if after the public hearing they decided to do the positive declaration they can still do it. Mr. Fusco answered yes. Willard stated that he felt that at the public hearing public comment may trigger further information. The Board felt that the public hearing may have a larger turnout than the Town Hall can hold and that they should hold it at the Senior Center

**Motion to circulate the GML-239.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to circulate GML-239.

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

MOTION CARRIED

**Motion to schedule a public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to schedule a public hearing for April 26, 2023 at 7PM at the Town of Deerpark Senior Center.

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

MOTION CARRIED

**PLANNING BOARD MEETING MARCH 22, 2023 continued-**

**OTHER BUSINESS:**

Craig Wagner acknowledged a letter was received from Orange County about GML and asked Town Engineer to further elaborate. Mr. Fusco explained that this is so the County does not get so many in especially ones that are not a significant impact like simple subdivisions, the County has just been getting so many that they cannot get a response back within the required 30 days. Willard Schadt agreed some things are minimal and felt that it should be voted on.

**Motion to authorize Vice-Chair to sign Agreement regarding GML-239.**

Motion made by Willard Schadt, 2<sup>nd</sup> by Rob Whitney to authorize Vice-Chair Craig Wagner to sign Agreement form from Orange County regarding the distribution of GML-239.

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

**MOTION CARRIED**

Mr. Fusco acknowledged that it was nice to see everyone and hope all is well.

**MOTION TO APPROVE MINUTES.**

**Motion to approve March 8, 2023 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, March 8, 2023 meeting.

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

**MOTION CARRIED**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Robert Whitney to adjourn March 22, 2023 Planning Board meeting at 7:22 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



**Amanda Gorr, Planning Board Clerk**