

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MARCH 8, 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:

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



Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

51 US ROUTE 6 – VANHORN HOLDINGS LLC – PRE-APPLICATION –
Lincoln VanHorn-Applicant

Mr. VanHorn stated that he lives on Main Street in Sparrowbush, he currently is running a HVAC business out of building on Route 6, he is coming for a Change of Use. The change of use would be classified as automotive. Town Attorney stated that type of business is zoned for with Planning Board Approval, he acknowledged to he had the file pulled and the last time a site plan was done was in 1983 for a furniture store. Mr. VanHorn has operated a new use out of there, this will need Site Plan approval, a site plan from an engineer with more specifics on parking, a GML-239 will need to be done as well because of its proximity to Route 6. Willard Schadt asked if there was a dwelling on the property too, Mr. VanHorn answered yes it is a rental but is empty at the moment. Willard Schadt added that it looked like the driveway to the home is across the property line. John Nosek acknowledged that according to the map that Mr. VanHorn presented it shows a well for the house but no septic. Town Attorney asked to provide a copy of the deed to see if there is a right-a-way or it might have to be reconfigured. Willard Schadt asked what the line between the structures were, Mr. VanHorn answered that there used to be a motel on the site and it slopes down there, Secretary acknowledged that there was a motel there, there was a demo permit in the file to have it removed from years ago. John Nosek added that a short form EAF would be fine. Chair Wagner explained what Mr. VanHorn needs to come back. Town Attorney asked if he was going to sell the property, Mr. VanHorn answered eventually. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$750 and John Nosek, stated that **Engineering Escrow** will be \$1000 the Escrow Form was filled out and signed by Town Attorney, John Nosek, Representative for Fusco Engineering and Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

MOTION TO APPROVE MINUTES.

Motion to approve February 8, 2023 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, February 8, 2023 meeting.

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

MOTION CARRIED

Town Attorney stated that a motion should be made to enter into executive session and invite the Town Attorney, and Town Councilmen Schock and Councilman Dean to discuss potential litigation

Willard Schadt acknowledged that nothing else will be discussed and no further actions will be taken.

Grace Woodard stated that Quarry Management was discussed at the Town Board meeting and asked the Planning Board Members to drive Lime Kiln Road to see the massive mounds of dirt.

PLANNING BOARD MEETING MARCH 8, 2023 continued –

Motion to go into executive session.

Motion made by Theresa Santiago, 2nd by Willard Schadt, to pause the regular meeting and enter into executive session and invite Town Attorney, Glen Plotsky, to discuss possible litigation.

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

MOTION CARRIED

Motion to exit executive session.

Motion made by Willard Schadt, 2nd by Rob Whitney to exit executive session and enter back into the regular meeting.

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

MOTION CARRIED

Town Attorney asked to modify the original motion to invite Town Attorney, and Town Councilmen Schock and Dean into the executive session.

Willard Schadt stated that he modifies the original motion.

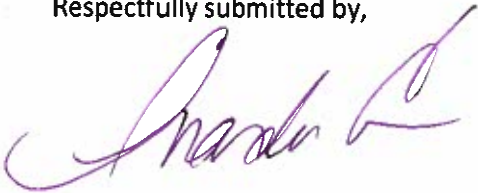
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Robert Whitney to adjourn March 8, 2023 Planning Board meeting at 8:04 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk