

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, OCTOBER 14, 2020. The Meeting was held VIA Zoom and at the Town Hall 420 Route 209, Huguenot, NY.

The following were present on the meeting:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Rob Whitney

Craig Wagner-Vice- Chairman

**BOARD MEMBERS ON ZOOM:** Willard Schadt, Theresa Santiago



**APPROVED**

**OTHERS PRESENT:**

Alfred A. Fusco III-Town Engineer, VIA Zoom  
Glen Plotsky-Town Attorney  
David Dean-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:02 p.m.

**GRONTIS – 250 OLD CAHOONZIE RD – GROUND MOUNT SOLAR – PUBLIC HEARING –**

Stefanie Kusmann-Representative for Applicant-VIA Zoom

Secretary read public hearing notice. Ms. Kusmann gave a brief description stating that they updated the plans to show the well and septic and stated that there was the question of screening, but it has a lot of natural screening already. Rob Whitney and Craig Wagner both acknowledged that they did a site visit and there is a lot of natural screening already on the property. Town Engineer stated that they reviewed the new plans and are happy with what was supplied and there are no further comments as long as screening present is satisfactory.

**Public Comment:**

Andree Zelno-249 Old Cahoonzie Rd- Ms. Zelno explained she lives across the street and asked where on the south side of the home that the solar array was going, she continued that there was a pond and trees on that side and questioned what size was the array and if it would be staked out.

Stefanie Kusmann- Ms. Kusmann answered that it was 675 sqft in size, it will be about 90ft off the road on the southern part of the property.

Robert Vicaretti- Chairman Vicaretti stated that the written comment needed to be extended for 2 weeks but oral comment could be closed.

**Motion to close oral portion of public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to close oral portion of the public hearing.

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

**MOTION CARRIED**

**Motion to leave open for written comment.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to leave the public hearing open for written comment until Wednesday, October 28, 2020 at 5pm.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING OCTOBER 14, 2020 continued –**

**PEENPACK MEADOWS – DISCUSSION –**

Town Attorney stated that it is unclear whether Mr. Lipman is still practicing and he has not heard anything. He suggested that either an extension could be made to allow him to get in touch with the applicant or representative or make a motion to let it revert to last approved use. Town Attorney acknowledged a year ago there was an extension granted to consolidate the 14 lots and approve the 3 lots.

**Motion to revert project to old status.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to revert Peenpack Meadows to the old status.

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

**MOTION CARRIED**

Chairman asked if a letter could be sent for the decision. Town Attorney stated he would send a letter to Mr. Lipman's Office and property owners.

**DEERPARK VILLAGE – EXTENSION – DISCUSSION –**

Harry Bakalis-Associate for Aspida Capital LLC-new owner-VIA Zoom

Chairman Vicaretti stated that there was a turn of events regarding this application. Town Attorney acknowledged that the prior applicant sold the property that morning and new deed was received but not recorded yet at the County. He suggested an extension be granted to allow for the new owner to pull permits. Chairman asked Mr. Bakalis if they plan to come back to the Planning Board for the proposed project, Mr. Bakalis answered that they are preparing maps. Town Attorney suggested 90 days.

**Motion to grant extension.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to grant a 90-day extension until the January 20, 2021 meeting for Deerpark Village.

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

**MOTION CARRIED**

**SINCLAIR GAS STATION – ROUTE 6 – SITE PLAN DISCUSSION –**

Jeremy Valentine-Representative for Applicant VIA Zoom

This is the Mobil gas station on Route 6 by 84, they would like to install diesel pumps in the back of the building with underground storage and would pave the driveway in the back. Town Attorney stated that **Attorney Escrow** will be **\$1000** and Town Engineer, Alfred Fusco III, stated that **Engineering Escrow** will be **\$1750** the Escrow Form was filled out. Secretary acknowledged that she would email a copy of the form to Town Engineer and Applicant for signatures. A completed copy will be given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file. Chairman asked if it was Sinclair or Mobil, Mr. Valentine answered that it is a Mobil station but they would like to keep the project name under Sinclair.

**Motion to distribute the GML-239 review.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to distribute GML-239 to required agencies for Sinclair Gas Station project.

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

**MOTION CARRIED**

Chairman explained that the next meeting could be for December 9, 2020 because of the 239 review takes at least 30 days and the November meeting would be pushing it. Mr. Valentine stated he would get the escrow amounts in before that.

**PLANNING BOARD MEETING OCTOBER 14, 2020 continued –**

**LINCOLN VANHORN – MAIN STREET – LOT LINE CHANGE –**

Lincoln VanHorn-Applicant

Chairman asked if the garage was put up on the other side of the lot line, Mr. VanHorn answered it had been that way since he purchased the property, but when he went to the Building Department to repair the garage it was found then that the garage was on the neighbor's property. Town Attorney explained that when he went for a Building Permit the encroachment was found so the Building Department sent him to the ZBA for a variance. ZBA suggested a Lot Line Change and referred him to the Planning Board, neighbor can give only 3 ft, so the setback is 10ft; he would need a variance for the remaining 7ft and the Planning Board cannot approve the Lot Line Change without the variance. Town Attorney suggested the Board make a motion to refer Mr. VanHorn back to the ZBA for the variance.

**Motion to refer Applicant to the ZBA.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Theresa Santiago refer Lincoln VanHorn to the ZBA for a variance.

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

**MOTION CARRIED**

**OWEN WRIGHT – OAKLAND VALLEY ROAD – SITE PLAN DISCUSSION –**

Owen Wright-Applicant

Mr. Wright explained that this is a project to give an allowed use of a private campground for 3 dwellings, he explained that he has not submitted the septic to the Health Department yet. Chairman Vicaretti asked if the Department of Public Works needed to be notified, Town Engineer acknowledged that when the GML-239 was done the driveway would be handled at that time. Town Attorney disclosed that he has met with Mr. Wright to give him guidance on the project and the Board could start the 239 distribution.

**Motion to distribute the GML-239 review.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to distribute GML-239 to required agencies for Wright Campground.

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

**MOTION CARRIED**

**Motion to schedule a public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to schedule a public hearing for Wright Campground for Wednesday, December 9, 2020 at 7pm.

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

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve September 23, 2020 Minutes.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney approve the minutes for Wednesday, September 23, 2020 meeting.

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

**MOTION CARRIED**

**OTHER BUSINESS –**

Chairman Vicaretti acknowledged that he was absent all of September and thanked Craig Wagner for taking over and the good job he did and that he appreciates all of the members. He further stated he would also like to thank Flo Santini for her help at the meeting tonight.

Dave Dean stated he cannot wait for a sense of normalcy and just to keep pushing forward.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn October 14, 2020 Planning Board virtual meeting at 7:53 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary