

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, OCTOBER 27, 2021. 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

David Dean -Town Councilman



APPROVED

Pledge of Allegiance

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

VICCHIARIELLO/SCHMITZ – UPPER BROOK RD/ACADEMY AVE – LOT LINE CHANGE –

William Onofry-Representative for Applicants

Mr. Onofry stated that he received the comments from the Engineer, he stated that there is consent of both owners on the application, survey map shows lines to be moved, he added that the comments ask for wells, septics and improvements to be shown on the map. He continued that the acreage satisfies zoning and no variances would be needed, the short form EAF was included and was presented to John Nosek. It is 2 lots both are conforming, the map just needs updating to show bulk tables and wells, septics and improvements. John Nosek stated that the short form is good and asked if the Schmitz lot is vacant, Mr. Onofry answered that it was vacant with a garage not near the lines. Town Attorney stated that a public hearing could be waived we have waived them in the past and suggested that it could be approved contingent on approval of revised maps and review of deeds and fees paid.

Motion to declare application a Type 2 action.

Motion made by Theresa Santiago, 2nd by Rob Whitney to declare application a Type 2 action and exempt from SEQRA.

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

MOTION CARRIED

Motion to waive public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to waive the public hearing for the lot line change.

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

MOTION CARRIED

Motion to approve application.

Motion made by Rob Whitney, 2nd by Theresa Santiago to approve the application for the lot line change contingent on fees paid, Town Engineer review of revised maps and Town Attorney approval of deeds.

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

MOTION CARRIED

PLANNING BOARD MEETING October 27, 2021 continued –

DEERPARK VILLAGE – WILSON ROAD – DISCUSSION/EXTENSION –

Demetris Colocassides-Applicant

Harry Bakalis-Applicant

Mr. Colocassides explained that he sent an email showing the progress that had been going on with the project, they have closed on the loan and signed an architect and will be signing an Engineer soon. They were asking for an extension to keep everything moving and to prepare a site plan, they feel they will be ready in about 12-13 possibly 14 months. He was asking for the maximum extension possible and from December 8, 2021 which was the expiration date of the current extension in place. Town Attorney stated that he could not find the email, Mr. Colocassides explained what was in the email. Town Attorney stated that there will have to be revisions in the site plan due to changes to State standards, Escrows are still in place, a new traffic study will be needed, Storm water has changed since original approval. Mr. Colocassides stated that an Engineer will be signed next week. Town Attorney continued that approval will be on the total project but it will be built in phases, the cost of road construction needs to be looked at again due to change in price of materials and the cost of bonding roads needs to be looked at too. He further stated that it will take that applicant a substantial period of time but as long as they keep coming back and showing progress, they can be given extensions in 6-month increments. This extension will be 6 months from December 8. Willard Schadt stated that they are showing good faith and didn't see a problem granting an extension.

Motion to grant extension.

Motion made by Rob Whitney, 2nd by Theresa Santiago to grant a 6-month extension for Deerpark Village until June 8, 2022.

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

MOTION CARRIED

John Nosek acknowledged to start the process for water and sewer, through Department of Health and the Department of Environmental Conservation because is it a lengthy process and it will be better to start sooner than later. Mr. Colocassides stated they are aware.

MOTION TO APPROVE MINUTES.

Motion to October 13, 2021 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, October 13, 2021 meeting.

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

MOTION CARRIED

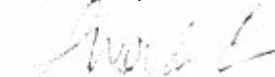
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn October 27, 2021 Planning Board meeting at 7:23 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk