

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, DECEMBER 8, 2021. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Willard Schadt

Craig Wagner-Vice-Chairman

Theresa Santiago

BOARD MEMBER ABSENT: Rob Whitney

OTHERS PRESENT:

John Nosek-Representative from Fusco Engineering

Glen Plotsky-Town Attorney

David Dean -Town Councilman

Pledge of Allegiance



APPROVED

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

PINE GROVE MOBILE HOME PARK – ROUTE 209 – SUBDIVISION –

No one present for the application. Town Attorney acknowledged that there was a miscommunication and the adjoining list and notices were not sent out, he continued he spoke with the Attorney for the Applicant and asked that the public hearing be rescheduled for January 26.

Motion to rescheduled public hearing.

Motion made by Theresa Santiago, 2nd Craig Wagner to reschedule the public hearing for Pine Grove Mobile Home Park for Wednesday, January 26, 2022.

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

MOTION CARRIED

SINCLAIR GAS STATION – ROUTE 6 – SITE PLAN CHANGE –

Jeremy Valentine-Representative for Applicant

Mr. Valentine explained last year they received an approval for diesel pumps and the approved plans did not have the canopy over the pumps. Lighting and drainage work has started. Chairman asked what the numbers were on the map, Mr. Valentine stated that was the levels of the lighting from the canopy, John Nosek explained that it was projected downwards and then went through the comments from Fusco Engineering that it was a small change to the site plan.

Motion to waive a public hearing.

Motion made by Theresa Santiago, 2nd Willard Schadt to waive the public hearing for Sinclair Gas Station.

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

MOTION CARRIED

Motion to approve application.

Motion made by Theresa Santiago, 2nd Craig Wagner to application for Sinclair Gas Station contingent payment of fees.

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

MOTION CARRIED

PLANNING BOARD MEETING DECEMBER 8, 2021 continued –

HUMANE SOCIETY – ROUTE 209 – SITE PLAN REVIEW –

John Fuller-Representative for Applicant

Mr. Fuller explained the public hearing was closed last month, all outstanding items from Fusco Engineering comments have been addressed, but no response from DOT. He continued that the driveways are not changing. Chairman asked about the dye test, John Nosek acknowledged that the use is not increasing or the number of employees and felt it was ok to accept. Town Attorney stated that the GML-239 was done in June of 2021. Willard Schadt stated that maybe because there is no change in driveways, that could be why there was no comment from DOT.

Motion to approve application.

Motion made by Willard Schadt, 2nd Craig Wagner to approve application for Humane Society contingent payment of fees and any comments from DOT.

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

MOTION CARRIED

NEW CENTURY – 517 NEVERSINK DRIVE – SITE PLAN REVIEW – PUBLIC HEARING –

John Fuller-Representative for Applicant

Chairman asked if there was any written comment, Town Attorney answered one email from Grace Woodard submitted on December 7, 2021. Town Attorney continued that the public hearing was left open for written comment due to the 60-page submission from the applicant.

Motion to close public hearing.

Motion made by Theresa Santiago, 2nd Craig Wagner to close the public hearing for New Century.

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

MOTION CARRIED

Mr. Fuller explained there were a number of verbal comments that needed to be addressed and will respond to the verbal and the written comments in writing. Town Attorney suggested to send Mr. Fuller the minutes to review for comment.

KERRY HUGHSON – 357 NEVERSINK DRIVE -2-LOT SUBDIVISION –

John Fuller-Representative for Applicant

Kerry Hughson-Applicant

Mr. Fuller explained at the last meeting there was an informal discussion regarding the archeological survey that was needed. Town Attorney acknowledged that at the October 13 meeting the Board motioned to have the survey done. Since then, a Town Board Member researched and found that SHPO (State Historical Preservation Office) decisions are advisory. Chairman asked how to not set a precedent by reversing the motion. Town Attorney stated that the Board chooses based on size of project, location and how property has been used in the past.

Motion to rescind archeological survey.

Motion made by Theresa Santiago, 2nd Craig Wagner to rescind the motion made at the October 13, 2021 meeting to require an archeological survey for Kerry Hughson.

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

MOTION CARRIED

Willard Schadt stated that this was a minor subdivision, Craig Wagner added that the property has been used and cleared in the past.

Motion to not authorize archeological survey.

Motion made by Theresa Santiago, 2nd Craig Wagner to not authorize an archeological survey for Kerry Hughson.

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

PLANNING BOARD MEETING DECEMBER 8, 2021 continued –

ANTONIA MARION – 8 CHRISTOPHER STREET –12-LOT SUBDIVISION -

John Fuller-Representative for Applicant

Chairman asked if it should be new or a continuation because it was pulled. Town Attorney stated that on June 23, 2021 the application was pulled but no action was taken and the application was not withdrawn or escrows returned. Mr. Fuller explained that a pre-app was done and then a formal application was made and fees paid. He continued that a reconfiguration of the property was done it is the same quantity of lots but the acreage has changed on some of the proposed parcels. Willard Schadt asked if this was a private road, John Fuller answered yes. John Nosek stated that the last comments were from June and no new maps were presented. John Fuller added that SHPO and an archeological survey would be required and soil testing will need to be done he stated that they will address Fusco comments and resubmit.

430 ROUTE 209 – ROUTE 209 – SITE PLAN REVIEW –

John Fuller-Representative for Applicant

Mr. Fuller stated it had been 60 days since the Board authorized to retain a 3rd party to review environmental reports. The Applicant was wondering if there was any movement on it. He continued that the DEC has started some progression with the outside cleanup. Chairman asked how the search was going. Town Attorney stated he needed to get names and get them to the Town Board and Planning Board to make a decision, he stated that he will have it by the 1st meeting in January. He added that the Applicant will be responsible for the cost. He further stated that it will not be the same person that the Applicant consulted. John Fuller explained that they are progressing with comments from Fusco Engineering, water testing is being done and the Department of Health is stating that a new sanitary system will have to be installed, he added that the DOH does not have too much in their file for this property. Willard Schadt stated it could be the age of the building.

MOTION TO APPROVE MINUTES.

Motion to November 10, 2021 Minutes.

It was moved to have minutes approved at the January meeting.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Willard Schadt to adjourn December 8, 2021 Planning Board meeting at 7:47 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk