

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, DECEMBER 9, 2020. The Meeting was held VIA ZOOM.

The following were present on the meeting:



BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Rob Whitney
Willard Schadt

Craig Wagner-Vice- Chairman
Theresa Santiago

OTHERS PRESENT:

John Nosek-Representative for Fusco Engineering
Glen Plotsky-Town Attorney
David Dean-Town Councilman
Debra Boggs-Stenographer

Pledge of Allegiance

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

CAMP DEERPARK – BRANDT RD – LOT LINE CHANGE– PUBLIC HEARING –

Ken Bontrager-Applicant

Secretary, Amanda Gorr read public hearing notice into record. Mr. Bontrager gave a brief description of the application, he stated that this was the former Walter Mehr property. There is a partnership between Camp Deerpark and Brian Murray, it is 10 acres with a house that will be split off and go to Mr. Murray and the rest the Camp will own. Mr. Murray is a contributor of Camp Deerpark. There will be a deed restriction that the 10 acre parcel can never be subdivided again. The shed that was inside the setback and thought to be insignificant and tore down was found out that 10-15 goats reside in there so the line was changed from the stone wall and angled so now it fits Zoning. Chairman asked if the new map was sent to Town Engineer, John Nosek confirmed that it was reviewed and there is no problem. Chairman opened the floor for public comment, Town Attorney stated that all questions need to be typed and comments will be provided to Stenographer. Town Attorney acknowledged that he is helping the applicants with deeds. He also acknowledged that the public hearing must be held open for written comment for at least 2 weeks. Chairman stated that no comments have been made and will keep open for a few more minutes.

Motion to close public hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner to close oral portion of the public hearing and leave written comment open for 2 weeks.

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

MOTION CARRIED

Town Attorney explained to Mr. Bontrager to contact Board Secretary the last week of December or first week of January to see if there is any written comment. Town Attorney acknowledged that one comment was made from Grace Woodard, she felt the project was good for the Town.

WRIGHT - OAKLAND VALLEY RD - PRIVATE CAMPGROUND - PUBLIC HEARING -

Owen Wright-Applicant

Secretary, Amanda Gorr read public hearing notice into record. Mr. Wright explained that about a year ago he came to the Board and asked to build multiple cabins on one lot and did not want to subdivide, then it was suggested he file as a private campground. Chairman opened for public comment. Town Attorney suggested that the comments from the Engineer be discussed. Mr. Wright explained that there were 4 comments outstanding, Mr. Nosek stated that there are 2 proposed cabins and 1 sewage disposal, will there be 2 septic designs or 1 large. One driveway will need to be eliminated and the pavement will need to be upgraded and letter from the county. More details will be needed on the perc tests. Owen Wright answered that it is 2 septic designs, John Nosek acknowledged that the note needs to be changed on the map. Mr. Wright stated that he has been waiting to hear

back from the County. Mr. Nosek suggested no action until something is heard. Mr. Wright also stated that percolation tests were done at 24ft and he will have the Engineer correct it.

PLANNING BOARD MEETING DECEMBER 9, 2020 continued –

WRIGHT - OAKLAND VALLEY RD - PRIVATE CAMPGROUND - PUBLIC HEARING - continued -

Town Attorney acknowledged that there were 2 comments, see attached. He also acknowledged that the public hearing must be held open for written comment for at least 2 weeks.

Motion to close public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney, to close oral portion of the public hearing and leave written comment open for 2 weeks.

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

MOTION CARRIED

Chairman suggested Mr. Wright get ahold of the Secretary for comments near end of month.

KIM - THIRD ST - WINERY - PUBLIC HEARING -

Tim Gottlieb-Representative for Applicant

Rosalyn Kim-Applicant

Secretary, Amanda Gorr read public hearing notice into record. Chairman stated there was discussion about how the applicant was to handle the waste product and a letter was sent that it become compost. Mr. Gottlieb stated that a bin will be designed with 2 sections and it will be 3-5 gallons of spent grains with wood chips a month. Ms. Kim explained that it will be a micro winery to create Korean Rice Wine, it will be a small winery maybe 200-300 bottles per month. She continued that there will only be 2 employees and is confident that she can meet all requirements. Chairman asked if it would be open to the public, Ms. Kim answered yes. John Nosek went through comments from Fusco Engineering stating that stamped surveyor maps are needed, location of the composting area needed to be shown on the map and the Board needs to consider if landscaping is needed. Chairman stated that they can discuss, it is a corner lot and visibility and screening. Willard Schadt asked if there already was clearing on the lot will there be anymore, Mr. Gottlieb stated no more. Town Attorney stated that a comment from Grace Woodard asked about color of building and signage, Mr. Gottlieb answered not sure of color, Town Attorney acknowledged that the any sign would be subject to a permit and Town Code. Chairman asked if before an approval a color can be narrowed down. Tim Gottlieb stated the color will most likely be an earth tone. Ms. Kim asked about a sign,

SHANNON SOLAR – 72 HARTWOOD CLUB RD – GROUND MOUNT SOLAR –

No one present will recall.

RIORDAN & PONDS -MARTIN RD – LOT LINE CHANGE –

Warren Ponds-Applicant

Chairman asked if this was a pre-application. Town Attorney explained that it was a lot line change by deed that went to the County, Assessor's Office caught it and he sent out a letter stating they needed to go to the Planning Board. He stated further that it is to transfer some property to make one lot slightly more conforming and fix an encroachment. Chairman asked why if he needed to go to the ZBA, Town Attorney answered no it will be more conforming, a variance is not needed, he suggested the Board could waive the public hearing, declare Lead agency, declare a negative declaration and unlisted action, ask for stamped plans and approve. Chairman asked if there was an urgency to get this done because there would have to be a public hearing, he explained he did not want to set precedent, Mr. Ponds explained that his leach field is on Mr. Riordan's property and if he sold, the leach field would go with it. Rob Whitney acknowledged that it was at the end of a dead-end road. Secretary stated there were already 3 public hearings for the next agenda. Willard Schadt stated he didn't feel a public

hearing was needed. Town Attorney stated that with most lot line changes the public hearing has been waived, Theresa Santiago confirmed that yes, the Board has waived them in the past. Willard Schadt added that the line is internal between the two owners not external and will not affect any other property.

Motion to waive public hearing.

Motion made by Rob Whitney, 2nd by Theresa Santiago to waive a public hearing

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

MOTION CARRIED

Willard Schadt asked if the deeds would have to be rerecorded, Town Attorney answered that there would be two new deeds. Chairman asked if a conditional approval could be given, Town Attorney answered yes contingent on maps being stamped and accepted by County. Chairman asked Mr. Fusco to go through the comments from Fusco Engineering, he explained stamped plans by a Licensed Surveyor would be needed and he felt it make lots better. Willard Schadt stated he was uncomfortable with approving until appropriate deeds were submitted and signed off on by Town Attorney. Town Attorney confirmed that he will work with applicant to get deeds correct and to put on the December 9 agenda for approval.

SHANNON SOLAR -72 HARTWOOD CLUB RD – GROUND MOUNT SOLAR –

Recall, still no one on. Secretary acknowledged that an email invitation for the meeting was sent to Owner and Representative at the email provided on the application.

MOTION TO APPROVE MINUTES.

Motion to Approve October 14, 2020 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner approve the minutes for Wednesday, October 14, 2020 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn November 18, 2020 Planning Board meeting at 8:37 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary