

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JANUARY 10, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman

Rob Whitney

Theresa Santiago

**BOARD MEMBERS NOT PRESENT:** Craig Wagner-Vice-Chairman, Willard Schadt

**OTHERS PRESENT:**

Glen Plotsky-Town Attorney

John Nosek – Representative from Fusco Engineering

Pledge of Allegiance

Meeting was brought to order at 7:01 p.m. by Chair Robert Vicaretti.

**2 AVENUE B – CHENG – 2-LOT SUBDIVISION –**

John Fuller-Representative for Applicant

Mr. Fuller explained that this was a pre-application that was presented at last month's meeting, it is a 2-lot subdivision. He made a formal application and is in receipt of the letter from Fusco Engineering, and he was requesting a public hearing be scheduled. John Nosek went through the review letter from Fusco Engineering: the project is an unlisted action, there was a DEC mapper provided but they have not had a chance to review it, plans need to be signed and sealed by a surveyor, perc tests need to be done and witnessed, there are improvements in the 100-year flood zone and a flood plain elevation certificate needed to be provided, and the new home must be built to the 100-year flood standards. He further stated that he sees no problem with scheduling a public hearing. Chairman asked what the geological information on the one map was, John Fuller explained that this is referring to soil lines from the county website and is a general statement that is on all maps. Chairman asked where that information comes from, John Fuller answered it comes from FEMA maps, there is a small area that is in the AE Zone the house is in Zone X which is the 500-year flood plain. Chairman asked about the grassy swale, John Fuller stated that was at the edge of the driveway and there will be drainage for that.

**Motion to declare intent to be Lead Agency.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Theresa Santiago to declare intent to be Lead Agency for SEQRA purposes.

**Vote 3 Ayes:** Theresa Santiago, Robert Whitney, Robert Vicaretti.

**MOTION CARRIED**

**Motion to schedule a public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Robert Whitney to schedule a public hearing for February 14, 2024 at 7PM.

**Vote 3 Ayes:** Theresa Santiago, Robert Whitney, Robert Vicaretti.

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES**

**Motion to approve December 13 2023 Minutes.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Theresa Santiago to approve the minutes for Wednesday, December 13, 2023 meeting.

**Vote 3 Ayes:** Theresa Santiago, Robert Whitney, Robert Vicaretti.

**MOTION CARRIED**

**OTHER BUSINESS:**

Chairman acknowledged that he received an email about the solar farm off of 209, and asked if the members wanted to go look. Town Attorney stated that the email had stated about a ceremony but the Board gave approval there is no current application, it would be considered a public meeting if 3 or more went and it would have to be posted, he also has to figure it out the same with the Town Board as well. Chairman stated he could reach out and ask for a different day if another member wanted to go, only 2 can attend before it is considered a meeting.

Rob Whitney asked about the other solar farm that was purposed on 209 in Cuddebackville and there was an issue with the fence, Town Attonrey stated that the Board told them they need to show that it is not required.

**PLANNING BOARD MEETING JANUARY 10, 2024 continued –**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn January 10, 2024 Planning Board meeting at 7:19 pm.

**Vote 3 Ayes:** Theresa Santiago, Robert Whitney, Robert Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk