



APPROVED

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JANUARY 26 2022. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Willard Schadt
Theresa Santiago

Craig Wagner-Vice-Chairman
Rob Whitney

OTHERS PRESENT:

John Nosek-Representative from Fusco Engineering
David Dean -Town Councilman

Pledge of Allegiance

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

Chairman acknowledged that Town Attorney, Glen Plotsky was not in attendance tonight.

PINE GROVE MOBILE HOME PARK – ROUTE 209 – 2-LOT SUBDIVISION – PUBLIC HEARING –
Randall Coffill-Representative for Applicant

Secretary read the public hearing notice into record. Chairman asked if all mailings were done, Secretary confirmed all were done. Mr. Coffill gave a brief description of the application, stating that this is a 2-lot subdivision it is a large parcel with previously approved uses; Mobile Home Park and Propane storage facility. They are proposing to divide the park from the propane facility, there is no change in uses; it's just to separate the uses.

Public Comment:

Hank Warnke- Mr. Warnke stated he lives in Paramus but owns property in Oakridge Park, he was concerned with any adjustments to the well & septic, but after listening to the presentation, he has no complaints.

Michele Reiley- Ms. Reiley stated she just wanted to see what the application was about.

Motion to close public hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner to close public hearing for Pine Grove Mobile Home Park LLC Subdivision.

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

MOTION CARRIED

Mr. Coffill stated they were looking for an approval, he has the documents ready and can scan and email the deeds to the Town Attorney. Chairman suggested that an approval could be given subject to review by Attorney. John Nosek stated that Fusco Engineering were good, all comments were satisfied.

Motion to declare Lead Agency.

Motion made by Craig Wagner, 2nd by Rob Whitney to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

MOTION CARRIED

**PLANNING BOARD MEETING JANUARY 26, 2022 continued –
PINE GROVE MOBILE HOME PARK – ROUTE 209 – 2-LOT SUBDIVISION – PUBLIC HEARING – continued –**

Motion to declare a negative declaration.

Motion made by Rob Whitney, 2nd by Craig Wagner to declare a negation declaration and declare the application an unlisted action.

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

MOTION CARRIED

Motion to approve application.

Motion made by Rob Whitney, 2nd by Craig Wagner to approve application for Pine Grove Mobile Home Park LLC Subdivision contingent on fees paid and Town Attorney review of deeds.

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

MOTION CARRIED

PINE VIEW/MONOPOLY HOLDINGS -WHITEHEAD RD – LOT LINE CHANGE – PRE-APPLICATION –

John Little-Representative from Monopoly Holdings

Mr. Little explained this was a lot line change on a 4-lot subdivision that was approved last year at 76 Whitehead Rd. This is 79 and 81 Whitehead Rd, the house is too close to the property line and needs to move the line 6ft. Chairman stated that new deeds will have to be written and updated plans. John Nosek stated that minimum lot width is 200ft and there is 240ft no variance will be needed. It is a minor change, a type 2 action and does not require SEQRA. He added just to up grade map, show foundation location and a public hearing could be waived. Chairman stated that escrow could not be set because Town Attorney was not present.

MOTION TO APPROVE MINUTES.

Motion to approve January 12, 2022 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, January 12, 2022 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, Rob Whitney to adjourn January 26, 2022 Planning Board meeting at 7:20 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk