

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, FEBRUARY 24, 2021. The Meeting was held VIA ZOOM.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice-Chairman  
Rob Whitney

Willard Schadt  
Theresa Santiago



APPROVED

BOARD MEMBER ABSENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

Alfred A Fusco III-Town Engineer  
Glen Plotsky-Town Attorney  
David Dean-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

SINCLAIR GAS STATION – ROUTE 6 – DIESEL PUMPS – PUBLIC HEARING –

Scott Quinn-Representative for Applicant

Chairman Wagner asked if there were any written comments submitted, Secretary, Amanda Gorr answered none were received.

**Motion to close public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to close the public hearing for Sinclair Gas Station.

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

**MOTION CARRIED**

Chairman Wagner asked if anything was received from DOT, Town Attorney replied that the 239 was done, Town Engineer added it was done October 15, 2020. Town Attorney continued that since the 30 days have passed the Board does not have to wait for comment. He acknowledged he has the transcript from the stenographer and if the Board chose, they could wait to vote and review the transcript. Lead Agency has been done, SEQRA and a conditional approval can be given. Chairman Wagner questioned if all comments have been addressed, Town Attorney stated he would defer to the Town Engineer. Mr. Fusco acknowledged all technical comments have been met, all Orange County Department of Planning comments have been addressed as well. Town Attorney stated that the Applicant will have to get the approval from NYS DOT for the driveways and the most he felt they would require is a one way in, one way out and signage; which is already proposed. Chairman Wagner asked if a conditional approval could be given conditioned on DOT comments, Town Engineer stated that when the Applicant gets a Building Permit the DOT will signoff then. Willard Schadt asked what was required to get a Building Permit, if they came with what they have would they get one, Town Engineer answered yes. Willard Schadt acknowledged if the Town Engineer is happy then he is ok to approve. Town Engineer added that the GML-239 was sent to the Route 6 location and Poughkeepsie DOT on October 15, 2020. Willard Schadt asked if there are no objections, they just don't respond, Town Engineer replied that its more of a staffing issue right now.

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney, to declare the project an unlisted action and negative dec. for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney, to approve the application for Sinclair Gas Station for Diesel Pumps contingent on payment of all fees and satisfying all Engineering comments.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING FEBRUARY 24, 2021 continued –**

**Motion to approve minutes.**

Chairman Wagner stated that the Board will hold off on approving them until next meeting.

**OTHER BUSINESS:**

Willard Schadt asked how an executive session can be done, he stated there was litigation a year ago and two years ago a public hearing for Dragon Springs, he would like to know where the project is or an update.

Town Attorney stated he could prepare a letter and copy the members also if next meeting is in person, executive session can be done.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn February 24, 2021 Planning Board meeting at 7:14 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary