

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MARCH 14, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Rob Whitney  
Willard Schadt

Craig Wagner-Vice Chairman  
Theresa Santiago

BOARD MEMBER ABSENT: Mike Hunter

**OTHERS PRESENT:**

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



Pledge of Allegiance

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

**PEENPACK MEADOWS EXTENSION –**  
Alan Lipman – Representative for Applicant

Mr. Lipman explained that they have hired a new broker, Realty Promotions, Inc., and they are trying to sell the land, it is currently listed for sale.

**Motion to Approve extension for Peenpack Meadows.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to grant a 6 month extension until September 12, 2018 Meeting for Peenpack Meadows.

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

**MOTION CARRIED**

Chairman Vicaretti stated that the applicant provided the new realtors agreement.

**SENTINEL – PORT JERVIS ASSISTED LIVING FACILILTY – GREENVILLE TURNPIKE –**  
No one present will recall again.

**SILVER CANOE – ROUTE 97 & CORSO ROAD – PRE-APPLICATION –**  
John Fuller – Representative for Applicant  
Alan Crouthamel – Owner of Silver Canoe

John Fuller stated that Mr. Crouthamel has recently taken ownership of the business from the March's and is in the process of buying the property in question. Mr. Fuller added that the lot has been cleared and has road frontage on Route 97. Mr. Crouthamel stated that he purchased the Silver Canoe last year and ran it from the Port Jervis base; he is in process of purchasing the property but will make a joint application with the March's. He further stated that he would like to move the base to Sparrowbush because it is closer to the river. He added that there will be a temporary office and storage container; he added that most equipment stays on the trailers but they will have the container until they can build a permanent garage. Town Attorney asked what Zone this property was in; John Fuller answered HMU (Hamlet Mixed Use). Mr. Fuller acknowledged that it was several parcels and he was not sure if it was combined yet. He continued that 3 of the 6 ½ acres is cleared and that the rest encompasses the hillside. Mr. Fuller further questioned if it can be used this year and then make a long term plan for the future, Town Attorney replied that the map should state temporary vs. permanent, he added that one season is ok two seasons is pushing it.

## Planning Board Minutes-March 14, 2018-continued-

### SILVER CANOE – ROUTE 97 & CORSO ROAD – PRE-APPLICATION – continued –

Mr. Fusco stated that the GML-239 needed to be done. Willard Schadt asked if there was an approved driveway on the property, Mr. Crouthamel answered there currently is a driveway not sure if approved, Mr. Fuller added that the proposed driveway will be off of Corso Rd. Town Attorney questioned if sanitary facilities were going to be onsite, Mr. Crouthamel answered for the beginning they will be portable but would like to have a more permanent facility in the long term. Willard Schadt asked if there would be food sold, Mr. Crouthamel answered not to be sold by Silver Canoe he stated maybe food trucks, Town Attorney acknowledged to put that on site plan designated area for that. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$1500** and Alfred Fusco Jr., stated that **Engineering Escrow** will be **\$2750** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

### TRI-STATE CHRISTIAN CAMP – ROUTE 209 – PRE-APPLICATION –

John Fuller – Representative for Applicant

Mr. Fuller explained that the Applicant is interested in rebuilding the chapel where the old one had burned down a few years ago. He continued that they have been improving some of the cabins on the property. He further stated that eventually they would like to possibly build a dormitory to eliminate some of the cabins but he was not sure if that fell under the current moratorium on multifamily. Chairman asked if they would be changing the use from a camp, Mr. Fuller answered no. John Fuller added that it would be a 60x130 building and would require a sprinkler system be installed. Chairman stated that all buildings need to be labeled as the use and any existing driveways. Mr. Fuller stated that the main driveway is off of Route 209 there are other access roads in the back of property but not used, he also stated that some of the cabins have been taken down with demo permits and some have been renovated. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$750** and Alfred Fusco Jr., stated that **Engineering Escrow** will be **\$1500** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Representative for Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

### JULIE LEMMONS – 2-LOT SUBDIVISION – COUNTY ROUTE 61 –

John Fuller – Representative for Applicant

Mr. Fuller explained that this was a simple 2-lot subdivision; the parcel has 2 houses currently on it which is allowed by zoning each lot will have a house. He further stated that the applicant would have to go to the county for a driveway for the second lot. Chairman Vicaretti questioned the threatened or endangered animal on the EAF, Mr. Fuller stated that it came up in the DEC Mapper he stated that he believed it was to do with the Bashakill but will document what it is. Town Engineer stated that it was the northern long-eared bat, but everything is existing no trees will be cut down so not really an issue. Chairman asked why a new driveway, John Fuller replied that they currently share a driveway. Mr. Fuller questioned if a Public hearing could be scheduled for 30 days out because of the GML-239, Town Attorney answered no not at this stage. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$750** and Alfred Fusco Jr., stated that **Engineering Escrow** will be **\$1500** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Representative for Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

**Planning Board Minutes-March 14, 2018-continued-**

JULIE LEMMONS – 2-LOT SUBDIVISION – COUNTY ROUTE 61 –

**Motion to Declare Town of Deerpark Planning Board Lead Agency.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to declare Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to authorize GML-239 Review.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to authorize GML-239 distribution for Julie Lemmons 2-lot Subdivision.

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

**MOTION CARRIED**

LM PROPERTY HOLDINGS – 3-LOT SUBDIVISION – PEENPACK TRAIL –

John Fuller – Representative for Applicant

Mr. Fuller explained that back in November he came to the Planning Board with a pre-application and there was a referral made to the Zoning Board of Appeals for lot width which has been approved. He stated that they are four nonconforming lots that had dilapidated trailers on them he applied for demo permits and have removed them. He continued that it is currently four nonconforming lots and the applicant would like to make it three, more conforming lots. Town Attorney added that when the Applicant went to the Zoning Board there was a condition that if the Town did ask for a 25ft road dedication that a lot area variance was also approved. Town Attorney acknowledged that the Applicant has tried to buy the surrounding properties to alleviate the problem. Chairman Vicaretti asked why the applicant didn't decide to do 2-lot instead he wouldn't of had any problem. John Fuller answered that if the 3-lot subdivision was denied than they would have taken that route or look to build on the existing nonconforming lots. Town Engineer asked if the variance language could be put on the map. Chairman asked if perk tests were completed, Mr. Fusco answered not at this stage but is part of the comments. Town Attorney asked what the name of the owner is; Mr. Fuller answered LM Property Holdings, LLC. Town Engineer stated that there was an archeological hit on the mapper so SHPO will need to be involved and also an endangered species came up as well. John Fuller acknowledged that was the rattlesnake. Mr. Fusco stated wetland also came up so mapping will need to be done for that and survey map will need to be provided and also soil tests will need to be witnessed, driveway permits will be needed when ready build and no GML-239 will need to be done on this. Craig Wagner asked if original lots could be used, John Fuller answered yes as long as all setbacks and well and septic could be met. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$1000** and Alfred Fusco Jr., stated that **Engineering Escrow** will be **\$3000** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Representative for Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

**Motion to Declare Town of Deerpark Planning Board Lead Agency.**

Motion made by Willard Schadt, 2<sup>ND</sup> by Rob Whitney to declare Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

**Planning Board Minutes-March 14, 2018-continued-**

SAUSCHUCK MAINTENANCE AND BACKHOE – HOOK ROAD –  
John Fuller-Representative for Applicant

Mr. Fuller stated that they have addressed all comments by Fusco Engineering; he continued that there is a full summary of each building along with hours of operation for each and parking, he further stated that they are moving towards a conditional approval. Mr. Fusco stated that landscaping was thin but they were moving toward being complaint, and conditional approval should be based on combining the lots. Town Attorney stated that the Applicant did try to combine the lots but because of the violations he was denied, he then combined the lots without violations so as soon as he is in compliancy he will combine the remaining to make one big one. Willard Schadt asked about a letter that was presented at the public hearing from the Town of Deerpark Building Department dated 2011 stating that it was opinion of the Building Department at that time that the soil mixing operation was not allowed based on Zoning. He added that no other letter has been documented to the contrary, and asked if Building Department could read the Zoning and give interpretation or maybe they will have to go to the Zoning Board for an interpretation. Town Attorney declared that the letter was written by different Building Department Officials and that they would delay the vote to have the current Building Department and Town Engineer review the Zoning because it has changed since the letter was written, he continued that if it comes back and they find it in violation than they can get an interpretation from the Zoning Board. Craig Wagner asked about the dust issues that were brought up at the Public Hearing, and asked if the soil mixing part could be moved to a different part of the property, John Fuller answered that where it currently is, is the best place it is at the farthest point away from the neighbors and it would involve more clearing of the property.

SENTINEL – PORT JERVIS ASSISTED LIVING FACILILTY – GREENVILLE TURNPIKE – 2<sup>ND</sup> CALL –  
Eric Newhouse-Applicant

Mr. Newhouse stated that this was an addition to the original site plan they wanted to add more space to the facility. Town Engineer added that it was an increase to the dining area, resident patio and reduce green area and to add more parking. He further stated that a new GML-239 and public hearing is up for discussion, if there were no objections from the county it could be said it is a minor change and could be waived but he felt to protect the Planning Board and Applicant is should be done. Town Attorney read the County's comments from March 13, 2017 stating that it must be ADA compliant, LED lighting, they recommend the rooms be affordable to seniors and that they provide transportation for residents to Port Jervis. Mr. Newhouse stated that they will meet the requirements. Town Attorney suggested that the Board do a new 239 distribution and public hearing to protect the Board and Applicant.

**Motion to authorize GML-239 Review.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to authorize another GML-239 distribution for The Sentinel, Assisted Living Facility.

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

**MOTION CARRIED**

**Motion to schedule a Public Hearing.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to schedule a public hearing for April 25, 2018 at 7:00 PM for The Sentinel, Assisted Living Facility.

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

**MOTION CARRIED**

**Planning Board Minutes-March 14, 2018-continued-**

**OTHER BUSINESS:**

Chairman stated that he received a letter regarding the KOA campground, Town Attorney stated the quick version is, the owner is trying to get a loan and needs clearance from the Town because he has violations the letter was to inform the Planning Board that he needs to come back to resolve and clear up the violations. Dave Dean declared that it was a good catch on Willard Schadt about the Building Department letter with the Sauschuck Site Plan.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to adjourn meeting at 8:36 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary