

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, APRIL 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
Theresa Santiago
Patrick Kean

Craig Wagner-Vice-Chairman
Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney
Alfred A Fusco Jr.-Town Engineer
Alan Schock-Town Councilman
Rob Whitney-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:02 p.m. by Chair Robert Vicaretti.

Chairman started off the meeting welcoming Patrick Kean to the Planning Board and wishing Rob Whitney well at the Town Board, he continued that Mr. Whitney served the Planning Board well and will do the same on the Town Board. He also added that Travis Vanstrander will be an alternate if a member cannot attend.

993 ROUTE 209 – TAXICAB COMPANY – PRE-APPLICATION–

No one present, Chair stated they would call the next and go back.

IPP SOLAR – 1149 ROUTE 209 – SOLAR ARRAY –

Maziar Dalaeli-IPP Solar Associate-Representative for Property Owner
Robert Honders-Applicant

Mr. Dalaeli explained this meeting was to follow up, it's been 30 days, there have not been comments from the County in regard to the GML-239. He was wondering if a public hearing could be scheduled, Town Engineer stated he had no problem.

Motion to schedule a public hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner to schedule a public hearing for Wednesday, May 8, 2024 at 7PM for IPP Solar Honders Solar Array.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Mr. Dalaeli acknowledged that he has been in contact with the County and they have discussed possibly hyphenating the parcel and not doing a subdivision to allow each system to be on its own parcel. Town Attorney stated that will be a conversation with the County and the Town Assessor. He continued that in regard to the road the Town is not requiring it be built to Town specs, Orange and Rockland may require different standards. He added that at the January meeting the Town declared intent to be lead agency and can declare lead agency tonight or wait until the public hearing. Chair declared they would wait until hearing. Mr. Dalaeli added that there will be an easement to allow access for the tax parcels, Town Attorney acknowledged he will have to review that. Mr. Dalaeli stated that the access road will be built to allow for large vehicles.

Mr. Dalaeli asked about the small container projects that they had presented, Town Attorney stated that they are not permitted. They can go to the Zoning Board, but the Supervisor has been discussing with the Town Board about possibly amending the Zoning.

993 ROUTE 209 – TAXICAB COMPANY – PRE-APPLICATION – second call

No one present.

PLANNING BOARD MEETING APRIL 10, 2024 continued –

MOTION TO APPROVE MINUTES

Motion to approve February 28, 2024 Minutes.

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve the minutes for Wednesday, February 28, 2024 meeting.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Town Attorney explained that Deerpark Commons, Mr. Alder would like to have a discussion about a potential project he would like to move forward with that will have shops and restaurants on Galley Hill Rd. Town Supervisor had advised Mr. Alder to come for a pre-application but Mr. Alder would rather have his consultants meet with the Town Consultants and go over what is being purposed. Supervisor Spears stated that he was ok with that as long as the Planning Board were ok with it and also the Chair and a member of the Board could attend. The Planning Board members stated that they saw no problem with it, the project will eventually be coming to the Board. Town Attorney stated he would put out an email to all consultants and members for dates and times.

Councilman Schock asked what a hyphenated parcel was, Town Attorney stated that the parcel will have separate tax bills without subdividing the property, it will have to be approved by the County and the Assessor. Mr. Dalaeli added that they would not be able to sell the systems without selling the entire parcel. Willard Schadt asked who does the change, Town Attorney answered Town Assessor. Willard Schadt asked if there were any other times where this happens, Secretary Gorr explained that there are a few parcels in Deerpark that have this already, and the Manufactured Home Parks do this for exemption purposes. Chairman asked how the decommissioning would work, Town Attorney stated that each system will be done separate, Chair asked if it would be the same for the PILOT (Payment in Lieu of Taxes) agreement, Town Attorney replied yes each will have its own agreement and its own tax bill.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Willard Schadt to adjourn April 10, 2024 Planning Board meeting at 7:28 pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk