

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, APRIL 26, 2023. 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:

Glen Plotsky-Town Attorney
Alfred A Fusco Jr-Town Engineer
Dave Dean-Town Councilman
Alan Schock-Town Councilman
Florence Santini-Town Clerk
Danielle Glynn-Bookkeeper
John Tunney-County Fire Coordinator
Jack Flynn-Town of Deerpark Emergency Management Director



Pledge of Allegiance

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

NEW CENTURY FILM – 517 NEVERSINK DR – MULTI-USE – PUBLIC HEARING –

Ryan Fellenzer-Engineer for Applicant
Michael Blustein-Council for Applicant
Peter Wei-Applicant

Secretary read public hearing notice into record.

Motion to open public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to open the public hearing for the New Century Film.

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

MOTION CARRIED

Mailings were verified and all in order.

Mr. Blustein started presentation by saying that this was a mixed-use site plan, this is their fourth revision and they would like to hear from the public now. All are permitted uses with Planning Board approval under zoning, all bulk requirements are met. There has been a lot of engineering done on the project and would like to hear the public's concerns.

Mr. Fellenzer continued the presentation by summarizing their cover letter they submitted with their latest submission, explaining what they are presenting and what is currently approved and in place. Letter is attached to minutes.

Chairman asked if there were any comments from the Board or Consultants, none made.

Town Attorney explained that he will call each name on the sheet that was provided for sign in when he does come up to the podium and state name; each person will have 5 minutes to state their comments.

Public Comment:

Robert Zeller-Mr. Zeller passed out his written comments to the Board. He read his letter stating that he lives at 395 Neversink Dr., 1-mile down river from the project. He continued that he applauded the applicant for investing in Deerpark but did have a few concerns he wanted to address. One was corrections of section, block, and lots on the map. Next was the location of the wastewater treatment plant with the maintenance of, pollutants, and odor. Another was the location of the retention pond being where it is located on the map it in flood zone and worries about pollutants and other things getting into the river. He also believed the traffic study does not show the true number. Mr. Zeller also talked about the eagle's nests that are around that area. Mr. Zeller's letter will be made a part of the written comment.

PLANNING BOARD MEETING APRIL 26, 2023 continued –

Public Comment continued for New Century Film –

Grace Woodard-2 Old Carriage Rd- Ms. Woodard stating that this project began as a film studio and she was even invited to critique one of their films, she has helped at the Flea Market, but this is a “horse of a different color”. She continued that resources should be protected and expansion should add to positive character of the area. She questioned who the hotel is being built for. She also stated that dye and chemicals from the costumes will have a lot of waste.

Kevin Draganchuk- Mr. Draganchuk summarized his letter stated he was contracted by NYenvironcom and Deerpark Rural Alliance to review the site plan and that the submission for the wastewater treatment plant (WWTP) was not complete and it lacked essential detail and design documents. A full SWPPP is needed, there is no SPEDES, the Neversink River is a tributary to the Delaware River. The legal owner of the WWTP was not identified, there is no stormwater, no green practices, the DEC will be implementing new standards for WWTP, there are no silt fences, there are no required winterization measures. There is development in the floodways, he felt a positive declaration should be made on this application. His letter will be made a part of the written comment.

Alex Scilla-Mr. Scilla stated he was from NYenvironcom and Deerpark Rural Alliance, he stated that there has been too many applications, Deerpark is rural and this is an urban project. He felt a full environmental review should be done, this property used to be a farm and he just wanted to make sure things were being done the right way.

Michael Monteleone- Mr. Monteleone stated at the request of Deerpark Rural Alliance and NYenvironcom he reviewed the submission. He was from SIMCO Engineering, he reviewed the traffic study and stated that this was observed without all approved uses open for business, he felt it was too low, the traffic count was inadequate. He also felt a new study should be done to include all approved and potentially approved uses. His letter will be made a part of the written comment.

Anne Prather-85 Guymard Turnpike- Ms. Prather stated she has lived in the area for 20 years she felt it did not fit into the rural community and is concerned with the river and flooding and that the applicant needs to look into the future to see if the project fits.

James White- Mr. White stated that he lives in Otisville but is looking to move to Deerpark. He stated that he has helped out at New Century with their festivals and they have all been successful. He continued that he has read the Deerpark Comprehensive Plan especially parts 3.0 & 3.1 which talk about supporting infrastructure. This will also lower taxes and create jobs and bring tourism to Deerpark.

David Ofshinsky-4 Forrest Drive- Mr. Ofshinsky stated that he moved here about a year ago, he felt the WWTP would take a lot to maintain and is worried about the endangered species now living in the area of the project.

Thomas Brunelle- 4 Hawk Mountain- Mr. Brunelle stated that he has lived in the area for 23 years and specially 6 years to Sparrowbush, he stated there are a few technical issues that need to be addressed and resolved and he felt that they can be, he felt this was good for the community. He continued that this will help the taxpayers with the intended development. He stated he has been to some events and there have been no traffic problems. He added that the applicant has done good for the community and felt they will continue to do good.

Harold Rose-109 Rustic Hills Rd- Mr. Rose stated that he yielded, his concerns have been addressed.

Mark Long-272 US Route 209- Mr. Long stated that he is located to the left of the WWTP, he shares a property line with the applicant, he has been to a meeting already, he wonders how long the construction will last and if these jobs at the proposed hotel and restaurant will be permanent jobs. He continued that he is pro 2nd amendment but stated that if this does get approved he will put his house up for sale. He added that festivals have been good but now they are proposing more asphalt, more lighting, and a parking garage, he felt the Town needed industry and he is strongly opposed to this project.

Art Moore-Franke Rd- Mr. Moore stated that his concerns have been raised, the WWTP is a concern and it needs to be checked but feel the business should go forward.

PLANNING BOARD MEETING APRIL 26, 2023 continued –

Public Comment continued for New Century Film –

Loren McCune-58 Airport Rd- Mr., McCune stated that he lives across Route 209 from New Century and felt with the traffic and smell will have to see. He continued he was excited for a restaurant and will take his family there to eat, he is in favor of it. It fits into the HMU zone. He went on to say that this is a rural community but there were restaurants and hotels and shops in the area before, even film studios. There has been more traffic when there have been events there but it has been handled. He felt he had confidence in the applicant and the safety procedures that need to be done with the WWTP and he supported the project.

Zenon Dolnyckj-293 Franke Rd- Mr. Dolnyckj stated that he supports the project, he came to the area in 2002 and moved up in 2014 from the city, his daughters went to the local schools. He feels that community is important and he is glad that the festivals have started again they celebrate both American and Chinese culture, it promotes traditional values, he feels the responsibility to the environment will be upheld.

Sally Porter-8 Avenue E- Ms. Porter stated that she lives on the Neversink and feels the project will impact the river, she feels that festivals are a good thing for the community but worries about the environment and felt more outside studies needed to be done.

Jack Austin- Mr. Austin stated that he lived in the Town for about 47 years and is retired from the ZBA. He was in real estate and a broker and he welcomes development. He felt that engineering needed to be looked at and the impact to the river. He felt that the capacity of the WWTP needed to be dealt with but once technical issues are handled he would be happy to see the project happen.

Kelli Brink-Galley Hill Rd- Ms. Brink stated she had concerns with the river, she continued that she would like taxes to go down but not at the expense of the environment. She also felt like things would not be followed through with and questioned the ruralness of the project and worries about the environment and the animals.

Jin Pang-Ms. Pang stated that she is a resident of the Town of Deerpark, she saw what community is during the fires on the hill and that they provided food and soda to the fire fighters, New Century is part of the community. She continued that when she became a US citizen she wanted to give back to the community, she lives in the community. She felt this will bring back jobs. She added that New Century will follow the rules and keep the community clean and safe.

Malinda Niper- Ms. Niper stated that she works with New Century and this community has been warm and welcoming, she felt everyone has concerns with the environment. She continued that New Century takes pride in the community and there are other things that can be done in regard to the WWTP like composting.

Liam O'Neill- Mr. O'Neill stated that he is a Deerpark resident, he feels Mr. Austin summed up what he was going to speak about. New Century pays attention to the laws, this project is a slam dunk, it will make jobs and promote tourism, people will come, spend money and leave. This project will achieve the comprehensive plan from 2003. He sees no problem with the river and the WWTP will work.

Stephen Hsu- Mr. Hsu stated that he has lived on Peenpack Trail for 15 years, this is a rural community, there is peace and quiet, it's not too busy. Now he has a development across the street from him, they keep developing areas. This property used to have horses and a festival once a year. He's seen garbage during the flooding in the river, who will be responsible for that if it happens now. First it was supposed to be just a flea market, now a restaurant, restaurants can't even stay open down in Port Jervis. How is this property open to the public when it is gated except for festivals. They need a site plan with all their plans, they can't keep coming for every new project, they need one for what they want to do for the next 10 years.

Chairman Vicaretti-Chair thanked everyone for their comments and stated that the Board will take a 5-minute recess.

Town Attorney, Glen Plotsky- Mr. Plotsky stated that after the recess the Board will motion to hold open the public hearing for about 30 days, the Board will approve minutes and the public can stay or go. He continued there were a number of submissions were given in writing tonight and they will be made part of the record. The public hearing will be left open until the May 24, 2023 meeting for written comment only.

5 minutes recess

PLANNING BOARD MEETING APRIL 26, 2023 continued –

Chairman Vicaretti- Mr. Chairman stated that there were 2 other documents that were submitted.

Town Attorney, Glen Plotsky- The 2 documents that were received one was from Ruskin Moscou Faltischek, consultants for NYenvironcom and the other is from Hydroquest both will be made part of the written comment.

Motion to close public hearing.

Motion made by Rob Whitney, 2nd by Craig Wagner to close oral portion of the public hearing for the New Century Film but leave written open until May 24, 2023.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to approve minutes will be tabled until the next meeting.

Mr. Blustein acknowledged that this was a well-run public hearing, each side respected the speaker, and applauded. This is democracy at its best, this was well run by the Board. He stated that they will address the comments made by the public and they will address the submissions made by professionals.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Robert Whitney to adjourn April 26, 2023 Planning Board meeting at 8:44 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk