

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, May 10, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Craig Wagner- Chairman  
Willard Schadt

Theresa Santiago

**BOARD MEMBER ABSENT:** Bob Vicaretti-Chairman, Rob Whitney, Mike Hunter



**OTHERS PRESENT:**

Dave Dean – Town Councilman  
Alfred Fusco III, Fusco Engineering for Town

Meeting was brought to order at 7:02 pm

**Pledge of Allegiance**

William Rohner – Proposed Garage – 207 Route 209 –  
Cesare Rotundo – Engineer for Applicant  
William Rohner –Applicant

Mr. Rotundo explained that this was a Site Plan Review for a proposed service garage and also to sell used cars. He further explained that it was next to Mr. Rohner residency. Mr. Fusco then went through the comments from Fusco Engineering, he stated that Mr. Rohner got the approval from the ZBA, if he was going to the original septic when the house was there he needs to make sure it is large enough for the use. Mr. Fusco asked if there would be a sign, Mr. Rohner answered yes, Mr. Fusco stated that any details on the sign should also go on the map. Willard Schadt asked if there would be painting of cars, Mr. Rohner answered yes restoration.

Gumaer Lot Line Change – 1132 Route 42 –  
Kevin Preston – Attorney for Applicant – from MacVean, Lewis, Sherwin & McDermott

Alfred Fusco III stated that it is a non-conforming lot and with the lot line change it will make both lots conforming, and also commented that the Town Attorney would also look over the deeds. Willard Schadt asked about the well that is on the map and what is serviced by it. Mr. Preston replied that it was used to service lands formerly known as Witkowski. Willard Schadt also asked if there were easements or grants, Mr. Preston answered he was not sure. Chairman Wagner stated that due to the absence of members that there could not be any action taken and this matter would be put on the May 24 Agenda for consideration.

Gary Butler – Amended Subdivision – Franke Rd –  
Gary Butler –Applicant

Mr. Butler stated that the only difference in the maps is that the black top is being removed from the original plans. Chairman Wagner stated to have Mr. Butler make changes and if changes are done he can be put on next agenda and take action. Mr. Fusco stated that he will be required to get driveway permit from the Highway Department, also a surveyor stamp will be needed to refile with the county and a note be put on the map stating -2% grade and spec for the pavement. Willard Schadt asked if it was previously approved, Alfred Fusco III answered yes, and Willard Schadt further asked if this was the only change, Mr. Butler answered yes.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to adjourn meeting at 7:34 pm.

**Vote 3 Ayes:** Theresa Santiago, Craig Wagner, Willard Schadt.

**MOTION CARRIED**

Respectfully submitted by,

Amanda Gorr, Planning Board Secretary