

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MAY 10, 2023. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Rob Whitney

Willard Schadt

Theresa Santiago

BOARD MEMBER ABSENT: Craig Wagner-Vice-Chairman

OTHERS PRESENT:

Glen Plotsky-Town Attorney

John Nosek-Representative from Fusco Engineering

Alan Schock-Town Councilman



APPROVED

Pledge of Allegiance

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

FULLER TREE SERVICE – SWEET FERN DR – PRE-APPLICATION –

Christopher Fuller-Applicant

Chairman asked what the address was on Sweet Fern, Mr. Fuller stated that it was 23 Sweet Fern Dr. Chairman asked why Mr. Fuller was at the Board, he explained he received a letter from the Town for operating a building contractor yard. Chairman asked if he was running a business there, Mr. Fuller answered he just parks his trucks at the property, he does not bring materials home. Town Attorney stated that it seems Mr. Fuller is at the Board because he is operating the business at the property, he asked if any employees report to the residential lot and leave cars. Mr. Fuller answered no he picks up his guys he said there is 1 guy who does leave his car there. Town Attorney stated so it's just 1 person and the 4 or 5 commercial vehicles on the property. Mr. Fuller stated that he leaves after 7am and is home around 6pm. Town Attorney asked how many days a week, Mr. Fuller replied 5 days Monday-Friday, he added that the lots where the trucks are parked are vacant. Chairman asked if Mr. Fuller owns the lots and what Zone he was in, Secretary answered yes he is the owner and it is HMU (Hamlet Mixed Use). Rob Whitney asked if he was selling anything at the property, Mr. Fuller answered he is not selling anything, Town Attorney asked if customers come to the home, he answered no they call on the phone. Mr. Fuller stated that there was a complaint made by the neighbor of logs on the property but he clear cut the vacant lots, they were his personal trees. Town Attorney stated ok so because he owns a tree cutting business he clear cut is own lot. Town Attorney acknowledged that he does have a conflict because he did the closing on the sale of these properties and if Board chooses they can get another Attorney to represent Board. Town Attorney acknowledged he will contact the Building Department, and suggested to have Mr. Fuller come back to the Board and extend the pre-app. Mr. Fuller asked if he had to file an application, Town Attorney stated not yet.

MOTORCYCLE SHOP – 51 ROUTE 6 – PRE-APPLICATION –

Christopher Sorenson-Applicant

Mr. Sorenson explained that he currently does service work and minor repairs on motorcycles and is looking into going into business for himself. Chairman asked if this building was the old Robbie's Furniture. Mr. Sorenson stated yes it is currently owned by Lincoln VanHorn. Chairman asked if they had been to the Board before for a pre-app, Town Attorney answered yes now there is a real estate purchase agreement. There is a driveway issue it encroaches on a neighbor's property. Mr. Sorenson asked if he moved the driveway over 2ft would that help, Rob Whitney asked if the lot would be asphalt. Chairman asked if the parking lot would be open and if the driveway was being moved. He also asked how many people would be onsite. Mr. Sorenson stated that he will have a few people and that he has worked in the past with big-name brands for motorcycles. Town Attorney stated that on the site plan it needs to show number of employees and hours of operation. Mr. Sorenson stated there would probably be 3, Chairman stated that the parking spots needed to be shown, any outside storage, any lighting changes and landscaping. Theresa Santiago asked if there would be any signs, Mr. Sorenson stated window decals and flags for the manufacturers that he will be repairing.

PLANNING BOARD MEETING MAY 10, 2023 continued –

MOTORCYCLE SHOP – 51 ROUTE 6 – PRE-APPLICATION – continued –

Chairman acknowledged to show any waste management too, Mr. Sorenson stated that there is already a dumpster onsite that is fenced in. Mr. Sorenson stated the hours of operation will be Tuesday through Saturday 9:30-5:30. Board suggested Mr. Sorenson file application and site plan.

**GOLDEN BASIN – 443 ROUTE 209 – SITE PLAN REVIEW –
Jian Hu-Representative for Applicant**

Chairman asked if this was a pre-app, Town Attorney and Secretary stated no. Town Attorney explained that this building will be in the same footprint as the original building so the variance could technically be waived, they are considering a rear entrance off of Grange Rd. He felt this should go to GML-239 for review. Chairman asked if they demoed the building or bought vacant, Secretary answered that the current owner removed the building. Mr. Hu stated that new drawing show the setback lines and the second driveway entrance. Chairman asked if escrows were paid, Secretary answered yes. Chairman suggested they file a formal application along with a short form EAF (Environmental Assessment Form). Town Attorney confirmed without an application the project cannot from move on. John Nosek suggested getting a new set of plans showing the second driveway. Town Attorney acknowledged that updated site plan, an application and short form EAF be submitted and they can move on with the application. Willard Schadt asked if a permit was needed for the driveway off of Grange Rd., Town Attorney stated that it needed to be shown on the map and the Board would give it to the Highway Department to review. Mr. Nosek asked applicant to send a digital copy of the information as well.

**DEERPARK VILLAGE – WILSON RD – DISCUSSION AND EXTENSION –
Demetris Colocassides-Applicant**

Mr. Colocassides stated that they were there for a 6-month extension. Town Attorney explained that Mr. Colocassides requested a zoom meeting with Mr. Spears, himself, Chairman, Fusco Engineering, Mr. Nosek. Town Attorney stated that the original approval covered area on both sides of the wetlands, now they are taking the same number of units but on same side of wetland. Mr. Colocassides also suggested the Fire Department be involved in this meeting, Town Attorney confirmed for the height of the building and turning radius. Chairman asked if this needed to be advertised, Town Attorney stated that it was an informal meeting, a zoom meeting he will get some dates to coordinate times and provide to Mr. Colocassides. Town Attorney acknowledged that an extension seemed appropriate considering what needs to be done and engineered.

Motion to grant 6-month extension.

Motion made by Rob Whitney, 2nd by Theresa Santiago to grant a 6-month extension for further review.

Vote 4 Ayes: Theresa Santiago, Robert Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Willard Schadt asked if the height and room issue had been resolved, Town Attorney stated yes the Town Board approved that. Chairman stated that there will be the same number of units just less buildings.

OTHER BUSINESS:

Alan Schock acknowledged that it is great to see the project moving forward but worried about the land that would be freed up due to the less buildings being built. Town Attorney stated that it will be restricted, Councilman Schock asked if it would be on the map, John Nosek answered yes.

MOTION TO APPROVE MINUTES

Motion to approve April 12, 2023 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, April 12, 2023 meeting.

Vote 3 Ayes: Theresa Santiago, Robert Whitney, Willard Schadt. Robert Vicaretti abstained; he was not present at meeting.

MOTION CARRIED 3 Ayes, 1 abstention

PLANNING BOARD MEETING MAY 10, 2023 continued –

Motion to approve April 26, 2023 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, April 26, 2023 meeting.

Vote 4 Ayes: Theresa Santiago, Robert Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Robert Whitney to adjourn May 10, 2023 Planning Board meeting at 7:51 pm.

Vote 4 Ayes: Theresa Santiago, Robert Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk