

The Town of Deerpark Planning Board met for a VIRTUAL MEETING on WEDNESDAY, MAY 13, 2020.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago
Willard Schadt

Craig Wagner-Vice Chairman
Rob Whitney

OTHERS PRESENT:

Alfred A Fusco III-Town Engineer
Glen Plotsky-Town Attorney
David Dean-Town Councilman
Al Schock-Town Councilman
Florence Santini-Town Clerk



Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

MARRA – 114 ROUTE 6 – 2-LOT SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller explained that at the March 11 meeting a public hearing was scheduled for April 22, but due to the pandemic the meetings were cancelled. He is requesting either to have the public hearing rescheduled for June or to have the public hearing waived. Chairman stated that a new date could be set for the public hearing, there would have to be discussion on how to hold a public hearing online and refine the process for a virtual public hearing if need be. Town Attorney acknowledged that the dates for June is the 10th or the 24th to allow for advertising. John Fuller added that the responses from the County were in and the sooner the better would work for the public hearing. Town Attorney asked Town Clerk, Flo Santini if four weeks would be enough to figure out the process for holding a virtual public hearing, she answered, yes.

Motion to re-schedule a public hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner re-schedule a public hearing for Wednesday, June 10, 2020 for Marra Subdivision.

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

MOTION CARRIED

Chairman Vicaretti acknowledged that SHPO and County responses have come back, Town Engineer added that he reviewed the letter from SHPO and there were no issues. Chairman asked if anything came back from NYS DOT, he added that it is past the 30days.

Motion to declare Lead Agency.

Motion made by Theresa Santiago, 2nd by Craig Wagner 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, Robert Vicaretti.

MOTION CARRIED

Motion to declare a negative declaration.

Motion made by Craig Wagner, 2nd by Rob Whitney to declare the project a negative declaration.

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

MOTION CARRIED

PLANNING BOARD MEETING MAY 13, 2020 continued –

DEERPARK VILLAGE – WILSON ROAD – EXTENSION –

Alex Roberts
Leo Baez

Town Attorney acknowledged that 2 representatives were present on the virtual meeting, he continued that there is a closing scheduled for the first week of June. Mr. Baez confirmed that it would be the first week of June. Town Attorney suggested an extension be granted until the June 24 meeting.

Motion to grant extension.

Motion made by Theresa Santiago, 2nd by Rob Whitney to granted extension for Deerpark Village until Wednesday, June 24, 2020 meeting.

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

MOTION CARRIED

PEENPACK MEADOWS -LYBOLT ROAD – EXTENSION –

Town Attorney stated that there were no representatives on the meeting for the applicant and suggested granting an extension to June 24.

Motion to grant extension.

Motion made by Theresa Santiago, 2nd by Rob Whitney to granted extension for Peenpack Meadows until Wednesday, June 24, 2020 meeting.

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

MOTION CARRIED

MAPLE CREST SOLAR- MAPLE CREST ROAD – SOLAR ARRAY –

Maziar Dalaeli-Representative for Applicant from IPP Solar LLC
Joseph Hens-Representative for Applicant from Ingalls & Associates LLP

Chairman Vicaretti stated that the public hearing has been closed and the PILOT and decommissioning were left to be discussed before an approval could be given. Town Attorney acknowledged that the PILOT has been finalized and the Town Board has authorized the Supervisor to sign the PILOT, he continued that he spoke with the Attorney for the school and they have no issue with the PILOT. He further suggested that the Board can grant conditional approval on the PILOT being signed and the Building Permit will not be issued until the decommissioning bond is agreed upon and provided. Town Engineer stated there was no impact on SEQRA and an Escrow needed to be provided for weekly site inspections for SWPPP.

Motion to declare Lead Agency.

Motion made by Theresa Santiago, 2nd by Craig Wagner 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, Robert Vicaretti.

MOTION CARRIED

Motion to declare a negative declaration.

Motion made by Craig Wagner, 2nd by Rob Whitney to declare the project a negative declaration.

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

MOTION CARRIED

Motion to grant approval.

Motion made by Theresa Santiago, 2nd by Rob Whitney approve application for Maple Crest Solar contingent on PILOT being signed, decommissioning bond being agreed and paid and all other fees paid.

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

MOTION CARRIED

PLANNING BOARD MEETING MAY 13, 2020 continued –

MOTION TO APPROVE MINUTES.

Motion to Approve March 11, 2020 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, March, 2020 meeting.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Robert Vicaretti. Willard Schadt abstained, he was not present at the meeting

MOTION CARRIED

OTHER BUSINESS:

Town Councilman, Dave Dean stated that it was a good meeting and this is a challenge but getting the hang of it.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn May 13, 2020 Planning Board meeting at 7:25 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary