

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MAY 24, 2023. The Meeting was held at Town Hall 420 Route 209.

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
John Nosek-Representative from Fusco Engineering
Alan Schock-Town Councilman
David Dean-Town Councilman



Pledge of Allegiance

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

22 US ROUTE 6 – OLD PLANET FITNESS BUILDING – PRE-APPLICATION –
No one present. Chair stated he would recall.

RANDALL WRIGHT – 297 NEVERSINK DR – PRE-APPLICATION –
Randall Wright-Property Owner

Mr. Wright stated that he lives at 297 Neversink Dr with his wife Melissa. He continued that he is changing the use of the property, 13 years ago he did a you pick apple orchard. He has about 70 acres of property and dedicates 4 acres of it for his home. He plans on using it 3 ways as residential, open space and agricultural or permaculture. He acknowledged that he is a science teacher at the Port Jervis Middle school, he has talked with the school about doing a farm to school, getting local food to students. He added that he is also looking into a project to allow students to come to the farm. Town Attorney asked what zone it was in, Ms. Wright stated Rural Residential. Town Attorney looked in Zoning book he acknowledged that this is a permitted use and would need a site plan to move forward. Chairman asked what agricultural laws there were, Town Attorney stated that with the multi-use he could subdivide off the portion for the home and keep the rest agricultural. Robert Whitney stated the site plan should show parking and any restrooms. Town Attorney suggested to make a formal plan showing what he wanted to do and what will be used for what. Chairman stated that the application packet can be found in the Town Clerk office.

22 US ROUTE 6 – OLD PLANET FITNESS BUILDING – PRE-APPLICATION – recall –
No one present.

NEW CENTURY FIM – 517 NEVERSINK DR – MULTI-USE PROJECT – CLOSE OUT PUBLIC HEARING –
Zachary Kelson-Attorney for applicant

Chairman stated that the oral portion was closed on April 26 and written was left open until tonight's meeting. Town Attorney confirmed that the public hearing was held on April 26 at the Senior Center, the oral portion was closed that night and written was left open until tonight's meeting the last was received tonight at 4:58 pm. He acknowledged that tonight the Board would close the public hearing, review all written comments, forward it to the applicant's representatives and allow for a response. Mr. Kelson stated he represented that applicant and sent a letter addressing some of the comments already. The applicant is requesting that full EIS not be done, they will review the new comments and supply a response. Chairman asked for a time limit, Town Attorney asked if 30days would be appropriate, Mr. Kelson stated that the Board has 62 days to act, Town Attorney asked if it needed to extended would the applicant agree to that, Mr. Kelson answered yes and stated that they should have a response in 14 days, Town Attorney stated that they will be put on the agenda for the 2nd meeting in June. Mr. Kelson stated that the applicant and the representatives will work with the Board to get the application complete. Chairman stated that once comments are addressed a workshop can be scheduled.

PLANNING BOARD MEETING MAY 24, 2023 continued –

NEW CENTURY FIM – 517 NEVERSINK DR – MULTI-USE PROJECT – CLOSE OUT PUBLIC HEARING – continued –

Motion to close public hearing.

Motion made by Rob Whitney, 2nd by Theresa Santiago to close the public hearing for New Century multi-use project.

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

MOTION CARRIED

Town Attorney acknowledged that the meeting for 6/28 nothing else will be put on the agenda with the exception of a pre-application. Mr. Kelson asked what time the meeting would start, Town Attorney answered 7pm. He asked Mr. Nosek if the Town Engineer's office needed more time, he answered No.

22 US ROUTE 6 – OLD PLANET FITNESS BUILDING – PRE-APPLICATION – 2nd recall –

No one present.

MOTION TO APPROVE MINUTES

Motion to approve May 10, 2023 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, May 10, 2023 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Robert Whitney to adjourn May 24, 2023 Planning Board meeting at 7:21 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk