

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MAY 8, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Theresa Santiago

Patrick Kean

Craig Wagner-Vice-Chairman

BOARD MEMBER NOT PRESENT: Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney

John Nosek-Representative from Fusco Engineering

Alan Schock-Town Councilman

Rob Whitney-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:08 p.m. by Chair Robert Vicaretti.

IPP SOLAR – 1149 ROUTE 209 – SOLAR ARRAY – PUBLIC HEARING –

Maziar Dalaeli-IPP Solar Associate-Representative for Property Owner

Robert Honders-Applicant

Town Attorney explained that there was a problem with the public hearing notice that was sent out to the adjoiners, and the Board could have either opened the public hearing let the public talk or they could reschedule to the next meeting. Except due to the notices not being sent out correctly, by certified mailing, the public hearing would have to be rescheduled and notices sent out the correct way.

Motion made by Theresa Santiago, 2nd by Craig Wagner to reschedule the public hearing for Wednesday, May 22, 2024 at 7PM for IPP Solar Honders Solar Array.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

DEERPARK VILLAGE – WILSON RD – EXTENSION –

Demetris Colocassides-Representative for Deerpark Village Associates

Mr. Colocassides stated that there has been some land problems and that is the need for the extension.

Motion made by Craig Wagner 2nd by Theresa Santiago to grant an extension until November 6, 2024 for Deerpark Village.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

Motion made by Craig Wagner 2nd by Theresa Santiago to amend the previous motion until November 13, 2024 for Deerpark Village for an extension.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

CHINESE CHRISTIAN HERALD CRUSADES – 300 EDDY FARM RD – SITE PLAN REVIEW –

John Fuller-Representative for Applicant

Mr. Fuller explained the project to the Board, that this was the old Eddy Farm resort off of Eddy Farm Rd, He continued that this was a project to relocate the staff to 5 manufactured dwellings on the property. John Nosek went through the comments from Fusco Engineering, that the project should be an unlisted action under SEQRA (State Environmental Quality Review Act), the project may require GML-239 due to its proximity to the railroad tracks and state line, a stamped survey needed to be provided, plans must state the total area of disturbance. He continued that the plans must show elevations of the buildings, a copy of the existing SPDES(State Pollutant Discharge Elimination System) permit needed to be provided for the subsurface septic system, a dye test should be done to verify the septic system is working.

PLANNING BOARD MEETING MAY 8, 2024 continued –

CHINESE CHRISTIAN HERALD CRUSADES – 300 EDDY FARM RD – SITE PLAN REVIEW – continued –

Mr. Nosek continued to go through the comments from Fusco Engineering stating that SHPO (State Historical Preservation Office) needs to sign off because the EAF (Environmental Assessment Form) showed an archaeological hit, total wastewater flow numbers need to be provided, NYSDEC (New York State Department of Environmental Conservation) review needs to be done due to the river and bald eagle identified on the EAF, and lastly an erosion and sediment control plan needed to be provided. Town Attorney suggested that intent to be lead agency, GML-239 and a public hearing could be motioned.

Motion made by Theresa Santiago 2nd by Craig Wagner to declare intent to be lead agency.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

Motion made by Theresa Santiago 2nd by Craig Wagner circulate the GML-239 to the required agencies.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

Motion made by Craig Wagner 2nd by Theresa Santiago to schedule a public hearing for Chinese Christian Herald Crusades for June 12, 2024 at 7PM.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve April 10, 2024 Minutes.

Motion made by Patrick Kean, 2nd by Theresa Santiago to approve the minutes for Wednesday, April 10, 2024 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn May 8, 2024 Planning Board meeting at 7:35 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk