

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JUNE 14, 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 7:03 p.m.

**443 ROUTE 209 – CONVENIENCE STORE AND APARTMENT – SITE PLAN REVIEW**

Jian Hu-Representative for Applicant

Mr. Hu stated that last month they submitted an application and short form EAF. This is a 2-story structure that will be built in the existing footprint. The ground floor will be a convenience store open from 8am to 8pm and the top floor will be residential. There will not be any changes to the setbacks, and there will be 12 parking spaces provided as per zoning. Willard Schadt asked which road will access the property, Mr. Hu answered both roads Route 209 and Grange Rd. Chairman asked if the site plan shows that it is in the existing building footprint why come to Board, Town Attorney explained that the use is changed but it is same footprint it is "grandfathered" in. Chairman asked about GML-239, Town Attorney stated that there was the paper signed that all projects do not have to go. Chairman felt it should because of the access off of Route 209, Willard Schadt acknowledged that it's not new it is pre-existing. Chairman stated he would like the state to review the access, the driveway leads directly into the parking spaces. John Nosek declared that it is an existing curb cut, they can relocate parking and only 9 spaces are required they can eliminate 3 of the 12 proposed to make room. Mr. Hu affirmed that they can revise the parking spots. John Nosek also suggested that a dye test be performed on the existing septic, he asked how big the apartment would be. Mr. Hu answered it was a 2-bedroom apartment with the convenience store. Mr. Nosek indicated that about a 1,000-gallon tank would be sufficient for the use and to provide what was existing. Town Attorney acknowledged that the application is complete to send to GML-239 and suggested the Planning Board declare intent to be lead agency. Chairman asked about escrow, Secretary replied that they have been paid. Willard Schadt asked how a dye test would be performed without a building, John Nosek explained that there is a well and it would pump into the leach field with the dye.

**Motion to declare intent to be Lead Agency.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Craig Wagner to declare intent to be Lead Agency.

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

**MOTION CARRIED**

**Motion to circulate GML-239.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Craig Wagner to circulate the GML-239 to required agencies

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

**MOTION CARRIED**

**PLANNING BOARD MEETING JUNE 14, 2023 continued –**

**MOTION TO APPROVE MINUTES**

**Motion to approve May 24, 2023 Minutes.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, May 24, 2023 meeting.

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

**MOTION CARRIED**

**OTHER BUSINESS:**

Dave Dean acknowledged he was glad to see Chairman Vicaretti back.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn June 14, 2023 Planning Board meeting at 7:20 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk