

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JUNE 22, 2022. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice-Chairman

Willard Schadt

Theresa Santiago

Rob Whitney

BOARD MEMBER ABSENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

Alfred A Fusco Jr.- Fusco Engineering

Glen Plotsky-Town Attorney

Al Schock-Town Councilman

David Dean-Town Councilman



APPROVED

Pledge of Allegiance

Meeting was brought to order at 7:06 p.m.

NEW CENTURY FILM – 517 NEVERSINK DR – SITE PLAN REVIEW – PRE-APPLICATION –

Peter Wei-Applicant

Ryan Fellenzer-Fellenzer Engineering-Representative for Applicant

Mr. Wei stated that in the past five years they have held festivals, the Deerpark Market, but financial resources are lacking and to make sustainable they would like to put a hotel and restaurant onsite for the film crews. They have secured new investors to help with the cost. Mr. Fellenzer explained that most on the site plan is existing, there is 2 existing houses, there is an existing approval for a hotel/restaurant. The large arena building will become a multi-use building for filming and screening. A hotel will be proposed over top of the existing shooting range, also a restaurant will be constructed at the corner of Neversink and Route 209. A film studio and wastewater treatment field will be new. A second entrance is proposed off Neversink Dr, with an emergency exit off Route 209 if needed. There are more parking spaces than required 808 is required and there is 892 on the plan. The wastewater treatment will be 40,000 gallons/day, there is 3 existing wells that supply the buildings, the OC DOH will be involved and they will get a SPEDES permit. He stated that this was just to introduce the project and get feedback. Chair Wagner asked if structures labeled C1 & C2 would be new buildings, and if there was a change to the shooting range. Mr. Fellenzer answered that yes those 2 were new and the proposed hotel would be new above the shooting range. Rob Whitney asked if the parking area will be slanted and if it would be paved and tiered, Mr. Fellenzer answered yes it is on the river side, yes it will be asphalt and it will be tiered to the max slopes and to ADA requirements. Willard Schadt asked if the theatre would be for screening or for the public, Peter Wei answered for the Film, but will eventually be for the public. Town Attorney asked if they will show other company's films or just New Century, Mr. Wei answered just New Century Film. Town Attorney acknowledged that this site plan is to propose all that is wanted on this site because the Board is going to do a Full Environmental Review. Peter Wei stated then it will be both for New Century and for other companies. Willard Schadt asked the capacity of the restaurants, Mr. Fellenzer replied one is 900sqft and the other is 15,900, between the 2 there would be about 500 seats. Willard Schadt also asked about the capacity of the theatre if it was 1300, Mr. Fellenzer answered yes. Town Attorney asked if they still plan on doing the Deerpark Market, Mr. Wei answered no it was not successful but they do plan on doing the Moon Festival. Town Attorney stated that if they plan on doing it, it needs to be on the plan. Peter Wei confirmed that the 3 previous approvals must be on this plan. Town Attorney answered yes they all need to be considered. Peter Wei acknowledge that he will talk to the team and come back. Town Attorney stated that before they come back they need to pay the escrow and present an application and full site plan with filing fees. Willard Schadt added that all the proposed and existing need to be shown on the map, not just in the notes. Town Attorney stated that this needs to be everything they plan on doing with this parcel, no segmentation and he has spoken to the Applicant's Lawyer regarding this. Mr. Fellenzer stated that they will put all on the plan. Town Attorney stated this needs to be the maximum intentional use, this is one piece of property and needs to be evaluated as a whole, prior uses need to be put on the plan. Town Attorney stated that the next step is to figure out what they want to do, get a plan and application in and Full EAF.

PLANNING BOARD MEETING JUNE 22, 2022 continued –

NEW CENTURY FILM – 517 NEVERSINK DR – SITE PLAN REVIEW – PRE-APPLICATION – continued –

Town Engineer acknowledged that a more detailed plan, needs to be put together, one sheet showing existing the next showing proposed. Al Schock asked about the commercial entrance off of Route 209, he remembered there was a problem with the State before on this, Mr. Fellenzer acknowledged that was for emergencies.

OLD MINISINK LANES – 107 ROUTE 209 – PRE-APPLICATION –

Gus Debree-Representative for Applicant

Warner Tschopp-Applicant

Mr. Debree stated that they have been talking to the owner, there is currently a concrete slab on the property. They would like to put storage containers with solar lightening, they would paint them to keep in the surroundings, it would be to rent out to people for storage purposes. There would be a dumpster onsite, a forklift to move the containers around, also a fence for screening would be installed. Town Attorney disclosed that he has met with the Applicants regarding the acquisition of the property. He continued that the Zoning map appears that this property is in the NR Zone, but the Town Supervisor believes that all property along the Route 209 corridor was changed to HMU, review of minutes does not show that. The bowling alley has been done for over a year so it is no longer “grandfathered” in, he will do more research and once the zoning has been verified then they can come back for another pre-app, if not favorable they can go to the ZBA for a use variance. Willard Schadt asked why they can’t make a determination of the zone, Town Attorney stated that they need to do research of the minutes. Craig Wagner asked if they could go to the ZBA or could just give the Planning Board a site plan. Town Attorney stated the issue is still if the containers are legal even for storage. Town Engineer acknowledged that storage units are legal, containers are not. Willard Schadt stated that they will come back for another pre-app when it is researched, Town Attorney replied if appropriate. Gus Debree added that typical storage units are not as secure as containers and they will be using solar so it is less chance for something to catch on fire.

MARION SUBDIVISION – NEVERSINK DR & CHRISTOPHER ST – CLOSE PUBLIC HEARING –

Town Attorney acknowledged that there was a number of written submissions received some have been circulated, some not some were received after hours. He continued that some were asked to be read into record, he explained to the Chairman that only the nature of communication and who submitted the comment needs to be recognized. Town Attorney then explained to the Board and Town Engineer that it was brought to his attention by a Town Employee, that with this subdivision it is creating a separate parcel that does not connect to any other parcel or the main portion. He stated that this is a concern and has contacted Mr. Fuller the Applicant’s Engineer regarding this concern. Chairman Wagner went through each written comment received:

- Donna Lombardo-Email
- Donna Gore-Email
- Michael Gould- Email
- Donna Lombardo-Email
- Grace Woodard-Email
- Mary Munoz-Email
- Brenda Blair-Email

Motion made by Theresa Santiago, 2nd by Robert Whitney to close the public hearing for Homestead Subdivision.

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

MOTION CARRIED

Town Attorney suggested no action be taken. Willard Schadt asked if the OC DOH needs to be involved, Town Attorney replied not until there is a preliminary approval, Town Engineer confirmed. Chairman Wagner stated that all comments will be forwarded to the Applicant’s Engineer, Secretary acknowledged she would forward all written comments to Mr. Fuller.

PLANNING BOARD MEETING JUNE 22, 2022 continued –

MOTION TO APPROVE MINUTES.

Motion to approve June 8, 2022 Minutes.

Motion made by Theresa Santiago, 2nd by Robert Whitney to approve the minutes from Wednesday, June 8, 2022 meeting.

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

MOTION CARRIED

OTHER BUSINESS –

Town Attorney stated that Maple Crest Solar consultants have done an analysis of the disassemble, the decommission bond was figured to be \$125,000, a signoff would be needed by the Chairman. Willard Schadt asked how far out the life expectancy was, Town Engineer answered 20-30 years. Town Attorney acknowledged the PILOT is for 15 years long, if the decommission is 30 years then on year 16 they will be taxed for full price. Willard Schadt questioned Mr. Fusco if he was seen a decommission yet on a solar farm, Town Engineer answered he had not yet. Mr. Fusco explained that what happens is they take off the panels, stack them on a truck, there is a time period laid out, it is a thorough plan, it is still too new.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Robert Whitney to adjourn June 22, 2022 Planning Board meeting at 8:06 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk