

The Town of Deerpark Planning Board met for a VIRTUAL MEETING on WEDNESDAY, JUNE 24 2020.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice- Chairman
Rob Whitney

Theresa Santiago
Willard Schadt

BOARD MEMBER ABSENT:

Robert Vicaretti-Chairman

OTHERS PRESENT:

Alfred A Fusco III-Town Engineer
Glen Plotsky-Town Attorney
David Dean-Town Councilman

Craig Wagner stated in Bob Vicaretti's absence he will be Chairman for the meeting.

Pledge of Allegiance

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

DEERPARK VILLAGE – WILSON ROAD – EXTENSION –

Alex Roberts-Representative for Applicant
Joseph Maselli-Representative for Applicant

Mr. Roberts explained that there were issues with the water and were working on this, he continued that they were supposed to close on June 2, things didn't work out. Mr. Maselli is now the property managing broker for Community Housing Innovations; he had gone out and seen the property and also has spoke with the Town Supervisor. Mr. Maselli stated he did a site visit and has been in contact with the broker for the proposed purchaser and they are preparing an offer, should be late this week or next. Town Attorney asked if they would need a due diligence period, Mr. Roberts answered he was not sure but it wouldn't be more than 90 days, Mr. Maselli added that it would be a cash offer. Town Attorney acknowledged he was notified that the closing did not happen and the Applicant asked to be placed on the agenda for a 90-day extension, which would put them back on the October 14 Meeting.

Motion to grant extension.

Motion made by Theresa Santiago, 2nd by Rob Whitney to extend conditional approval to Wednesday, October 14, 2020 meeting for Deerpark Village.

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

MOTION CARRIED

PEENPACK MEADOWS – LYBOLT ROAD – EXTENSION –

Town Attorney asked the Secretary if she had heard from Mr. Lipman, counsel for the project, Amanda Gorr answered, No. Town Attorney stated the last he had talked with Mr. Lipman the applicant was not moving forward with the big subdivision. He suggested to allow 30 days to reach out to the Applicant or Mr. Lipman to find out how they would like to proceed.

Motion to grant extension.

Motion made by Theresa Santiago, 2nd by Rob Whitney to grant an extension for 30 days to allow Town Attorney to contact Representative or Applicant.

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

MOTION CARRIED

PLANNING BOARD MEETING JUNE 24, 2020 continued –

MARRA – 114 ROUTE 6 – 2-LOT SUBDIVISION – CONTINUED PUBLIC HEARING –

Holly Fuller-Representative for Applicant
John Fuller-Representative for Applicant
Mary Marra-Applicant

Secretary Amanda Gorr read the public hearing notice into record. Holly Fuller gave a brief description of the application stating that it was about a three-acre parcel, one acre would be subdivided off it has an existing structure on it, there was a new septic installed and a well already present on the property. She continued that they have received the sign off from SHPO and all technical issues have been addressed. Chairman Wagner asked if any comments were received prior to the Meeting, Secretary answered, No. Town Attorney stated that he reviewed that road maintenance agreement and it is sufficient to protect the Town and any future buyer. He continued that after the meeting it will only be open for written comment as per the notice, he also suggested that Lead Agency and Neg Dec could be done. Chairman asked if there were any questions or comments from the Board. Ms. Marra spoke stating she understands the notice went out and is frustrated that this matter has to wait another 2 weeks. Town Engineer went through the comments from Fusco Engineering acknowledging that all comments have been satisfied except that final maps need a surveyor stamp.

Motion to hold open public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to hold open public hearing for written comment as per the public hearing notice sent out.

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

MOTION CARRIED

Motion to declare Lead Agency.

Motion made by Theresa Santiago, 2nd by Rob Whitney to declare the Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion to declare a negative declaration.

Motion made by Theresa Santiago, 2nd by Rob Whitney to declare a negative declaration for the project.

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

MOTION CARRIED

RIVENDALE – NEVERSINK DRIVE – 20-LOT SUBDIVISION –

Holly Fuller-Representative for Applicant
John Fuller-Representative for Applicant
Loren McCune-Applicant

Ms. Fuller explained that this parcel is located on the corner of Neversink Dr and Route 209, it is where the pipeline was staged, it will consist of 21 lots. Twenty of the lots will be residential and the last will be the community septic, all lots meet zoning requirements. Each residential lot will consist of a home, well and driveway, she added that they sent the SWPPP to Fusco Engineering. She continued that there is a meeting scheduled with the county DPW to discuss the right-a-way off of the County highway. She further stated that they would like to have a public hearing schedule so they can get in front of the Health Department to get their approval on the community septic. Town Engineer stated that they reviewed the most recent plans submitted and will continue to review SWPPP, he continued that a determination on jurisdiction of the wetlands needs to be made also no sign off from SHPO has been submitted, Mrs. Fuller stated that it was sent in and they have not received anything back yet. Town Engineer stated that Orange County Department of Health will require test wells, Mrs. Fuller explained that the Department of Health will say where they want the tests done. Town Engineer added that landscaping would be up to the Board to determine, Mrs. Fuller stated each lot the landscape will be up to the purchaser, Town Engineer acknowledged that the Board could request shrubbery around the treatment plant.

PLANNING BOARD MEETING JUNE 24, 2020 continued –

RIVENDALE – NEVERSINK DRIVE – 20-LOT SUBDIVISION – continued –

He continued that the traffic study needs to be forwarded to the Orange County DPW and NYSDOT, Mrs. Fuller asked if they were to do it, he replied Fusco Engineering will do it. Town Attorney acknowledged he was provided with a copy of the Home Owner's Association and reviewed it and sent comments to Mr. Fuller's office; he received the revised copy but has not had the chance to review it. Mrs. Fuller asked if a public hearing could be scheduled, Town Attorney stated that they were waiting for 239 to get back, Town Engineer acknowledged that it went out and comments have been received from the Orange County Department of Planning, he stated that it was sent out on March 2, 2020. Town Attorney suggested that a public hearing could be scheduled for July 22, Mrs. Fuller asked for the first meeting in August.

Motion to schedule a public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to schedule a public hearing for Wednesday, August 12, 2020 for Rivendale.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to Approve June 10, 2020 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, June 10, 2020 virtual meeting.

Vote 3 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt. Craig Wagner abstained he was not able to participate in the meeting.

MOTION CARRIED

OTHER BUSINESS –

Town Attorney acknowledged that he received an email that the link is not working and claimed it is an illegal meeting.

Dave Dean stated that hopefully soon things will get back to some sort of normalcy and appreciate the effort everyone is putting in.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn June 24, 2020 Planning Board virtual meeting at 7:45 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary