

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JULY 12, 2023. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice-Chairman

Theresa Santiago

Rob Whitney

BOARD MEMBERS ABSENT: Robert Vicaretti-Chairman, Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney

John Nosek-Representative from Fusco Engineering

Alan Schock-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:01 p.m.

Town Attorney suggested moving agenda item #4 first because items 1-3 are represented by the same person.

NY DEERPARK I. LLC – 305 OAKLAND VALLEY RD – SOLAR FARM –

Walter Garigliano-Representative for Applicant

Mr. Garigliano stated that this is the Oakland Valley Racetrack property, the proposed place of the solar farm will be between the track and the river. There are no neighbors that will be able to see the system, it is remote. They have submitted a full EAF, he was asking for intent for Lead Agency and GML-239 be done. Town Attorney acknowledged that the Board traditionally like to do a preliminary review and get the comments from the Town Engineer before intent is done. Mr. Garigliano stated that they can wait, there is a back-up on the panels so they would not be able to get them anyway. Town Attorney asked about a PILOT (Payment In Lieu Of Taxes), Mr. Garigliano replied that a letter was sent to the Supervisor regarding this and no action was taken. Rob Whitney asked if the panels would be behind the go kart track, Mr. Garigliano showed the members on the map where the solar would be set. The Escrow Agreement was filled out: **Attorney Escrow will be \$1250 and Engineering Escrow will be \$2500** the Escrow Form was signed by Town Attorney and John Nosek, Representative for Fusco Engineering. Representative for Applicant stated that he would get the Applicant to sign the agreement and send it back to the Town. Secretary stated that when it is signed to email back and a copy will given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

CAMP DEERPARK – 200 BRANDT RD – NEW DINING HALL – PRE-APPLICATION –

John Fuller, Representative for Applicant

Mr. Fuller indicated that this project was approved the improvements that have been done are on the plan. There are also future buildings that were previously approved but not built out as of yet they were part of the original approval. This is for a new dining facility, the current one is old and does not meet the current needs of the camp, they plan to repurpose the building as an activity center. This plan is just focused on the new dining hall, and to carry the prior approvals. Town Attorney asked where the new dining hall will be on the property, Mr. Fuller showed on the map the location of the building. Al Schock acknowledged that the building labeled as future multi-use is actually done, Secretary responded that inspections have been done but sure if Certificate of Occupancy was issued. John Nosek suggested that the buildings that are labeled as future use to add previously approved, Town Attorney state that the whole plan will be considered with the Environmental review. John Fuller added that the sewage system is designed and in use with all the approved uses, Mr. Nosek asked if it was a sewage treatment plant, Mr. Fuller answered no just a large septic, it has been approved by the Orange County Department of Health, and SWPPP can be updated with the new use. John Nosek asked where the current dining was, John Fuller answered in the multi-use building, he added there are renderings provided for the new building. The Escrow Agreement was filled out: **Attorney Escrow will be \$500 and Engineering Escrow will be \$1500** the Escrow Form was signed by Town Attorney and John Nosek, Representative for Fusco Engineering. Secretary stated that when all 3 are done Mr. Fuller can sign all at once. Then a copy will given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

PLANNING BOARD MEETING JULY 12, 2023 continued –

4S ENTERPRISES – 824 PEENPACK TRAIL – 2-LOT SUBDIVISION – PRE-APPLICATION –

John Fuller-Representative for Applicant

Mr. Fuller explained that this is a 2-lot subdivision, this property is on the corner of Peenpack Trail and Route 42 and also borders Parks Rd. This is an existing house with a permit for renovations, the vacant lot that will be produced with the subdivision will access off of Parks Rd, this property is also bounded by the Shinglekill and the new structure will have the 100ft separation for the septic. Town Attorney asked if this project was before the Board prior, he remembers this project, John Fuller answered if so it was not by him. Town Attorney stated that the current buildings do not meet Zoning requirements, John Fuller answered no they are pre-existing, he would have to check if there were prior variances granted. John Nosek stated to submit a formal application. Town Attorney stated that GML-239 needed to be done because of the proximity to Route 42 but will have to check with Supervisor if the agreement to allow for 239 to be waived was signed with the County. **Attorney Escrow will be \$600 and Engineering Escrow will be \$1200** the Escrow Form was signed by Town Attorney and John Nosek, Representative for Fusco Engineering. After agreement is signed by Representative for Applicant, a copy will be given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

SSS REALTY, LLC – 1304 US ROUTE 209 – 2-LOT SUBDIVISION – PRE-APPLICATION –

John Fuller-Representative for Applicant

John Fuller stated that this sketch plan is a unique scenario because it is a landlocked parcel, this is a large lot. It is an 8-acre parcel with frontage on Mockingbird Lane which is in Pine Grove Manufactured Home Park. This parcel is a part of an original subdivision from 1983, there was a note on the map that access to public roads would be through Pine Grove lands. This subdivision will create 2 conforming lots with access through the Manufactured Home Park. Town Attorney asked if the road was private or a public road, John Fuller answered private. Town Attorney asked if it was the same owner, John Fuller answered no the owners have changed, but there is deeded rights through Pine Grove Park and this subdivision will create 2 conforming residential lots. John Nosek stated that there is plenty of area to develop just no road frontage, John Fuller stated it would have to be determined how many lots can be created on a private road, the private road in the park is not individual lots it is one whole lot. Town Attorney stated if there is an easement then it would be binding, he added that there is a classification on this land through the Town Assessor Office as a waste disposal lot, the Planning Board file from the original subdivision needed to be pulled to see if any restrictions were put on the map. It will need to be figured out why this classification happened. John Fuller acknowledged no note was on the original subdivision just the access, he added that before a formal application is submitted clarity with the deeds and records will be done. Town Attorney agreed with Mr. Fuller. **Attorney Escrow will be \$600 and Engineering Escrow will be \$1200** the Escrow Form was signed by Town Attorney and John Nosek, Representative for Fusco Engineering. All 3 agreements were signed by Representative for Applicant, a copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

MOTION TO APPROVE MINUTES

Motion to approve June 14, 2023 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, June 14, 2023 meeting.

Vote 3 Ayes: Theresa Santiago, Robert Whitney, Craig Wagner.

MOTION CARRIED

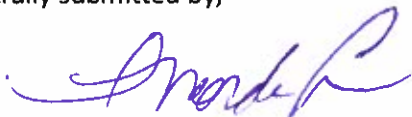
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn July 12, 2023 Planning Board meeting at 7:44 pm.

Vote 3 Ayes: Theresa Santiago, Robert Whitney, Craig Wagner.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk