

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JULY 14, 2021. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Rob Whitney

Craig Wagner-Vice- Chairman
Theresa Santiago

BOARD MEMBER ABSENT:

Willard Schadt

OTHERS PRESENT:

John Nosek-Fusco Engineering
Glen Plotsky-Town Attorney
Al Schock-Town Councilman



APPROVED

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

KERRY HUGHSON – 357 NEVERSINK DR – 2-LOT SUBDIVISION –

Kerry Hughson- Applicant

Town Attorney stated that an approval can be given conditional on a perc test being done to make sure the 2nd lot is buildable, instead of a map that shows the potential plan. Chairman asked if the Town needed to witness the perc test, John Nosek stated if it was a deep perc test than yes, otherwise a letter from the Engineer is fine. Mr. Hughson asked if it could be done now, John Nosek answered that it could to avoid in the future but it will need to be shown on the map. He also stated that GML-239 needed to be done because this is on a County Highway. Town Attorney suggested to bring in new maps with the changes and 239 could be distributed and a public hearing scheduled.

ARTHUR TROVEI – TRIPLET LLC – SLEEPY HOLLOW RD – LOT LINE CHANGE –

John Fuller-Representative for Applicant

John Fuller explained that this is a pre-app they are prepared to do a formal application, this is for Triplet, LLC it was a subdivision off of Eddy Farm property, frontage extends to Sleep Hollow Rd. This will be a lot line change with Silver Canoe to allow access to their property by the river. Town Attorney disclosed that he represents Triplett LLC and Mr. Trovei. Chairman stated that it seems it will create a non-conforming lot, Town Attorney acknowledged that it is a pre-existing non-conforming lot and this will make it less non-conforming and give a landlocked parcel access to Sleepy Hollow Rd. Theresa Santiago asked if anything was proposed, Mr. Fuller answered not in this application. Chairman asked what the stream was that was indicated on the map, John Fuller answered it is a storm water drainage. Town Attorney suggested to make a formal application and a GML-239 will be done due to its proximity to the City of Port Jervis, Delaware River and the train.

IPP SOLAR MAPLE CREST LLC – MAPLE CREST DR – SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller explained this was a pre-app for Mr. Trovei for the property he sold to the Solar company, he is contracted to buy back a portion to keep for recreational purposes. There will be an access road to the lot with frontage on the river, this is not near the solar and the access will be off of Route 209. Town Attorney disclosed that he represents Mr. Trovei and has been in the negotiations with this subdivision. Chairman asked if this was a modification to the Solar site plan and if they had to come back to the Board to amend.

PLANNING BOARD MEETING JULY 14, 2021 continued –

IPP SOLAR MAPLE CREST LLC – MAPLE CREST DR – SUBDIVISION – continued –

Town Attorney explained that the solar is far away and when Mr. Trovei sold the lot, he retained a life estate for this portion of the property and he has negotiated to buy back 4 acres along the river. A perc test will be done to show it is buildable. Chairman asked what the road coming through the Solar was on the map, Town Attorney stated that was a second road for access for the Solar. Chairman questioned if it was outside the fence and asked about the 100-year floodplain. Mr. Fuller answered that it is in the floodplain not floodway and soil testing will be done. Town Attorney stated that the right-a-way will be off of 209 so a GML-239 will need to be done.

RIVENDALE – NEVERSINK DR – SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller explained that a positive dec was made and there was discussion on who would make the scoping document. John Nosek acknowledged that Fusco Engineering prepared the positive dec resolution and are preparing the scoping document. The Board will review and if needed change or add information then it will be presented to the applicant and a public hearing will be scheduled. Town Attorney asked what time frame would be, would the second meeting in August be good. John Nosek stated that he could have it done by August 22 for August 25 meeting. Town Attorney suggested to have the document ready by August 25 and put on for the 1st meeting in September which would be the 8th. Chairman asked if it could be FOILED, Town Attorney answered that yes it can it will be marked as Draft.

MOTION TO APPROVE MINUTES.

Motion to June 23, 2021 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, June 23, 2021 meeting.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Robert Vicaretti.

MOTION CARRIED

430 US ROUTE 209 – ENVIRONMENTAL SITE WORK – WORKSHOP –

John Fuller-Representative for Applicant

Berel Krug-Representative from LBH Real Estate Inc.

Town Attorney acknowledged that this is a workshop to understand the intended uses, status of the cleanup and structure of buildings. There will be no public comment and a skeletal version of minutes will be taken. John Fuller introduced Mr. Krug. Mr. Krug explained that the DEC has approved a change of use for the property even though the clean up is still on going and is a long way from being done. Mr. Krug went on to explain how they acquired the property and what has been done and what still needs to be done. He has had communication with the DEC and Mr. Fuller has stated that the structural integrity is sound. John Nosek acknowledged that due to the chemicals that were used and the environmental issues there needs to be a letter to allow work to be done in the building. Mr. Krug stated that they plan to move ahead with the site plan and will be asking for an approval for light manufacturing/warehouse, he stated no specific use will be asked for just a general use and when it is sold the buyer will come back for the specific use. Town Attorney stated that the DEC needs to put in writing what needs to be done. Town Councilman, Al Schock acknowledged that they had put in a water purifying system next door, at the Senior Center and would like to see documents of the water testing. John Nosek stated that an environmental specialist would have to be called in and a general approval could be given but not until the remediation is done.

PLANNING BOARD MEETING JULY 14, 2021 continued –

430 US ROUTE 209 – ENVIRONMENTAL SITE WORK – WORKSHOP – continued –

Craig Wagner stated he would like to see something in writing that the DEC is overseeing, also what needs to be done and what has been tested. Town Attorney acknowledged that communication needs to be done with the Town Engineer's Office, John Fuller, the DEC and the applicant. Chairman asked if this application would be classified as a positive dec, Town Attorney answered that it will depend on the EAF and issues at the public hearing, could be with the history but if remediation is done then there may be no issue.

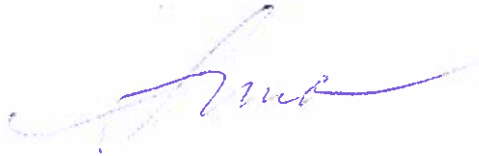
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Rob Whitney to adjourn July 14, 2021 Planning Board meeting at 9:00 pm.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary