

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JULY 26, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Robert Vicaretti –Chairman
Theresa Santiago

Craig Wagner- Vice-Chairman
Rob Whitney

BOARD MEMBERS ABSENT: Mike Hunter, Willard Schadt

OTHERS PRESENT:

John Nosek, Fusco Engineering for Town
Al Schock – Town Councilman



Meeting was brought to order at 7:01 pm

Pledge of Allegiance

WILLIAM ROHNER – PROPOSED GARAGE/REPAIR SHOP – 207 ROUTE 209 –
William Rohner-Applicant

Mr. Rohner explained that he has new plans for the increase in size of the driveway due to DOT recommendation. John Nosek stated that once the applicant submits the map to DOT and they approve it he can come back to Planning Board for final approval.

Secretary read public notice into record.

No Public Comment.

Motion to close Public Hearing.

Motion made by Bob Vicaretti, 2ND by Craig Wagner to close Public Hearing for William Rohner.

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

MOTION CARRIED

Motion to Declare Town of Deerpark Planning Board Lead Agency.

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

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

MOTION CARRIED

176 ROUTE 209 – PRE-APPLICATION –

Robert Lee-Lumen Architect, Engineer for Applicant

Mr. Lee explained that this is an irregular shaped lot with 20.9 acres located at 176 Route 209. He continued by stating that this property is the old Cornucopia Restaurant and plan to renovate/restore the restaurant and continue to use it as a commercial restaurant. He then discussed that future plans to create approximately 100 unit condominiums for vacation, summer or secondary homes. He went on to say that there will be two buildings 3 story each 345 ft in length and 60 feet wide with a pool between and a tennis court at one end, he said it would take 3 years to finish that portion of the site plan. He also stated that in the back of the property there will be horseback riding, fishing and camping. Rob Whitney asked if they were to be individual apartments, Mr. Lee answered yes small individual apartments one to two bedrooms. Chairman Vicaretti stated that the Town Counsel was not there to discuss escrows so they will need to be done at a later meeting.

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MOTION TO APPROVE MINUTES.

Motion to approve June 28, 2017 Minutes.

Motion made by Theresa Santiago 2nd by Craig Wagner to approve Wednesday, June 28, 2017 minutes.

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

MOTION CARRIED

OTHER BUSINESS –

Al Schock suggested that Gary Spears, Supervisor be consulted regarding the pre-application for 176 Route 209 because of the moratorium in progress on multi-family development.

Chairman Vicaretti acknowledged that Sprint have withdrew their application for the temporary cell tower.

Theresa Santiago questioned about Randy Sauschuck's application, Chairman stated that he cannot be forced to come back, but Building Department can send another non-compliance to him, as of right now we are waiting on a response.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn Wednesday, July 26, 2017 meeting at 7:31 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary