

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JULY 26, 2023. The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice-Chairman
Rob Whitney

Willard Schadt
Theresa Santiago

BOARD MEMBER ABSENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

Florence Santini-Town Clerk
Glen Plotsky-Town Attorney
John Nosek-Representative from Fusco Engineering

Pledge of Allegiance



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

CORSO – PROSPECT HILL & ZOCK RD – LOT LINE CHANGE –

Chad Kowal-Represent self and Mr. Corso
Glen Plotsky-Representative for Applicants

Mr. Kowal explained that he would like to take property from Mr. Corso and add it to his property. Town Attorney acknowledged that he represents Mr. Kowal, Mr. Plotsky showed on the map how the lot line change would go.

Motion made by Rob Whitney, 2nd by Theresa Santiago to waive the public hearing.

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

MOTION CARRIED

Motion made by Rob Whitney, 2nd by Theresa Santiago to refer the lot line change to the assessor.

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

MOTION CARRIED

GOLDEN BASIN – 443 US ROUTE 209 – SITE PLAN REVIEW –

Jian Hu-Representative for Applicant

Mr. Hu stated that he used the same footprint of old building, the ground floor will be commercial and an apartment on the top floor. They will be adding a new septic tank, it is on the new plan. Chair Wagner asked if Mr. Nosek did comments from Fusco Engineering. Rob Whitney asked if old system was not good; Mr. Hu answered yes needed new. Mr. Nosek went through the comments from Fusco Engineering, if building in same footprint it is pre-existing non-conforming, if entrances altered a NYSDOT (New York State Department of Transportation) permit is required, fire separation between the two floors, also a new perk test will have to be done and to include it on the plans.

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

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

MOTION CARRIED

Motion made by Rob Whitney, 2nd by Theresa Santiago to waive GML-239 review.

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

MOTION CARRIED

Motion made by Rob Whitney, 2nd by Theresa Santiago to schedule a public hearing for August 23, 2023 at 7pm for Golden Basin.

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

MOTION CARRIED

PLANNING BOARD MEETING AUGUST 9, 2023 continued –

NEW CENTURY – 517 NEVERSINK DR – SITE PLAN REVIEW –

Ryan Fellenzer-Representative for Applicant

Zachary Kelson-Attorney for Applicant

Mr. Fellenzer explained since the public hearing the Applicant has been working to answer the public's comments and concerns stated at the hearing and in writing. There was a traffic study done, endangered species done, NYS fish and wildlife study done, SWPPP (Storm Water Pollution Prevention Plan) provided, working with DEC (Department of Environmental Conservation) for WWTP (Wastewater Treatment Plant) for a SPDES (State Pollutant Discharge Elimination System) permit and awaiting SHPO (State Historic Preservation Office) approval. It will all show there is no significant environmental impact. John Nosek stated the letter from Kelson in regard to deed restrictions will be given to Glen for review. Fusco also received comments from County Planning and stated it should be sent for further review. Mr. Nosek asked if the NYSDOT (New York State Department of Transportation) or OCDPW (Orange County department of Public Works) has done some response to agree with the traffic study. Mr. Fellenzer stated that they have tried to get ahold of them with no answer. Plans show four wells but minimum is two; Mr. Nosek asked if all four are being drilled, Mr. Fellenzer answered that two are existing and two will be new. Mr. Nosek stated that all documents that need to go to OCDOH (Orange County Department of Health) should be provided for the wells. He asked if a SPDES permit was done yet, Mr. Fellenzer acknowledged it was submitted no word yet. Town Attorney suggested to provide all contacts with NYSDOT, OCDPW, SWPPP and SPDES. Mr. Nosek asked about the WWTP, Mr. Fellenzer stated that it is under design, Delaware Engineering is handling that. Town Attorney stated that he had not received the letter from Mr. Kelson and has not had the chance to review that case numbers he has cited in the letter. If there are any deed restrictions the Planning Board cannot uphold them. He continued that the DOT and DEC should have responses before any actions are taken. Mr. Kelson stated that they will supply the names of their contacts. Chair Wagner stated no action will be taken tonight. Town Attorney stated that the Planning Board Secretary is unfortunately not here tonight, and to call her tomorrow and ask to be put on the next meeting. Town Attorney asked if the traffic study was sent to NYSDOT and OCDPW, Mr. Fellenzer answered yes. Mr. Kelson asked if they had answers to both of the two outstanding agencies they should contact the Secretary to be on the next agenda, Town Attorney replied yes.

MOTION TO APPROVE MINUTES

Motion to approve July 26, 2023 Minutes.

Motion made by Rob Whitney, 2nd by Theresa Santiago to approve the minutes for Wednesday, July 26, 2023 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn July 26, 2023 Planning Board meeting at 7:42 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk