

The Town of Deerpark Planning Board met for a VIRTUAL MEETING on WEDNESDAY, JULY 8 2020.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago
Rob Whitney

Craig Wagner-Vice- Chairman
Willard Schadt



OTHERS PRESENT:

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

Pledge of Allegiance

Meeting was brought to order at 7:02 p.m.

BRACE GROUND MOUNT SOLAR – BOEHLMER ROAD –

Stephanie Kusmann-Empire Solar Solutions-Representative for Applicant

Secretary Amanda Gorr read the public hearing notice into record. Ms. Kusmann gave a brief description of the application stating that it is an 8 KW ground mount solar, the back of the house faces the street. The back of array would face the street and the front would face the house. There is enough natural screening, there are evergreens which are year-round so there should be no visibility issues. No Public Comments, no written comments received. Chairman Vicaretti asked if written comment should be left open, Town Attorney answered, Yes.

Motion to hold open public hearing.

Motion made by Craig Wagner, 2nd by Rob Whitney to hold open public hearing for written comment until the July 22, 2020 meeting.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Stephanie Kusmann asked if they should wait to apply for building permit, Town Attorney replied at the next meeting the public hearing would be closed if there are any comments they will be reviewed and the Board could entertain a motion to approve.

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

Holly Fuller-Representative for Applicant
Mary Marra-Applicant

Town Attorney explained this was a continuation because the notice stated it needed to be left open for written comment. Chairman asked if there were any comments, Secretary answered, No.

Motion to close public hearing.

Motion made by Craig Wagner, 2nd by Rob Whitney to close the public hearing for Marra 2-lot subdivision.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Chairman asked if there was anything that anyone wanted to add, Town Attorney acknowledged the he reviewed the easement agreement regarding the driveway and it acceptable, Town Engineer stated that a surveyor's stamp needed to be on the maps before the Chairman signs.

Motion to approve application.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve application for Mary Marra contingent on maps stamped and fees paid.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Mary Marra asked how long is should take to get the maps signed, Holly Fuller stated everything should be in to the Town by the end of the week and then it's up to the Chairman to sign. Chairman stated as soon as Amanda receives the maps, she will call him to come in and sign.

PLANNING BOARD MEETING JULY 8, 2020 continued –

OWEN WRIGHT – OAKLAND VALLEY ROAD – PRIVATE CAMPGROUND – SITE PLAN REVIEW –

Owen Wright-Applicant

Town Attorney disclosed that he has met with Mr. Wright and further stated that the checks to pay escrow did not clear with the bank. Mr. Wright explained he had postdated them for the 1st and they went in on the 26th, but he can get another check. Chairman acknowledged that this project has been before the Board, Mr. Wright stated that yes but now it has been drawn up as a private campground, with three small cabins, there will be a common area with a pole barn and a fire pit. Chairman asked if he received the comments from Fusco Engineering, Mr. Wright stated that he sees no issues with them. There is no lighting and he will get the driveway permit. Town Engineer explained that this is a permitted use in the RR (Rural Residential) Zone he added that all recreation areas need to be 200ft from the property line and screened. Also, there is no public address system and sanitary code needs to be in accordance with Orange County Department of Health. He also stated that details on the water and septic need to be presented, Owen Wright acknowledged that there is an existing well on the lot, Mr. Fusco stated it needed to be tested. Mr. Wright stated there are new plans that have 3 separate septic. Town Engineer stated that a driveway permit needed to be filed with the County, Mr. Wright acknowledged that there is an existing driveway, Mr. Fusco added that it needed to be signed off on for site distance. Town Engineer asked what the maintenance shed was for, Mr. Wright replied for lawn equipment and boats, Mr. Fusco stated to show what it will look like. He added that they will review the new maps and submit a new list of comments. Town Attorney explained that no final plans have been reviewed so GML-239 could not be done yet. Mr. Wright asked about scheduling a public hearing, Town Attorney answered that first the 239 needed to be done that was a 30 day wait time then a public hearing could be done.

Motion to declare intent to be Lead Agency.

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare intent for the Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to Approve June 24, 2020 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, June 24, 2020 virtual meeting.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt. Robert Vicaretti abstained he was not able to participate in the meeting.

MOTION CARRIED

OTHER BUSINESS –

Town Attorney acknowledged that under Governor Cuomo's executive order virtual public hearings needed to be transcribed verbatim if no public interaction. He added that the cost is to be paid by the applicant and has spoken with the present applicants and they are aware of the fees.

Dave Dean stated he is anxious to get some sort of order back soon.

Chairman questioned if there was a way to let him know what applications were closed because he has so much paperwork. Town Attorney asked him to write up a list and between himself, Secretary and Town Engineer they could let him know what was closed.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn July 8, 2020 Planning Board virtual meeting at 7:35 pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary