

TOWN OF DEERPARK PLANNING BOARD – AUGUST 24, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 24, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman  
Willard Schadt  
Rob Whitney

Theresa Santiago  
Craig Wagner

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

David Dean, Town Councilman  
Glen Plotsky, Town Attorney  
Al Fusco III, Fusco Engineering for Town



Meeting brought to order at 7:04 pm.

Pledge of Allegiance

MARTELL HOLDINGS, LLC – 6 MONTH EXTENSION –

Chad Martell – Applicant

Mr. Martell stated that he is asking for the extension due to low market values, he stated they are just waiting for the market value to come up.

**Motion to adopt a 6 month extension for Martell Holding until February 22, 2017.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to adopt 6 month extension for Martell Holdings.

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

**MOTION CARRIED**

ASPEN RIDGE – REBECCA HWANG – 15-LOT SUBDIVISION –

Michael Morgante – Representative for Applicant from Arden Consulting Engineers, PLLC

Mr. Morgante stated that since the last time they were there the storm water management system is completed also soil testing has been finalized. He continued by stating that he spoke with County Planning and the property boundaries are on the reservoir watershed for the City of Port Jervis. He further stated he talked with Jack Farr (Head of Department of Public Works/Water Department for the City of Port Jervis) and made adjustments and emailed him a new set of the plans. He stated that 3 of the lots overlay the watershed so minor adjustments were made to lot lines and septic systems; now all are outside boundary. He also stated that more than ½ the site is wooded; they want to save as many trees as possible, 28 out of the 49 acres are being conserved. He continued that there is a stone wall on the property and that the lot lines could be relocated to coincide with wall or the wall could be moved with the lot lines already established. He further added that a habitat study has been done. Mr. Morgante then went over the comments received by Fusco Engineering; that a stamped survey will be provided, wetland markers will be established, a fence will be put up during construction to show the area of disturbance, negative 2% slope will be on the entrance to the private road and the notice of intent will be signed by owner. Chairman Vicaretti questioned if the area of disturbance is shown on the maps, Mr. Morgante answered yes. Chairman asked who has jurisdiction on the watershed, Town Engineer stated that the Planning Board has jurisdiction but City of Port Jervis can make suggestions. Willard Schadt asked if there will be a Road Agreement, Mr. Morgante answered that it will be private road and there will be a road maintenance agreement.

## **Planning Board Minutes August 24, 2016**

ASPEN RIDGE – REBECCA HWANG – 15-LOT SUBDIVISION – continued –

### **Motion to Declare the Town of Deerpark Planning Board to be Lead Agency.**

Motion made by Willard Schadt, 2<sup>ND</sup> by Craig Wagner to declare the Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

APPROVAL OF AUGUST 10, 2016 MINUTES –

### **Motion to Approve August 10, 2016 Minutes.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to Approve August 10, 2016 Minutes.

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

**MOTION CARRIED**

OTHER BUSINESS –

Chairman asked if Craig Wagner or Theresa Santiago went to the Pine Grove Mobile Home Park where the propane tank installation is proposed. Theresa Santiago said she went and looked, Craig Wagner stated he went he walked where the berm is and also took pictures and provided copies to the Board for review.

Chairman then asked for an update on Orange and Rockland Utilities, Town Engineer stated that there was an issue with a storm water culvert that went through an Army Corp wetland.

Chairman Vicaretti also asked about the Dollar General, Town Attorney acknowledged that it was discovered there was a gas/oil tank under a neighboring property that is tied into the Dollar General parcel.

Town Attorney stated that Alan Lipman has been in contact with him regarding Peenpack Meadows, their 6 month extension is up in October but Yom Kippur falls on that 1<sup>st</sup> meeting in October so he and Mr. Lipman will not be able to make that meeting. He suggested that they move the extension to the 2<sup>nd</sup> meeting in September, all Planning Board Members agreed. Willard Schadt questioned if it was with or without appearance, Town Attorney stated that every other is with appearance just so applicant can explain why they are asking for the extension.

Craig Wagner asked about the review of the applications and all members agreed that it looked good; Town Attorney stated he will submit it to the Town Board for review.

Chairman Vicaretti added that Aspen Ridge is another application that needs an onsite review.

### **Motion to Adjourn Meeting.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to Adjourn Wednesday, August 24, 2016 Planning Board Meeting at 7:49 p.m.

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

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary