

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 28, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

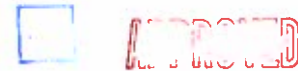
Craig Wagner-Vice-Chairman
Willard Schadt

Theresa Santiago
Patrick Kean

BOARD MEMBER ABSENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

Alfred Fusco Jr.-Town Engineer
William Bavoso-Representative for Glen Plotsky
Alan Schock-Town Councilman
Rob Whitney-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:01 pm by Vice-Chairman Craig Wagner.

IPP SOLAR – HONDERS – ROUTE 209 – SOLAR ARRAY –

Maziar Dalaeli-Representative from IPP Solar
Robert Honders-Applicant

Mr. Dalaeli stated that they were there to get a conditional approval. Chair Wagner asked if they received Fusco Engineering comments, Mr. Dalaeli acknowledged that they received them this morning, and are asking for conditional approval, there was also a letter from Town Attorney Glen Plotsky with recommendations. Town Engineer went through his comments that a SEQRA determination needed to be done, all environmental issues have been addressed. Also, a letter from the DEC (Department of Environmental Conservation) and DOT (Department of Transportation) were needed along with a decommissioning bond prior to maps being signed. The action should be a negative declaration and a special permit is needed due to the disturbance being over 5 acres. Willard Schadt stated that also included in the Town Attorney’s comments a PILOT is being negotiated. Chairman asked about the fence, Mr. Dalaeli acknowledged that new plans were submitted to show the fence around the arrays for safety, chain link as required by the town. Chairman asked what all conditions of an approval was, Town Engineer answered DOT permit for driveway, SPDES (State Pollutant Discharge Elimination System), decommissioning bond being agreed on, phasing for the SWPPP (Stormwater Pollution Prevention Plan) and a PILOT (Payment In Lieu Of Taxes) agreement. Mr. Dalaeli stated that there was a phasing plan submitted it was on page 8 of the plans, Town Engineer replied to send the plan again. Willard Schadt asked if a subdivision would be done, Mr. Dalaeli stated that it would be a hyphenated tax parcel for Orange and Rockland, it cannot be sold separately. Town Engineer stated that a building permit would be needed and it will not be issued until the decommissioning bond was paid. Willard Schadt added that the approval would be conditioned on fees paid as well.

Motion made by Theresa Santiago 2nd by Willard Schadt to declare Town of Deerpark Lead Agency for SEQRA purposes.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Craig Wagner.

MOTION CARRIED

Motion made by Theresa Santiago 2nd by Willard Schadt to declare the action a negative declaration.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Craig Wagner.

MOTION CARRIED

Motion made by Theresa Santiago 2nd by Willard Schadt to approve application contingent on receipt of SPDES acknowledgement from the NYS DEC, receipt of approval from NYS DOT for the entrance off of Route 209, a phasing plan for SWPPP acceptable by the Town Engineer, payment of the decommissioning bond, an agreed upon PILOT agreement with the Town of Deerpark and all fees paid.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Craig Wagner.

MOTION CARRIED

PLANNING BOARD MEETING AUGUST 28, 2024 continued –

MOTION TO APPROVE MINUTES

Motion to approve minutes from July 24, 2024 Meeting.

Motion made by Theresa Santiago, 2nd by Willard Schadt to approve the minutes for Wednesday, July 24, 2024 meeting.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Craig Wagner.

MOTION CARRIED

Motion to approve minutes from August 14, 2024 Meeting.

Motion made by Theresa Santiago, 2nd by Willard Schadt to approve the minutes for Wednesday, August 14, 2024 meeting.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Craig Wagner.

MOTION CARRIED

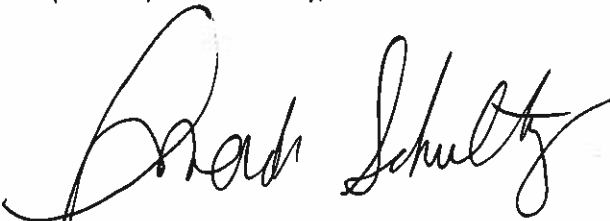
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to adjourn August 28, 2024 Planning Board meeting at 7:26 pm.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Craig Wagner.

MOTION CARRIED

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Amanda Schultz". The signature is written in a cursive, flowing style.

Amanda Schultz, Planning Board Clerk