

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 14, 2022. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago
Willard Schadt



APPROVED

Craig Wagner-Vice-Chairman
Rob Whitney

OTHERS PRESENT:

John Nosek-Representative from Fusco Engineering
Glen Plotsky-Town Attorney
Al Schock-Town Councilman
Dave Dean-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

GWEH LLC – 160 BIG POND RD – SITE PLAN –

John Fuller-Representative for Applicant

Mr. Fuller explained that there was a public hearing held last month, this is the old YMCA camp. GWEH purchased it about a year and half ago. This application is to replace 6 cabins, they will demo 6 and build 6 new. There was no public comment, all technical comments from Fusco's office have been addressed. He was asking for the Boards' consideration for approval. John Nosek stated that sewer and stormwater permits were submitted to the County for review. An infiltration test is required but that could be a condition of the approval. Chairman asked if that was a joint inspection with the Building Department, John Nosek answered not typically.

Motion to declare Lead Agency.

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

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

MOTION CARRIED

Motion to declare a negative declaration.

Motion made by Craig Wagner, 2nd by Rob Whitney to declare a negation declaration and declare the application an unlisted action.

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

MOTION CARRIED

Motion to approve application.

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve application for GWEH LLC contingent on infiltration test and fees paid.

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

MOTION CARRIED

DEERPARK VILLAGE – WILSON ROAD – DISCUSSION –

Demetris Colocassides-Applicant

Christos Athanasiou-Architect for Applicant

Mr. Colocassides explained that right now they are in the SEQRA process and have some suggested ideas for the buildings. They will email the designs. Mr. Athanasiou stated that there was a question as to the maximum height that was approved, it says 2 ½ stories or 35 ft in the wording. He continued that if 3 story buildings could be done then would preserve the natural landscape and reduce the number of buildings. FEIS calls for 35ft and they can fit 3 stories in with flat roofs. Town Attorney stated that he would have to look at the decision to see what was approved, he believed the 3 story was not, but wasn't sure on the 2 ½ story. Mr. Athanasiou replied that it would be with the ½ story and he can submit plans digitally for everyone to look at the layout.

PLANNING BOARD MEETING SEPTEMBER 14, 2022 continued –

DEERPARK VILLAGE – WILSON ROAD – DISCUSSION – continued –

Town Attorney acknowledged he would look at the approvals but is pretty sure it is addressed in there. Mr. Athanasiou stated he just wanted confirmation that 2 ½ is allowed. John Nosek asked if the digital design shows floors, Mr. Athanasiou stated that they do have a design they will be 2–3-bedroom units, to allow for office space, relative to stay or home health care. Chairman suggested to send it to allow review, Town Attorney acknowledged he would compare the approval with the design and if the Board wants to meet we would let Mr. Colocassides know. He asked if they would like to be present if they do discuss. Mr. Colocassides stated that e-communication was fine.

O’LEARY – SHORE DRIVE – LOT IMPROVEMENT – PRE-APPLICATION –

Patty O’Leary-May-Applicant

Joan O’Leary-Applicant

Ms. O’Leary-May stated that the lot line were not correct and a survey was done, now they want to reconfigure it. John Nosek asked if each home will have its own lot, Ms. O’Leary-May answered, yes. Town Attorney stated that it is the same owner, it can be referred to the Assessor except there is an issue with the setbacks for the smaller lot. Mrs. O’Leary stated that this was configured this way due to the driveways placement. Town Attorney acknowledged that he felt the ZBA would be favorable for this to separate the homes on different lots, both homes are pre-existing is a desirable result, there is no additional building. He continued that there is a filing fee, after approval from the ZBA then they would come back to the Planning Board and then go to Assessor. John Nosek asked if each home have their own individual wells and septic and to designate on the map where they were.

Motion to refer to the Zoning Board of Appeals.

Motion made by Robert Whitney, 2nd by Craig Wagner to refer the Applicants to the Zoning Board of Appeals for variances.

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

MOTION CARRIED

1007 US ROUTE 209 – PIZZA/ICE CREAM STAND – PRE-APPLICATION –

No one Present.

515 NEVERSINK DR – PRE-APPLICATION –

Applicant asked to be placed on another agenda.

NEW CENTURY FILM – NEVERSINK DR – SITE PLAN REVIEW –

Stephanie Tunic Midler-Attorney for Applicant

Ryan Fellenzer-Engineer for Applicant

Ms. Tunic stated that this is the final visions, the full build out of all the applicant wants to do with the property. She stated the uses that were currently approved, the 2 residential homes, Barn 2 a film studio and offices, the flea market, and Barn 1 for an 8-room hotel with retail and restaurants, and a third barn that is original to the site. Mr. Fellenzer then went through the site plan stating that the residential homes will stay and remain the same use, the 8-room hotel with retail stores and restaurants that was approved last year will stay in Barn 1, Barn 2 will be a multi-use building for the film studio and will include a film screening hall. Barn 3 will be a 110-room hotel and costume workshop and allow for the underground shooting range that is currently there but not in use. Barn 4 will be new construction for restaurants, another new building will have film studios, there will be a wastewater treatment plant constructed and the use of the flea market which was previously approved. This is the master plan of everything they want to do. The parking shows 796 spaces shared for all uses; the hours of operation vary for all uses. There will be a full design for the wastewater treatment, landscaping will be maintained with what is there and more could be added as buffers. John Nosek went through the comments from comments from Fusco Engineering stating that this is a new plan, a traffic study would need to be done by the Orange County DPW and the NYS DOT. There is 14 acres of disturbance in this new plan a full EIS will need to be done with possibly a positive declaration for SEQRA. SHPO will need to be provided as well as a full SWPPP, lighting, grading, and landscaping plans need to be provided.

PLANNING BOARD MEETING SEPTEMBER 14, 2022 continued –

NEW CENTURY FILM – NEVERSINK DR – SITE PLAN REVIEW – continued –

Mr. Nosek continued that DEC endangered species needs to be provided; this is a Type 1 action under SEQRA. It says shared parking for all uses, required parking is over 1,000 spaces need to show how it will be managed or enforced. A SPEDES permit needs to be done for the new treatment plant as well as DOH and DEC approval. Chairman asked about the driveway off of Route 209, Town Attorney replied that it is always been there this is an emergency exit if needed, Mr. Fellenzer confirmed it will not be used for regular use just an emergency access. Chairman asked about the 2nd driveway on Neversink Dr, Mr. Fellenzer stated that they are not moving it. John Nosek added that this development will increase traffic on Neversink and Route 209. Town Attorney acknowledged that this is what the Board has been asking for about 10 years, this is the full project and will need a full environmental review, a lot of agencies will be reviewing the plans, it will be interesting. Chairman asked if GML could be done, Town Attorney answered not yet. Town Attorney added that escrow for Attorney needs to be replenished.

Motion to declare intent to be Lead Agency.

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

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to approve July 13, 2022 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, July 13, 2022 meeting.

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

MOTION CARRIED

Motion to approve August 10, 2022 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, August 10, 2022 meeting.

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

MOTION CARRIED

OTHER BUSINESS-

Town Attorney stated that IPP Solar on Maple Crest submitted a revised PILOT and now a decommissioning bond so that is moving forward.

Chairman stated that Little Pond is also moving forward.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Robert Whitney to adjourn September 14, 2022 Planning Board meeting at 7:55 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk