

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, SEPTEMBER 27, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Craig Wagner-Chairman
Theresa Santiago

Willard Schadt
Rob Whitney



APPROVED

BOARD MEMBERS ABSENT: Mike Hunter, Robert Vicaretti

OTHERS PRESENT:

Glen Plotsky – Town Attorney
Alfred Fusco III – Fusco Engineering for Town
David Dean – Town Councilman
Al Schock – Town Councilman

Meeting was brought to order at 7:08 pm

Pledge of Allegiance

PEENPACK MEADOWS – EXTENSION –

Alan Lipman-Attorney for Applicant

Mr. Lipman explained that this project was approved about 6 years ago and so far have been unable to market; they have had 3 different brokers. He added that the applicant has invested around \$800,000 and they currently have one offer. Theresa Santiago asked if there was limit to the amount of extensions that could be granted, Town Attorney answered there is no limit.

Motion to approve 6 month extension.

Motion made by Theresa Santiago, 2nd by Rob Whitney to grant a 6 month extension for Peenpack Meadows.

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

MOTION CARRIED

LM HOLDING, LLC – UNISON GROUND MOUNT SOLAR ARRAY – 59 AIRPORT RD –

John Fuller-Engineer for Applicant

Town Attorney asked which name is the owner is it LM holdings or Unison, John Fuller answered that LM Holdings is the owner; Unison is the contractor for the project. Mr. Fuller went on to say that this is a single family dwelling in construction on the property and the ground mount solar will be support for the home. He continued that it would be a 6KW system, and there will also be vegetation planted as well as existing to screen the panels.

Public Comment-

Harry Huff- Mr. Huff asked why it could not be placed on the roof; it would not be as easy to see if it was on the roof.

Willard Schadt- Mr. Schadt asked how high above the ground would the panels go.

John Fuller- Mr. Fuller stated that the maximum height was 8ft and also stated that to mount in on the roof it would be more visible to the eye, on the ground it will be seen less.

Glen Plotsky- Mr. Plotsky added into record that the GML-239 was distributed and there were no comments received by the Board.

Motion to close Public Hearing.

Motion made by Willard Schadt, 2nd by Rob Whitney to close public hearing for LM Holdings, LLC.

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

MOTION CARRIED

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LM HOLDING, LLC – UNISON GROUND MOUNT SOLAR ARRAY – 59 AIRPORT RD – continued –

Alfred Fusco III questioned why the original application had 9KW on it and now it is 6KW, John Fuller answered that 9KW was what was originally needed, but after examination from the Solar Company only 6KW will be needed so the footprint was reduced. Mr. Fusco then stated that there will be less disturbance for the SEQRA review and the landscaping looks appropriate. John Fuller added that there will be a buffer maintained on airport road side and a crop of vegetation was not disturbed on Route 209 side.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

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

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

MOTION CARRIED

Motion to declare a Negative Declaration for SEQRA Purposes.

Motion made by Theresa Santiago, 2ND by Rob Whitney to declare it as an unlisted action and a negative declaration for SEQRA purposes.

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

MOTION CARRIED

Motion to approve Ground Mount Solar Array for LM Holdings, LLC.

Motion made by Theresa Santiago, 2ND by Rob Whitney to approve application for LM Holdings, LLC for a Ground Mount Solar Array contingent on all fees paid.

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

MOTION CARRIED

NEW CENTURY FILM – 517 NEVERSINK DRIVE –

John Fuller-Engineer for Applicant

Mr. Fuller stated that the Public Hearing was closed and new maps had been drawn up from the public, Fusco Engineering and Town Attorney comments. He went on to say that a letter from the DOT stated that another driveway off of Route 209 was not needed and the current driveways were enough, the letter further stated that there is no impact to the right-a-way and their application was accepted. Mr. Fuller also stated that with the moratorium on multi-family the sleeping quarters were removed and the note the any new applications will require full SEQRA review of whole property was added to the map. Mr. Fuller continued that there is an emergency access off of Route 209 that is existing and will only be used as that going forward. Alfred Fusco III stated that all the technical comments have been addressed and happy at this time.

Motion to declare a Negative Declaration for SEQRA Purposes.

Motion made by Theresa Santiago, 2ND by Rob Whitney to declare it as an unlisted action and a negative declaration for SEQRA purposes.

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

MOTION CARRIED

Motion to approve application for New Century Film.

Motion made by Willard Schadt, 2ND by Theresa Santiago to conditionally approve application for New Century Film for a film studio, contingent on engineering comments being satisfied and all fees paid.

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

MOTION CARRIED

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MILLENNIUM PIPELINE COMPANY, LLC – HUGUENOT METERING AND REGULATING STATION –
Jessy Marquard-Representative from C.T. Male Associates, Engineer for Applicant

Ms. Marquard stated that this proposal is for a new 7 mile pipe line to run parallel to the current pipeline to free up a bottle neck. She stated that the applicant would like to get the GML-239 rolling along with a public hearing scheduled. She added that the project is federally pre-empted from SEQRA. Alfred Fusco III asked Ms. Marquard to explain why they are exempt and what FERC was. Ms. Marquard explained that FERC was the Federal Energy Regulatory Commission and they do the Environmental Review, also DEC (Department of Environmental Conservation) have jurisdiction over SWPP (Stormwater Protection Plan), she continued that both agencies have found no environmental impact and that a permit has been issued from New York State. Mr. Fusco further stated that Bulk Requirements needed to be added to the next submission and also the proposed and existing items needed to be delineated on the map as well. Al Schock acknowledged that the applicant is exempt from SEQRA and that the FERC permit gives them a Type 2 action, Ms. Marquard confirmed that was true.

Motion to authorize GML-239 Review.

Motion made by Theresa Santiago, 2ND Rob Whitney by to authorize the 239-GML distribution.

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

MOTION CARRIED

Motion to Declare Intent for the Town of Deerpark Planning Board to be Lead Agency.

Motion made by Willard Schadt, 2ND by Rob Whitney to declare intent for the Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion to Schedule a Public Hearing.

Motion made by Rob Whitney, 2nd by Theresa Santiago to schedule a Public hearing for Wednesday, November 8, 2017 at 7:00 pm the Huguenot Metering and Regulating Station for Millennium Pipeline Company, LLC.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to approve September 13, 2017 Minutes.

Motion made by Theresa Santiago 2nd by Rob Whitney to approve Wednesday, September 13, 2017 minutes.

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

MOTION CARRIED

OTHER BUSINESS –

Willard Schadt asked about the maps from Pine Grove Mobile Home Park that were left in their mailboxes, Secretary Amanda Gorr stated that it will be on the next Agenda. Town Attorney stated that he will be unable to attend the October 25 Meeting and can get a substitute if needed.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn Wednesday, September 27, 2017 meeting at 7:58 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary