

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 28, 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.

515 NEVERSINK DR – PRE-APPLICATION –

Amador Laput – Representative for Applicant from Fellenzer Engineering
Mike Blustein-Representative for Applicant from Blustein, Shapiro, Frank & Barone
Jian Hu-Representative for Applicant
Ben Smith-Project Manager

Mr. Blustein explained that this is in the HMU Zone and conforms to Zoning. Mr. Laput further stated that these will be town houses with 104 units, it will be 4 phases with an office building. No variances will be needed the homes will be 100ft from the property lines. They will be 25ft high and each building be 25ft apart. There will be no more than 4 units per building. There is a flood plain by the river and nothing will be built there. Also, they are asking for a subdivision for the office building to have on a separate lot, it will be a 4-story building with 294 underground parking spaces and 226 above ground. He continued Neversink Drive will be the main entrance, there will be 2 entrances one will go to the underground parking, there will also be an emergency access off of Route 209. Mr. Laput continued that they met with millennium, also a wastewater treatment plant will be built. Town Attorney asked if the treatment plant will be for the office and the Town houses. Mr. Laput answered yes for both, Town Attorney stated that an easement will be needed. Theresa Santiago asked what will be in the office building, Mr. Laput answered businesses. Chairman asked if it would be rentals and Mr. Laput answered yes. Rob Whitney asked about the bridge, Mr. Laput answered it will be across the stream, there will be gates at entrances for the residences. Rob Whitney asked if the pipeline was aware of what the plan was for the property, Mr. Laput answered that they have met and have details. John Nosek stated that detailed emergency plans and documentation from the gas company that it was approved need to be submitted. Mr. Laput stated that he can provide that and added that the gas company has their own access point off of Route 209. Chairman asked if there were any more questions from Mr. Nosek, he answered not yet they will wait for more detailed plans. Rob Whitney acknowledged that this will be a big project, Mr. Laput answered yes. Willard Schadt asked if it would be done in phases, Mr. Laput answered yes: 1st phase would be 36 units, 2nd would be 32 units, 3rd would be 24 units and then the last would be the remainder of the units. Craig Wagner asked when the office building would go, Mr. Laput answered that would be on a separate lot. Town Attorney asked when the treatment plant would be built, Mr. Laput answered part of 1st phase. Chairman asked if there would be a community water system, John Nosek asked what the source of water would be the river or wells. Mr. Laput answered wells. Chairman asked if the density is permitted, John Nosek stated that it is in HMU, Town Attorney acknowledged that it is the first we are seeing it and have not done the math yet, but with the treatment plant it increases the numbers. Mr. Laput asked what the maximum height was, Town Attorney looked in Zoning and stated 75ft.

PLANNING BOARD MEETING SEPTEMBER 28, 2022 continued –

30 ECHO VALLEY RD – PRE-APPLICATION – FARM –

Andrew (Did not get last Name)-Real Estate Agent for potential buyer

Andrew asked how many animals as in horses, cows, chickens, ducks are allowed on the property, there is already a design there with the barns. Willard Schadt questioned if there was a house on the site, Andrew answered yes one single family home. Town Attorney acknowledged that this would be considered Animal Husbandry, Chairman suggested the applicant get a site plan and come for a pre-application to see what they were proposing, Andrew stated this would be a smaller business and farm, not commercial. Town Attorney stated that they can go to ZBA for a variance but they needed to talk with a professional regarding AG & Markets. Andrew asked if they could come back to the Board with the owner's endorsement and how long the Planning Board process takes. Town Attorney stated 3-5 months. Andrew asked if there were any other similar farms in the area. Chairman stated that this is a commercial operation, Town Attorney acknowledged it is already in HMU. Craig Wagner explained to the applicant that there are a lot of variables and to submit plans and start the process. John Nosek stated that the use is allowed the number of animals depends on zoning. Craig Wagner told applicant to get a professional to help with the process. Willard Schadt added to get a survey map to show usable land.

MOTION TO APPROVE MINUTES.

Minutes were held over, not all members received.

OTHER BUSINESS-

Chairman acknowledged that Representative from Deerpark Village stated that the Board could talk with or without them present at a meeting. Town Attorney stated they could be added to the agenda when there are a few things or a similar meeting to today. Chairman stated the discussion will be on the number of units in each building. Al Schock stated that there is no such thing as a ½ story. Town Attorney stated that FEIS details what can be done.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Craig Wagner to adjourn September 28, 2022 Planning Board meeting at 7:37pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk