

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 9, 2020. The Meeting was held VIA Zoom.

The following were present on the meeting:



APPROVED

BOARD MEMBERS PRESENT:

Craig Wagner-Vice- Chairman
Theresa Santiago

Willard Schadt
Rob Whitney

BOARD MEMBER NOT PRESENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

Alfred A Fusco III-Town Engineer
Glen Plotsky-Town Attorney
David Dean-Town Councilman

Craig Wagner took over Chairman duty, due to absence of Robert Vicaretti.

Pledge of Allegiance

Meeting was brought to order at 7:03 p.m.

CAMP DEERPARK – BRANDT ROAD – SUBDIVISION – Pre-application –

Glen Plotsky-Representative for Applicant

Mr. Plotsky explained that Camp Deerpark owns substantial property at the end of Brandt Rd. He continued that they recently purchased property formerly owned by Mr. Mehr across from the camp. He disclosed that he represents Camp Deerpark and plans on during this subdivision. The property consists of 137.77 ± acres with a house and out buildings. After the subdivision one lot will contain 10 acres and include the house and structures, the other will have the remaining acres and will be owned by the Camp. He also stated that the remaining property will be put into the forestry program. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$750** and Town Engineer, Alfred Fusco III, stated that **Engineering Escrow** will be **\$1500** the Escrow Form was filled out. Secretary acknowledged that she would email a copy of the form to Town Attorney, Town Engineer and Applicant for signatures. A completed copy will be given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

RIVENDALE – NEVERSINK DR – SUBDIVISION – PUBLIC HEARING –

John Fuller-Representative for Applicant

Town Attorney explained that on August 12 the public hearing was held open for written comment, there were a number of comments to were sent in, all were transferred to John Fuller, members and consultants. Willard Schadt confirmed that there were a significant number of comments and asks that we allow John Fuller time to respond to them. Chairman Wagner asked if the public hearing needed to be left open to allow John Fuller to comment. Town Attorney answered No, it can be closed to allow the Representative for the Applicant to respond. Willard Schadt asked how long should be given, Town Attorney stated that it is up to Mr. Fuller but we have 62 days to act after he responds. Mr. Fuller answered he would ask of 30 days to allow to respond, there was quite a bit of written comment. Town Attorney suggested that this application be placed on the October 14 meeting and if more time is needed it will be given, he further suggested deliberation time be 62 days after Mr. Fuller's response.

Motion to close public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to close the public hearing for Rivendale subdivision.

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

MOTION CARRIED

Chairman Wagner asked if there were comments from Fusco Engineering, Mr. Fusco went through the comments stating that they are backing up what was stated by Orange County Department of Planning and New York State Department of Transportation regarding site distance and the traffic study. He continued that moving forward the Board could declare a negative declaration and continue or a positive declaration which would require a scoping session and another public hearing. Chairman asked about a letter that was received regarding deed restrictions, Town Attorney replied that the letter was submitted before the public hearing last time, it went with the original transfer and by the looks of the maps he does not think the applicant has any plans to do anything in the floodway. Chairman asked if there were any other actions that needed to be done, Town Attorney answered, No.

PLANNING BOARD MEETING SEPTEMBER 9, 2020 continued –

**GRONTIS SOLAR – OLD CAHOONZIE RD – GROUND MOUNT SOLAR -
Stephanie Kusmann-Representative from Empire Solar for Applicant**

Ms. Kusmann explained that they sent over a revised copy of the plans that was in response to the Engineers comments from August 18. She continued that it is a straight forward application. Town Engineer stated that he had not had time to look over the new plan. Ms. Kusmann added that there is natural screening from the North, East and South, but not on the West side. The trees will probably lose their leaves and if the Board wishes evergreens could be planted, they could do a site visit to see if more trees are warranted. Town Engineer stated that the Board could look and see if more landscaping was needed, Rob Whitney acknowledged that there was a lot screening already present on the property. Chairman stated to take pictures of screening. Town Attorney suggested that a public hearing could be scheduled and asked if GML-239 needed to be done, Town Engineer answered no. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$400** and Town Engineer, Alfred Fusco III, stated that **Engineering Escrow** will be **\$750** the Escrow Form was filled out. Secretary acknowledged that she would email a copy of the form to Town Attorney, Town Engineer and Applicant for signatures. A completed copy will be given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

Motion to schedule a public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to schedule a public hearing for Grontis Solar for Wednesday, October 14, 2020 at 7pm.

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

MOTION CARRIED

**MAPLE CREST – SUBDIVISION – PRE-APPLICATION –
Glen Plotsky-Representative for Applicant**

Mr. Plotsky disclosed that he represents Mr. Trovei who is the property owner of this lot and if the Town feels he can not do both he will get other representation. He continued that this is on the property where the Board approved the solar facility for IPP Solar. Now Mr. Trovei would like to subdivide 5-10 acres to include river frontage. This is a legal private road, it will require GML-239 due to its proximity to Route 209. Willard Schadt asked if we can revisit the site plan for the solar with this new subdivision because of the visibility from river. Town Attorney explained it was adjoiners on the other side of the river, Mr. Trovei has no intention of developing the property but a perc test will be done and witnessed. Willard Schadt asked if the subdivision could be overlayed on the approved site plan for the solar. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$750** and Town Engineer, Alfred Fusco III, stated that **Engineering Escrow** will be **\$1750** the Escrow Form was filled out. Secretary acknowledged that she would email a copy of the form to Town Attorney, Town Engineer and Applicant for signatures. A completed copy will be given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

MOTION TO APPROVE MINUTES.

Motion to Approve August 12, 2020 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney approve the minutes for Wednesday, August 12, 2020 meeting.

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

MOTION CARRIED

OTHER BUSINESS –

Dave Dean stated the Town is very close to opening the building and getting back to normal.

Willard Schadt asked about whether the Board would be having one meeting in November and December. Town Attorney stated that the first meeting in November is Veteran's Day and is could be rescheduled either the week before or after. He suggested adding it to the next meeting to reschedule the meeting and cancel the second one in November and December.

PLANNING BOARD MEETING SEPTEMBER 9, 2020 continued –

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn September 9, 2020 Planning Board virtual meeting at 7:43 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary