

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, NOVEMBER 9, 2022. The Meeting was held at Town Hall.

The following were present on the meeting:

**BOARD MEMBERS PRESENT:**

Craig Wagner-Chairman  
Theresa Santiago

Rob Whitney  
Willard Schadt

**BOARD MEMBER ABSENT:** Robert Vicaretti-Chairman

**OTHERS PRESENT:**

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



Pledge of Allegiance

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

**KENNETH CONKLIN – ROUTE 209 – LOT LINE CHANGE –  
Kenneth Conklin-Property Owner**

Mr. Conklin explained this would square off both properties, his property would go from .69 acres to 1.12 acres, and the neighbors would go from 2.35 acres to 1.92 acres. Chair asked for an updated map, Mr. Conklin stated this is the same map from 10 years ago, when he first started the process. The neighbor could not attend the meeting but he was instructed by the Secretary that if he had a note from the neighbor then it would be good. He added that if they need her, she can attend the next meeting. Mr. Conklin showed on the map what the line change was and stated that all improvements are existing.

**Motion to waive public hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Robert Whitney to waive the public hearing.

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

**MOTION CARRIED**

**Motion to declare Lead Agency.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Theresa Santiago to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to declare a negative declaration.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Theresa Santiago to declare a negation declaration and declare the application an unlisted action.

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

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Theresa Santiago to approve application for Conklin Lot Line Change contingent on Town Attorney and Town Engineer review of deeds and maps and fees paid.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING NOVEMBER 9, 2022 continued –**

**MARION SUBDIVISION - NEVERSINK DR & CHRISTOPHER ST - 12-LOT SUBDIVISION -**  
John Fuller-Representative for Applicant

Mr. Fuller explained he was before the Board last month with updates, this subdivision needs pre-approval to go to the Department of Health. There are some technical comments from SWPPP and an approval from DPW that still needs to be done. He added that they have met the County on site. There is still soil testing that needs to be done with the Health Department. Town Attorney explained that they would have to come back to the Board for final approval when the DPW approves driveways off of Neversink Dr.

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Robert Whitney to declare a negation declaration and declare the application an unlisted action.

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

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to approve application for Marion Subdivision contingent on approval from Orange County DPW and fees paid.

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

**MOTION CARRIED**

John Nosek acknowledged that they will need a letter from the Board that they have pre-liminary approval to give to the Health Department.

**515 NEVERSINK DR – SITE PLAN & SUBDIVISION –**  
Amador Laput-Representative for Applicant  
Stephanie Tunic Midler-Attorney for Applicant  
Ben Smith-Representative for Applicant

Ms. Midler explained they were there in September for a pre-application meeting, this property consists of a subdivision and commercial use. First part will be 100 Town Houses, multi-family dwelling use. There will be amenities, a club house and playground and open space required by code. The units will be constructed in 4 phases. In addition to the residential use on that lot will be a water facility and a wastewater treatment. Total parking required by code is 400 and they are providing 425. She went on the state that the second parcel will be an office space with 520 parking spaces, there will be parking under the office building. There will be no variances required. Mr. Laput explained that the residential parcel will be 36.11 acres, second lot, the office use will be 6.85 acres. He stated they are calling this project "Riverside Park Town Homes and 515 Plaza. Millennium Pipeline does run on the property. Mr. Laput went through the drawings and explained each to the Board. Theresa Santiago asked if the Town Houses were rentals or available for purchase, Mr. Laput answered for purchase. Chair asked how many stories they would be, Mr. Laput answered 2 stories each. Chair Wagner asked if the Plaza office was a separate lot, Mr. Laput answered yes it will be on the 6-acre parcel. Town Engineer did not have time to review maps, so there will be comments. Rob Whitney stated he sees the entrance off of Neversink Dr., the one off of Route 209 is an emergency exit, Mr. Laput confirmed yes just for an emergency. He further explained that Neversink Dr is the main entrance. Rob Whitney and Town Attorney questioned the access to the "Phase 4" homes, Mr. Laput answered there will be a road that will go over the pipeline and the wastewater will go underneath the pipeline and they will work out all details with Millennium. Town Attorney stated they will need details for the agreement with Millennium for any approvals from the Board. There was also a question if there were any approvals needs from the DEC for the stream that is on the property, Mr. Laput stated that approvals will be needed for any stream crossing. Ms. Midler asked if there would be technical comments on these plans or would they like more detailed ones. Mr. Nosek stated he would like more engineered plans to comment on. He added if they were submitted in the phases that are proposed that would work better. The more details the better.

**PLANNING BOARD MEETING NOVEMBER 9, 2022 continued –**

**MOTION TO APPROVE MINUTES.**

**Motion to approve September 14, 2022 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, September 14, 2022 meeting.

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

**MOTION CARRIED**

**Motion to approve September 28, 2022 Minutes.**

Motion made by Robert Whitney, 2<sup>nd</sup> by Theresa Santiago to approve the minutes for Wednesday, September 28, 2022 meeting.

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

**MOTION CARRIED**

**Motion to approve October 26, 2022 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to approve the minutes for Wednesday, October 26, 2022 meeting.

**Vote 3 Ayes:** Theresa Santiago, Willard Schadt, Craig Wagner. Robert Whitney abstained; he was absent from that meeting.

**MOTION CARRIED**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to adjourn November 9, 2022 Planning Board meeting at 7:40 pm.

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

**MOTION CARRIED**

Respectfully submitted by,

  
Amanda Gorr, Planning Board Clerk