

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 10, 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



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 – PUBLIC HEARING –

John Fuller-Representative for Applicant

Chairman asked if mailings were verified, Secretary answered yes. Secretary read the public hearing notice.

Motion to open public hearing.

Motion made by Theresa Santiago, 2nd by, Craig Wagner to open the public hearing for GWEH LLC.

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

MOTION CARRIED

Mr. Fuller gave a brief description of the application stating that the applicants are new owners of the old YMCA camp, the camp closed a few years ago due to the pandemic. They would like to build new cabins that were more accommodating, current cabins are more outdoor type and unconditioned. They plan to demo 6 and add 6 newer construction. There will be no change in the occupancy, they plan to have them ready by the summer of 2023. The existing water and sewer permits will run with the camp, it is less than an acre of disturbance. There are still a few outstanding comments from Fusco Engineering that need to be addressed.

Public Comment:

No public comment.

Motion to close public hearing.

Motion made by Theresa Santiago, 2nd by, Craig Wagner to close the public hearing for GWEH LLC.

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

MOTION CARRIED

John Nosek confirmed that there were still some outstanding comments that needed to be taken care of, Mr. Fuller also stated that a response from the county shows local determination.

PORT JERVIS AMBULANCE – ROUTE 209 & ORCHARD LANE – DISCUSSION –

John Fuller stated that he is not under contract as of yet with the applicant. He has helped look at various properties. This property is owned by Randy Sauschuck. He added that he has not had a chance to meet with the Ambulance and is very cautious with speaking regarding this application. He continued that no matter where in the Town of Deerpark the use still needs to be defined. This is a private company; the use needs to be identified. Chairman asked if a full application has been submitted, Secretary answered, No. Town Attorney acknowledged that they came to a meeting asking what use that they would be, it was put over. The use is not clearly defined in the Zoning, it is in the HMU Zone. It is not operated by the Municipality but operates in the Municipality, it could be put under public or semi-public use. Town Attorney gave Mr. Fuller suggestions that he could go to the Zoning Board for Interpretation, they could make an application to the Board, there can be another informal discussion once Mr. Fuller is retained or they could go to the Town Board to add the use to Zoning. Mr. Fuller acknowledged that this is not in the HMU as thought before it is in the NR Zone.

PLANNING BOARD MEETING AUGUST 10, 2022 continued –

SINCLAIR GAS STATION – ROUTE 6 MOBIL STATION – DISCUSSION –

Jeremy Valentine-Representative for Applicant

Mr. Valentine explained that this application is not to change the canopy. It is to change the pass-through aisle. The client changed the drive throughs for the pumps to 14ft each and now with the retaining wall they can not get the distance for the pass through. He went to the Building Department and they suggested coming and asking if it was field change or an amended site plan. John Nosek asked how many tractor trailers they could get through, Mr. Valentine stated there were two aisles. John Nosek acknowledged that there was not change to the canopy and the bypass was being reduced from 13ft to 9ft. Chairman asked if the language was on the site plan. Mr. Valentine stated the drive aisle is and he didn't think it was a requirement, Town Attorney confirmed it is not required by any ordinance. Town Attorney acknowledged that Mr. Valentine was here to either get an amended approval from the Planning Board or determine that it is a field change. Mr. Nosek stated he felt it was a field change. Chairman stated that it should be blocked off, Craig Wagner asked what it was labeled as before on the old map, Mr. Valentine answered as no parking. Town Attorney stated that if it is an amended site plan then the Planning Board has to establish escrows again and the applicant would have to come back to the Board, or they can just refer it to the Building Department as a field change. Willard Schadt asked if the map called it a bypass aisle, Mr. Valentine answered no.

Motion to refer to Building Department.

Motion made by Robert Whitney, 2nd by, Theresa Santiago to refer the application to the Building Department as a field change.

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.

Hold over until next meeting.

Motion made by Craig Wagner, 2nd by, Robert Whitney to hold over voting on the July 13, 2022 Minutes until the next Meeting.

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

MOTION CARRIED

OTHER BUSINESS-

Chairman asked about Little Pond Solar, there was a conditional approval given on May 25 contingent on a few items. John Nosek stated that there is a DEC permit for the wetlands and plans for the bridge. Town Attorney acknowledged that there is a bond for the decommissioning, a PILOT agreement needs to be signed before the final approval, he asked John Nosek to follow up with the consultant.

Chairman acknowledged that there was a lot of push back from the public regarding the Port Jervis Ambulance.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Robert Whitney to adjourn August 10, 2022 Planning Board meeting at 7:38 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk