

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, December 14, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Theresa Santiago  
Willard Schadt

Craig Wagner-Vice Chairman  
Rob Whitney

**BOARD MEMBER ABSENT:** Mike Hunter



**OTHERS PRESENT:**

David Dean, Town Councilman  
Glen Plotsky, Town Attorney  
Alfred Fusco III, Fusco Engineering for Town

Meeting brought to order at 7:01 pm.

Pledge of Allegiance

**JUSTIN EVANS – 2-LOT SUBDIVISION – 80 HARTWOOD CLUB ROAD – PREAPPLICATION –**

Justin Evans – Applicant

Mr. Evans stated that he was under contract to purchase the 87 acre property from Patricia Branigan and subdivide 2 acres off that will create a flag lot, which contains the house and sell that piece. He continued that he is a member of Hartwood Club and is a Hunter and Fisherman and wants to use the remaining 85 acres as recreational. Mr. Evans further stated that he does not plan on building on the larger part and will put in a farm gate and gravel driveway to access the parcel. Town Attorney questioned what the Zoning was, Mr. Evans replied Rural Residential (RR). Justin Evans also added that there was a subdivision in 1989 the Obermeyer Subdivision which he had gone to county and found map and plans on using same surveyor that did previous subdivision. Town Attorney asked if there were any notes on the Obermeyer Subdivision Map stating for no further subdivisions, but stated that if the same surveyor is saying that this potential subdivision is feasible than there probably is not a note on the map that says such. Mr. Evans questioned if he needed a septic design even though he had no plans on any buildings, Town Attorney stated that a note needed to be placed on the subdivision map stating no construction without Planning Board approval. Mr. Evans also questioned if perk tests needed to be done and if the Short Form EAF was all he needed to complete. Alfred Fusco III stated that the Short Form EAF was plenty and that a perk test was not needed for the application but one could be done just to see if it is buildable. Town Attorney added that a note be placed on the map if not going to engineer the property. Mr. Fusco questioned the grading on the property, Justin Evans answered that it starts with a gentle slope but at the back of the parcel it drops off and is not usable back by the stream, it is very steep. He added that he will probably clear a field along one of the gentle slopes for hunting. Alfred Fusco III acknowledged that he sees no technical issues and that it fits in with the Zoning. Willard Schadt explained to Mr. Evans that the subdivision map will need to show the septic and setbacks of the neighboring lots and also the 2 acre parcel being created. Town Attorney stated that an Escrow Agreement needs to be established and signed, **\$500 for Town Attorney, and Town Engineer stated \$1000.** Escrow Agreement was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy placed in the file.

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**WILLIAM ROHNER – REPAIR SHOP/USED CAR DEALER – 207 US ROUTE 209 – PREAPPLICATION –**

William Rohner – Owner

Mr. Rotondo – Engineer

Chairman questioned where the property is located, Mr. Rohner stated across from the Humane Society. Mr. Rotondo stated that a 50x50 building is the plan for the repair shop, he continued that a small trailer used to be on the property and the proposed garage will use the same well and septic. Mr. Rotondo noted that the minimum square feet is 40,000 and the lot is currently 33,977 so he questioned what he needed to proceed. Town Attorney questioned what Zone it was in, Mr. Rotondo replied HMU (Hamlet Mixed Use). Town Attorney continued that the Applicant was going to have to go to the ZBA for a Lot Width Variance and a Lot Area Variance. Town Attorney suggested that the Planning Board deny the application based on the required variances needed. Chairman Vicaretti instructed the Applicant to go to the ZBA and once they get the variances then come back with a formal application. Alfred Fusco III stated when they come back for Site Plan Review the maps need to have Bulk Tables, Screening, Lighting, Signing, Parking and show separation distance between neighboring wells and septic. Craig Wagner asked if it was a permitted use, Town Attorney answered it was considered a vehicle service station and is subject to Planning Board Approval but because of the lot size they will have to go to ZBA first. Mr. Rotondo questioned because it was on a State Route does the DOT (Department of Transportation) need to be involved, Town Attorney stated that he was not sure but that a 239-GML will have to be sent out because it is on a State Road so DOT will get to review the application. He further stated that there should be plenty of site distance.

**APPROVAL OF OCTOBER 26, 2016 and NOVEMBER 9, 2016 MINUTES –**

**Motion to Approve October 26, 2016 Minutes.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to Approve October 26, 2016 Minutes.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Motion to Approve November 9, 2016 Minutes.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to Approve November 9, 2016 Minutes.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Bob Vicaretti. Craig Wagner abstained from voting because he was not present at meeting.

**MOTION CARRIED**

**OTHER BUSINESS –**

Chairman Vicaretti questioned the email that was sent out regarding the proposed Dollar General, Alfred Fusco III stated that there was an issue with a gas plume on an adjacent parcel but the DEC (Department of Environmental Conservation) was out to the property, investigated and determined it is not as bad as they thought so it is being taken care of.

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OTHER BUSINESS – continued –

Chairman Vicaretti stated that after a discussion with the Town Clerk it has come to attention that minutes have to be made public 2 weeks after the meeting date, so they will now be sent to the website and posted with a watermark until approved, then the approved minutes will replace the pending.

Craig Wagner questioned the “ABCD” in the Zoning Regulations for each district and what triggers a “D” standard. Alfred Fusco III stated that it is the potential for certain places that could have town water and sewer.

**Motion to Adjourn Meeting.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to Adjourn Wednesday, December 14, 2016 Planning Board Meeting at 7:45 p.m.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary