

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, FEBRUARY 27, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Theresa Santiago
Rob Whitney

Craig Wagner-Vice Chairman
Willard Schadt

OTHERS PRESENT:

Town Engineer-Alfred A. Fusco III.
Town Attorney-Glen Plotsky
Dave Dean-Town Councilman
Al Schock-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:04 p.m.

QUARRY MANAGEMENT – 131 ROUTE 6 – PUBLIC HEARING –

John Fuller-Representative for Applicant
Steve Caruso-Representative for owner

Secretary read public notice into record. Mr. Fuller explained that this is 2 parcels owned by Mr. Trovei, Triplet, LLC, on Route 6. One lot is 10+ acres and the other is about 4, it is almost 15 acres all together. He further explained that this was historically a lumber yard and the applicant would like to use it as a distribution yard. Mr. Fuller went on to say there will be no new buildings, all structures currently on the property will remain, and the current driveway will also remain. He also stated that it will be a distribution hub and they will stock pile raw materials brought in, no mining will be done onsite, and there will be recycled concrete crushed to produce stone on the property to be resold. He added that there is proposed mitigation for dust and noise. Steve Caruso explained that Quarry Management has 100 years in the mining industry and started 4 years ago working in Lackawaxen, PA mining blue stone that they ship to New York City.

Chairman Vicaretti stated that all public comments need to be addressed to the Board.

Public Comment:

John Hansen-114 Route 6: Mr. Hansen stated he has lived there for 25 years, he questioned the dust control and how much water would be used on a daily basis. He also asked about a washing plant and what would be used for retention for the soils. He added the truck traffic would increase to at least 20 trucks a day, he continued that with all the trucks the material and dust will come out onto Route 6. He went on to say that he has a DEC Class B waterway on his property as well as a stream in the back of the property under review and is worried about the dust contaminating them, he added that he is opposed to the application and submitted several pictures as evidence of the daily operation of a quarry.

Mary Marra-114 Route 6: Ms. Marra stated that the applicant is saying there will be 500 to 3500 tons of material being trucked in, and rock crushing between March and December for 5 days each month. She continued that she works from home and is worried about the noise and how it will affect the quietness of the residential area. She played several videos that show the various operations of a quarry. She questioned how staging would be done on Route 6, run off and water retention, vibrations from the equipment and if it will affect the wildlife in the area. She further questioned what the Town will do to reassure that everything is maintained and ran properly

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QUARRY MANAGEMENT – 131 ROUTE 6 – PUBLIC HEARING – continued –

Public Comment: continued –

Debbie Hayden-80 Lime Kiln Rd: Ms. Hayden asked about an access road that goes from the property to Lime Kiln and if they were going to continue to fill it in.

John Fuller: Mr. Fuller answered yes.

Steve Conklin-47 Lime Kiln Rd: Mr. Conklin stated that he has worked for a Quarry for 21 years, he stated all the noises and the mud is uncontrollable. He continued that there are 50 homes around this and it is not a place for a Quarry, he stated he could handle if it was just a storage yard but not the crushing part. He further added that there will be spills, it will be tracked onto Route 6 and questioned where the ponds for retention will be. He urged the Board to take a ride and look at the property in question.

John Hansen-114 Route 6: Mr. Hansen asked for the public hearing to be left open.

Jerry DeMarco-30 Lime Kiln Rd: Mr. DeMarco acknowledged that he has been at that address for 30 years, he stated he has a special needs child in the home who is asthmatic. He continued that the dust and noise needs to be taken into consideration, if they just wanted to use it to transfer material, he would not have a problem.

Chairman Vicaretti: Mr. Vicaretti stated that an email was received from Kenneth Lewis from 49 Lime Kiln Rd.

Motion to close the public hearing.

Motion made by Theresa Santiago, 2ND by Willard Schadt to leave the public hearing open for written comment only for Quarry Management until March 13, 2019.

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

MOTION CARRIED

John Fuller stated that they would like a chance to respond to comments. Chairman Vicaretti stated that the summarization of the concerns was quality of life, dust, truck traffic and traffic control. Steve Caruso explained the operation, he stated that he understands the concerns, but 131 Route 6 will be a distribution yard, they will recycle concrete from time to time. He further stated that it will not be quarry, there will be a portable crushing unit onsite, but it will be more like a landscaping yard. There will be dust suppression, no washing of material on the property. He continued that the property is zoned as commercial, it is near the interchange, and there will be truck traffic but not at rush hour. The trucks are quiet and all loaders have white noise back up alarms. He added that they will formally respond to all comments. Town Attorney stated they will wait for all written comments to come in, John Fuller stated they will formally submit their responses to the concerns.

ELKS LODGE – 35 US ROUTE 6 – SITE PLAN REVIEW –

John Fuller-Representative for Applicant

Kevin Keane-Trustee to the Elks Lodge

John Fuller explained that the applicant has entered into a 3-year lease with a construction company to rent out a space that used to be the old OTB. The lease will be for 6-7 months from spring to fall, it is a 1200 sqft office space, a storage container to store equipment and up to 4 vehicles will be parked onsite. Mr. Keane stated that the trucks will be F550's that will be left onsite overnight and then in the morning the applicant will come and park their personal vehicles and take the trucks. Town Engineer acknowledged that this is an amendment to their existing site plan, they are changing the use a little from the OTB to an office, and the use of the storage trailer is the need for Board approval. Mr. Fusco also stated that screening needed to be added to the site plan. Chairman Vicaretti asked if the trailer would be set on stone, Mr. Fuller answered yes. Town Engineer stated this is was not a big disturbance it was a minimal change.

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ELKS LODGE – 35 US ROUTE 6 – SITE PLAN REVIEW – continued –

Town Attorney acknowledged because of the location a GML-239 needed to be done and the public hearing could be scheduled but it would have to be in April. Willard Schadt asked if due to the overnight parking any new lights would be added, John Fuller answered no. Chairman then asked about Escrow, Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$200** and Alfred Fusco III, stated that **Engineering Escrow** will be **\$400** the Escrow Form 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 will be placed in the file.

Motion to declare Lead Agency.

Motion made by Craig Wagner, 2ND by Theresa Santiago to declare intent for the Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion for GML-239 distribution.

Motion made by Craig Wagner, 2ND by Rob Whitney to start the 239 review for the Elks Lodge.

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

MOTION CARRIED

Motion to schedule a Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to set public hearing for Elks Lodge for April 24, 2019 at 7:00 PM.

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

MOTION CARRIED

Town Attorney stated that because of a large application and public hearing on the April 10 meeting the Board is not scheduling any other matters for that agenda, but if that date is open the Board can move to change the date.

MOTION TO APPROVE MINUTES.

Motion to Approve February 13, 2019 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, February 13, 2019 meeting.

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

MOTION CARRIED

OTHER BUSINESS:

Glen Plotsky went up to the podium he stated he was acting on behalf of the Town of Deerpark, he continued that the Town owns property on Peenpack Trail it is about 5 acres. He further stated the next-door neighbor has a pre-existing non-conforming lot and have come to an agreement to do a lot line change to give additional acreage to the neighbor Robert May and Patricia O'Leary at 663 Peenpack Trail, which will give them conforming road frontage and create a flag lot for the Town. Mr. May and Mrs. O'Leary will be dedicating 25ft right-a-way to the Town and there is an old mobile home that will be removed but the foundation left they would like to place a garage on it. He added that the Town will be getting money for the transfer, he suggested that the Board approve the lot line change and authorize the Chairman to sign the maps to be recorded. Willard Schadt asked how the Town obtained the property, Mr. Plotsky answered through tax sale.

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OTHER BUSINESS-continued-

Motion to Approve Lot Line Change.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the lot line change and authorize the Chairman to sign the maps.

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

MOTION CARRIED

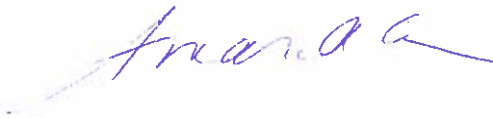
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn February 27, 2019 Planning Board meeting at 8:37 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary