

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, FEBRUARY 28, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Rob Whitney
Willard Schadt

Craig Wagner-Vice Chairman
Theresa Santiago



APPROVED

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

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

Pledge of Allegiance

Meeting was brought to order at 7:01 p.m.

MARTELL HOLDINGS EXTENSION -

Chad Martell-Applicant

Mr. Martell stated that nothing has changed, the situation is still the same and was there to ask for a 6 month extension. He added that he did get an extension from the Board of Health as well.

Motion to Approve extension for Martell Holdings.

Motion made by Theresa Santiago, 2nd by Craig Wagner to grant a 6 month extension until August 22,2016 Meeting for Martell Holdings.

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

MOTION CARRIED

DRAGON SPRINGS BUDDHIST INC.-

Richard Golden-Attorney for Dragon Springs
Jonathan Lee-Applicant, President of Dragon Springs

Mr. Golden explained that there is a lot of details so he will go slow. He continued that he will go through what in general they are asking for and take small steps to start the SEQRA process. He further stated that he submitted a lengthy letter with the maps explaining what has been approved so far through the court process and what variances have been given by the ZBA. He added that the Planning Board has been asking for an overall site plan and this is it. He then went over the site plan stating that everything they are asking for is permitted by code, anything new was not constructed yet and that there were some things previously approved for use as something else and they would like to change the use or improve on the use or building.

Modifying:

- Meditation Hall previously approved change to Residence Hall
- A new Buddha house
- 3 new Gazebos
- A parking garage where an approved parking lot was
- A construction shed to be built to be used during construction
- Extension of a covered driveway, already approved dam and covered driveway just extension.
- Wastewater treatment plant
- Bioretention basin
- Elevated emergency access plaza-to be used to aid in fire control and fire fighting.

Planning Board Minutes-February 28, 2018-continued-

DRAGON SPRINGS BUDDHIST INC - continued -

Existing:

- Concrete plaza with statue and fountain.
- Internal fences-built higher than code-received variance
- Statue/work shed expanded-made it longer.
- Gazebo #2 was #13 was moved

Previously approved and either moved or relocated:

- Gazebo #9-relocated
- Fire pump house-relocated
- Storage shed #3-relocated
- Lake drive and dam-extend covered driveway-change configuration of dam as per DEC request
- North gate entrance-bridge and driveway approved not constructed as approved-received variance

Mr. Golden asked if the SEQRA process could be started by typing the action as a Type 1 action, proclaiming intent to be Lead Agency and circulate the application to involved agencies. Craig Wagner asked about the walkway, Mr. Golden stated that it will be demoed. Town Attorney asked if a map of the approved plan by the Federal Court could be provided as well. Town Attorney continued that according to the Town Engineers comments a number of items appear to require variances, he asked if they would like the Board to make a referral tonight or to wait the 30 days for response from involved agencies. Mr. Golden responded not at this meeting. Willard Schadt asked how far the Planning Board can go until they need to go to the ZBA, Town Attorney answered that once Lead Agency is established then a referral can be made. Town Engineer then went over the comments from Fusco Engineering stating that this is everything that they want to do, what has been done and what will be modified. He continued that the Planning Board will need Orange County Department of Health approvals, engineering reports on the wells, DEC approvals, SWPPP (Storm Water Pollution Protection Plan) for entire facility more details are needed, SPEDES permit or at least the notice of intent, wetlands need to be delineated, traffic study and parking study need to be done, phasing of what projects will take place when, habitat study needs to be done, sign off from SHPO (State Historical Preservation Office) for archeological, fire department comments, 911 addresses for all the buildings, detailed erosion and site disturbance areas, and site visits will need to be conducted. Town Engineer added that this is a large project, the plans were thorough but need more details and to be cleaned up, mostly technical things. Chairman asked if PDF files could be provided along with the 2015 overall plan. Mr. Golden answered yes and added that they will wait the 30 days and come back at the April meeting.

Motion to declare intent to be Lead Agency.

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

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

MOTION CARRIED

Motion to Type Action.

Motion made by Craig Wagner, 2nd by Theresa Santiago to Type this application as a Type 1 action for SEQRA purposes.

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

MOTION CARRIED

Planning Board Minutes-February 28, 2018-continued-

MOTION TO APPROVE MINUTES.

Motion to Approve January 24, 2018 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, February 14, 2018 meeting.

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

MOTION CARRIED

OTHER BUSINESS-

Chairman Vicaretti stated that this application will require workshop meetings, and that at the Public Hearing he can bring a projector and have the site plan up for the public to see.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn meeting at 8:15 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