

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, NOVEMBER 10, 2021. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Willard Schadt

Theresa Santiago

Craig Wagner-Vice-Chairman

Rob Whitney

OTHERS PRESENT:

John Nosek-Representative from Fusco Engineering

Glen Plotsky-Town Attorney

David Dean -Town Councilman

Florence Santini-Town Clerk

Pledge of Allegiance

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

HUMANE SOCIETY – 202 US ROUTE 209 – SITE PLAN REVIEW – PUBLIC HEARING –

John Fuller-Representative for Applicant

Town Attorney read public hearing notice. Chairman asked if anyone signed to speak, Town Attorney answered No. John Fuller gave a brief description of the project, the Applicant acquired a grant to build a new 5000sqft building to house dogs it will not increase amount of animals just repurpose buildings already existing. Town Attorney verified that the mailings were done and sufficient also that there was a letter from NYS Office of Park, Recreation and Historic Preservation that adjoining properties will not be impacted by the project. Also, a report from Orange County Department of Planning for a local decision and no recommendations. Chairman asked if they would like to go over the comments from Fusco Engineering, Mr. Fuller stated that a full SWPPP (Storm Water Pollution Prevention Plan) is not needed. Also, there are no changes to the driveway entrances so he does not expect any comments from NYS DOT, they have provided landscaping details, he will coordinate with Fusco's office for a dye test to make sure additional flow can be handled by the current sewage disposal system. Chairman asked for a motion to open the public hearing.

Motion to open public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to open the public hearing for Humane Society.

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

MOTION CARRIED

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 Humane Society.

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

MOTION CARRIED

PLANNING BOARD MEETING NOVEMBER 11, 2021 continued –

NEW CENTURY – 517 NEVERSINK DR – SITE PLAN REVIEW – PUBLIC HEARING –

John Fuller-Representative for Applicant

Town Attorney read public hearing notice. Chairman asked if mailings were good, Town Attorney verified that the mailings were done. John Fuller gave a brief description of the project stating that this was originally built as an equestrian center, New Century has owned for a number of years. He has represented the Applicant on a couple different projects for this same parcel, for Film Production and Flea Market. This is for amendments to site plan, no new structures but want to add uses to property, change the first barn, alter interior for a hotel/motel and then small restaurant and the 2 residential home are purposed to have a commercial kitchen added for catering purposes. John Fuller stated that he submitted traffic study to Orange County DPW and NYS DOT. Town Attorney went through comments from Orange County Department of Planning, mandatory comment regarding traffic study be sent to required agencies and a few advisory comments regarding environmental constraints and floodplain protection.

Motion to open public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to open the public hearing for New Century

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

MOTION CARRIED

Town Attorney stated that he has sign in sheet and will read the names one at a time.

Public Comment:

Loren McCune-58 Airport Rd- He stated he lives across from New Century, Chairman of Unison which has built new homes in area, interested in commercial development, feels the Town has gone backwards, closing of Huguenot Deli upsetting, wish New Century well and great success.

Alex Scilla-35 3rd St- Mr. Scilla addressed concerns with site plan, they have changed plans over years, worried about water, too many industries, feels Planning Board should do a site visit. Hopes this is final plan and that it does not change again.

Grace Woodard-2 Carriage Rd- She acknowledged she had questions; site plan was not on website, no masterplan, this is a poster child for segmentation, many variations, 22 room hotel-dormitory-short term long term-can anyone rent a room, 50 seat restaurant, guard house-used to be check in building-is this open to public or is there other purposes, shopping mall, catering in both houses-does this supply to restaurant or is it separate, 7900 gallons per day, what kind of laundry facilities-cleaning facilities-water usage accurate, currently offices in building, has anyone from Board been to site-no structural or interior changes, barn altered was stables-was there a permit, does not feel fit is good-mash up, shooting range currently on property, nature conservancy has easement along river, seen a lot of cars this summer.

Jin Ping- Ms. Ping stated she has worked with New Century for last 3 years, love Town and loves sharing food and values with local people.

Deborah Lasch-30 Cora Rose Lane- She stated she is not against bringing commerce into the Town, question about fire coverage, waste water treatment-more people on property-close to river.

Ben Smith-7 Valleyview Rd- Mr. Smith stated the applicant have shown they are trying to enrich community and invest in community.

PLANNING BOARD MEETING NOVEMBER 11, 2021 continued –

NEW CENTURY – 517 NEVERSINK DR – SITE PLAN REVIEW – PUBLIC HEARING – continued –
Public Comment-continued:

Steve Gigliotti-108 Airport Rd-He explained he is new to area, grew up in small town similar to Deerpark, felt it was a great project, open opportunities to develop, great thing.

Rose Yu-116 Ball St- She stated she had nothing to say.

Peter Wei-New Century-Mr. Wei stated that film making complicated industry, restaurant for food for workers, submitted a 50-page presentation. (This will be included with minutes.)

Shirley-She stated they were before Board 3 years ago, horse farm abandoned 10 years ago, masterplan-building has a lot of potential.

Chairman asked if it should be held open for written comment, Town Attorney answered no they do not have to, but written comment was submitted by the Applicant so it can be to allow public to review and comment.

Motion to leave written portion of public hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner to leave open the written portion of the public hearing till the December 8, 2021 meeting for New Century

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

MOTION CARRIED

John Fuller stated he will respond at a later date to the comments during the public hearing.

Motion to close oral portion of public hearing.

Motion made by Craig Wagner, 2nd by Rob Whitney to close oral portion of the public hearing for New Century.

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

MOTION CARRIED

30 VAN AVE – PRE-APPLICATION – COMMERCIAL BUSINESS –

No one present.

PINE GROVE MOBILE HOME PARK – ROUTE 209 – SUBDIVISION –

Randall Coffill-Representative for the Applicant

Randy Coffill stated revised plans were submitted, John Nosek acknowledged Fusco Engineering did not get new plans. Randy Coffill stated that a drafting error was on the map and they will make a notation but for final submission change plans. Chairman stated that there were comments from the County and it is a local determination.

Motion to schedule a public hearing.

Motion made by Rob Whitney, 2nd by Craig Wagner schedule a public hearing for Pine Grove for Wednesday, December 8, 2021 for 7 p.m.

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

MOTION CARRIED

Motion to cancel Planning Board Meetings.

Motion made by Craig Wagner, 2nd by Willard Schadt to cancel the Planning Board meetings for Wednesday, November 24, 2021 and December 22, 2021.

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

MOTION CARRIED

PLANNING BOARD MEETING NOVEMBER 11, 2021 continued –

OTHER BUSINESS:

Chairman stated that he would like to discuss the SHPO regarding Mr. Hughson property on Neversink Dr. He continued that he had notes that Town Attorney was looking into if this to see if it was a mandatory agency. Town Attorney stated that SHPO comments are advisory and recommendations, he stated that in the past when SHPO required a study the Board has universally required it. The Board could determine that it is advisory and not required, it is a small 2 lot subdivision in an area where the property has been used as residential or agricultural. Chairman stated the problem was with ground disturbance and if this was a 30-lot subdivision where the property was wooded and not disturbed it would be a different issue, not a virgin property that has been turned over. He explained this just is a discussion no action purposed, he suggested to Mr. Hughson to be placed on December 8 agenda and that the last vote could be changed with the new material that has came to light. Willard Schadt stated his one concern he would like to have some guidelines, or policy to be consistent with. Chairman stated that if a project came where property was not disturbed. Willard Schadt stated that some guidelines need to be in place.

Al Schock acknowledged if you look under the SHPO map all of New York State is Indian burial grounds including Long Island, as a local Board you have the discretion to make a determination no matter the number of lots. SHPO are advisory and he didn't feel that there should be guidelines to determine if the study should be done.

MOTION TO APPROVE MINUTES.

Motion to October 27, 2021 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, October 27, 2021 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn November 10, 2021 Planning Board meeting at 8:01 pm.

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

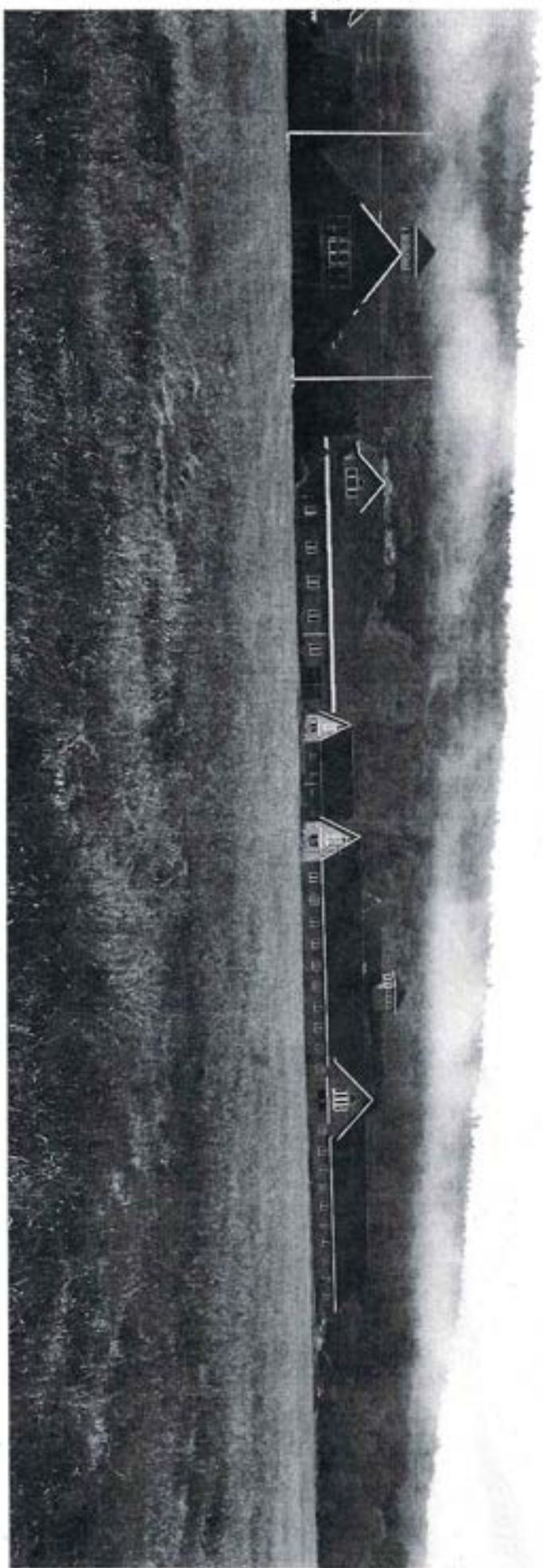
MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Clerk

新世紀 NEW CENTURY



Project Description

Dec 2015

Q_575

Answer:

New Hope Farms is one of the most significant pieces of real estate in Deerpark. The repurposing of this world class facility by Xin Shi Ji Corporation (a New York based company) will:

What

We

Said

- Transform a former world class equestrian facility to an active world class film and television production center.
- Attract foreign investments especially from Asia, into Orange County.
- Attract film and television production business to Xin Shi Ji, where the casts and crew can comfortably work and live.
- Make Xin Shi Ji a center for community events, in/across-state activities and global culture/art exchanges, meanwhile becoming a leader in community revitalization.
- Design the 171,502 square foot of space with designated area for filming studios, offices, recreational facilities, cast and crew dwellings, set construction workshops, equipment, props and wardrobe storage, make-up rooms, recording rooms, editing suites, etc. Xin Shi Ji will become the home to one of the largest indoors sound stage in New York state with unique style of working and living which can attract major productions worldwide.



How We Are Recognized

Empire State Development

Why New York State?

Doing Business in NY

Industries

Regions

About Us

ESD Media

October 3, 2017

Shirley Hu
CEO
Xin Shi Ji Corporation
517 Neversink Dr.
Port Jervis, NY 12771

Dear Ms. Hu:

On behalf of New York State and Empire State Development, please let me express my enthusiasm for working with you and Xin Shi Ji Corporation to complete Phase I of the transformation of a former equestrian facility into a film and television production center in New York State.

As we understand the project, Xin Shi Ji Corporation will invest \$1,344,000 to purchase and renovate two underutilized buildings at the former New Hope Farms in Deer Park, Orange County to create state-of-the-art film studios. This project will create 3 net new jobs.

To encourage you to proceed with this project, we are offering Xin Shi Ji incentives valued at \$100,000.

Please review the attached Incentive Proposal to see how New York State and Empire State Development are prepared to assist Xin Shi Ji Corporation with its project located in the Mid-Hudson Region of New York State. If you choose to accept our offer, please acknowledge your decision by endorsing the last page of the attached proposal and returning one copy to me and one copy, including the \$250 Application Fee, to Edwin Lee, Vice President of Empire State Development's Loans and Grants Department, by November 4, 2017.

APPROVED BY:

Date:

10/31/17

ACCEPTED BY:

Date:

11/04/17

Shirley Hu, CEO
Xin Shi Ji Corporation
517 Neversink Dr.
Port Jervis, NY 12771

How We Are Recognized

Later 2019, New Century Project was featured in the
2019 Mid-Hudson Regional Development Center Progress Report

MHREDC Progress Report 2019 and Strategic Plan Update

Sparking Innovation, Igniting Change



**SPARKING INNOVATION
IGNITING CHANGE**

STRATEGIC PLANS/REPORTS

2019 Mid-Hudson Progress Report

[VIEW FILE](#)

How We Are Recognized

New Century (aka Xin Shi Ji) Project was featured in the
2019 Mid-Hudson Regional Economic Development Council
(MHREDC) Progress Report

In the report, it reads,
"Xin Shi Ji, a film and TV
production company,
completed construction in
spring 2019 for the
project, which involved
the purchase and
renovation of a former
equestrian facility. Xin Shi
Ji was designated a
priority project by the
MHREDC in round 5."



Mid-Hudson Regional
Economic Development Council



2
New City, Rockland County



Xin Shi Ji
Des Moines, Orange County



5
Renaissance Capital, Inc.
Poughkeepsie, Dutchess County



Life Sciences • Workforce Development • Adv
Innovation • Tradeable Sectors • D

How We Are Recognized

In the Report, it also mentions that New Century (Xin Shi Ji) was awarded an ESD Grant of \$100,000 from New York State Consolidated Funding Agency (CFA) for Phase 1 and New Century project is as planned, on schedule.

CFA #	APPLICANT NAME	PROJECT NAME	AGENCY	PROGRAM	AWARD AMOUNT	TOTAL PROJECT COST
S4113	Xin Shi Ji Corporation	Xin Shi Ji Corporation	ESD	Empire State Development Grant Funds	\$100,000	\$1,364,000

● Project is on schedule

What the local people are saying

A Public Hearing was held at Town of Deerpark to Report and Review the Project Development at New Century, on March 11, 2019

At the meeting, Mr. James Kostenblatt, who is then the Senior Project Manager and now the Deputy Director, Mid-Hudson, Empire State Development (ESD), gave a presentation on behalf of New Century.

A few local audience shared their feedbacks.

On March 11, 2019 Public Hearing at Town of Deerpark

"As a council member (of New York State Governor Cuomo's Mid-Hudson Regional Economic Development) who votes for a project such as this, we take many things into consideration before we agree to funding... This projects fits within each of the strategies that we want to advance projects such as this. Not only does it create jobs but also in the film industry which is an industry that we want to embrace and we know that it would better the community, that it will create an environment where economic growth being tax ratable if developed. As a member of that council, and as a leader of Orange County Partnership, we came her to support this project."

- Maureen Halahan, CEO of Orange County Partnership



On March 11, 2019 Public Hearing at Town of Deerpark

"I had the pleasure of reviewing the original application...and I'm happy to say that from that time moving forward with the original award and the continuing work that has been done with the property, I would like to add my two cents that Yes they have been following along exactly along the lines that it was originally proposed.

Considering that the City of Port Jervis is working to revitalize itself and consider the Town of Deerpark the closest geographic neighbor in this great vitalization of this particular area. Any economic development that continues within the town of Deerpark also assists the city of Port Jervis and vice versa. So we consider this a very worthwhile project and thank for the opportunity to speak on its behalf. "

- Valerie Maginsky, Executive Director of Port Jervis
Community Development Agency

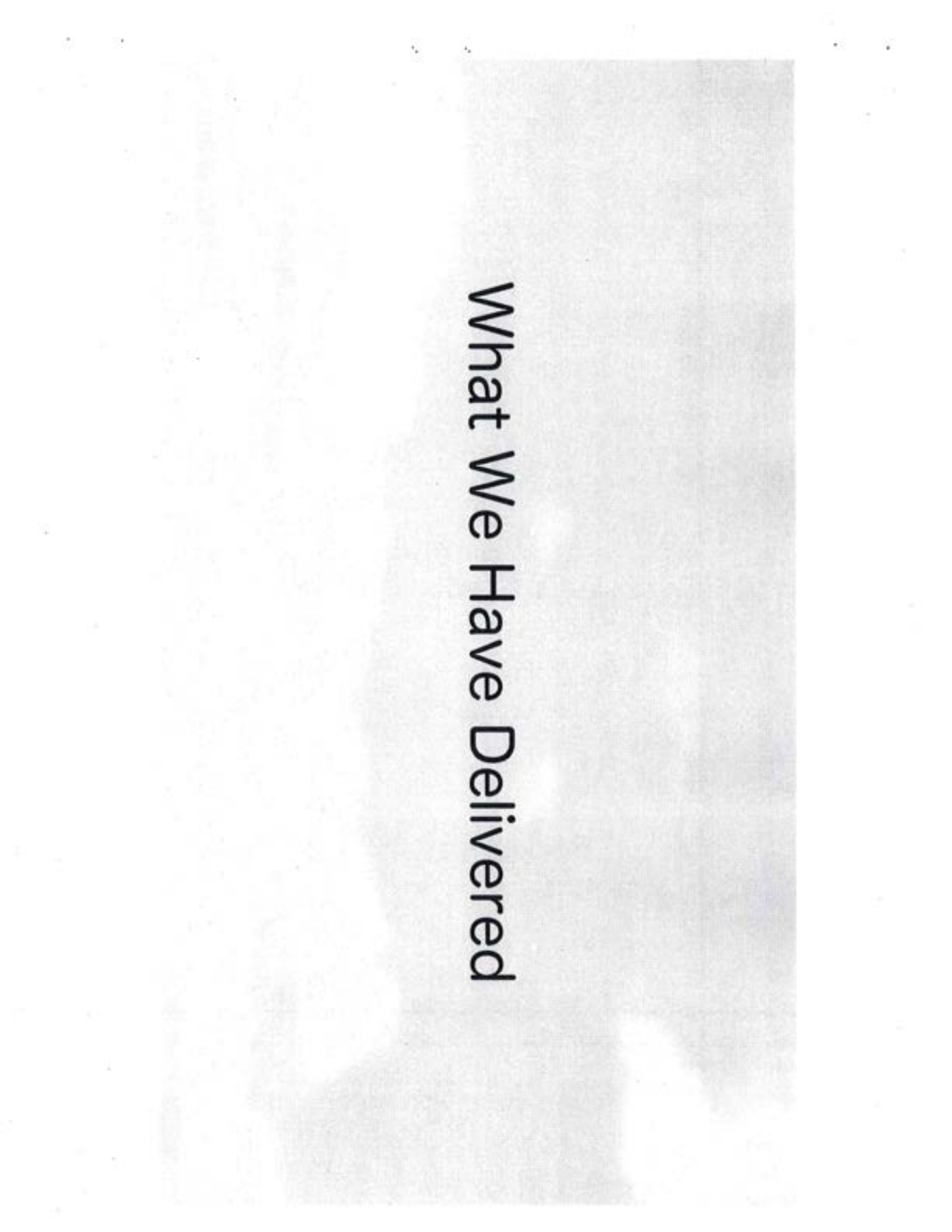


On March 11, 2019 Public Hearing at Town of Deerpark

"I am also here with other four members of the (Port Jervis) Tourism Board... We just recently held a Chinese New Year in downtown Port Jervis. I am going to tell you that it was a wonderful event. It was a wonderful cultural experience. We probably drew about 2,000 people to the event. It was only a two hour event but I've never seen such a group of wonderful people who work so well together as a team and brought the event together to make it a wonderful event. I am just impressed by that and how well they work together."

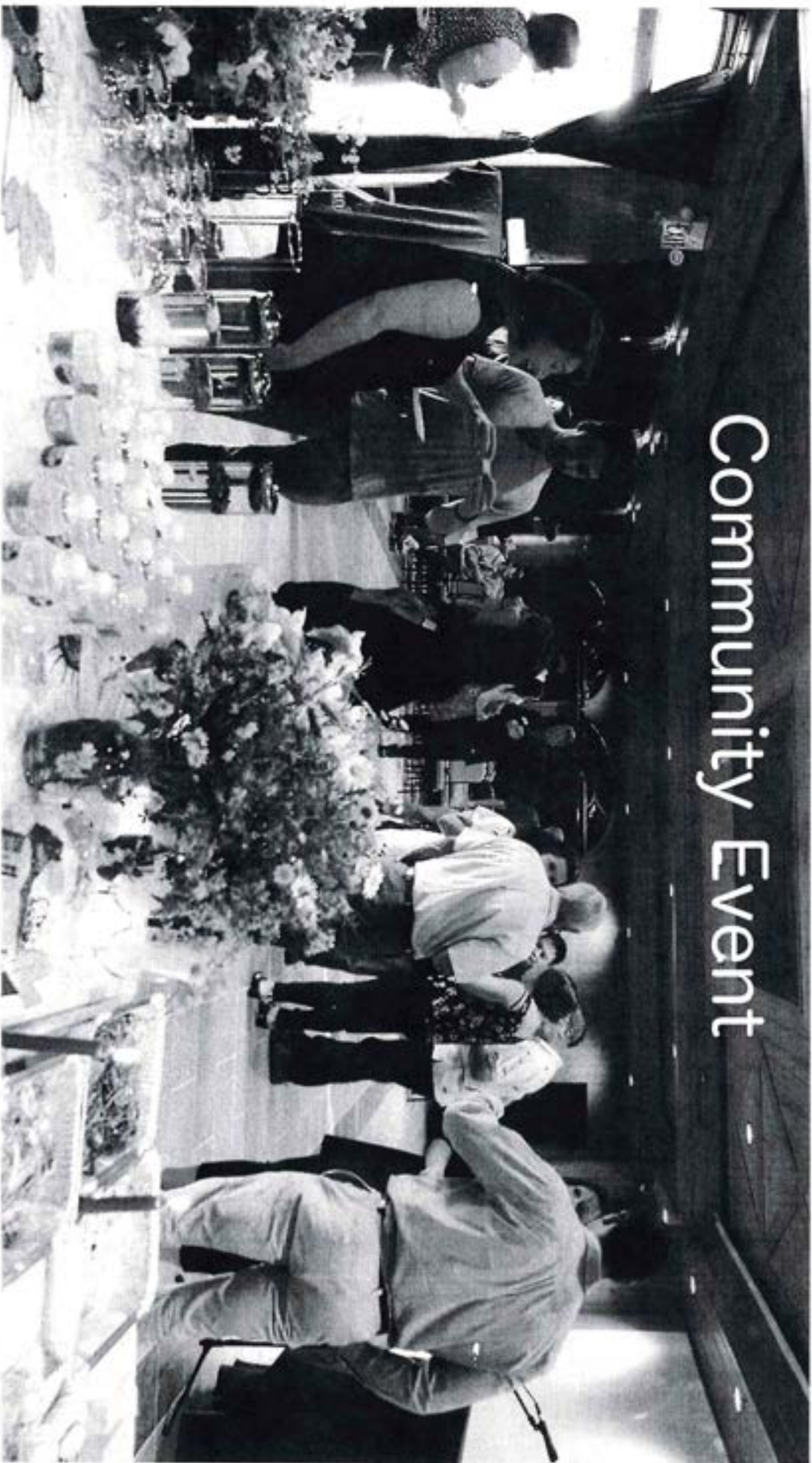
- Laura Meyer, Chairwoman of Port Jervis Tourism Board



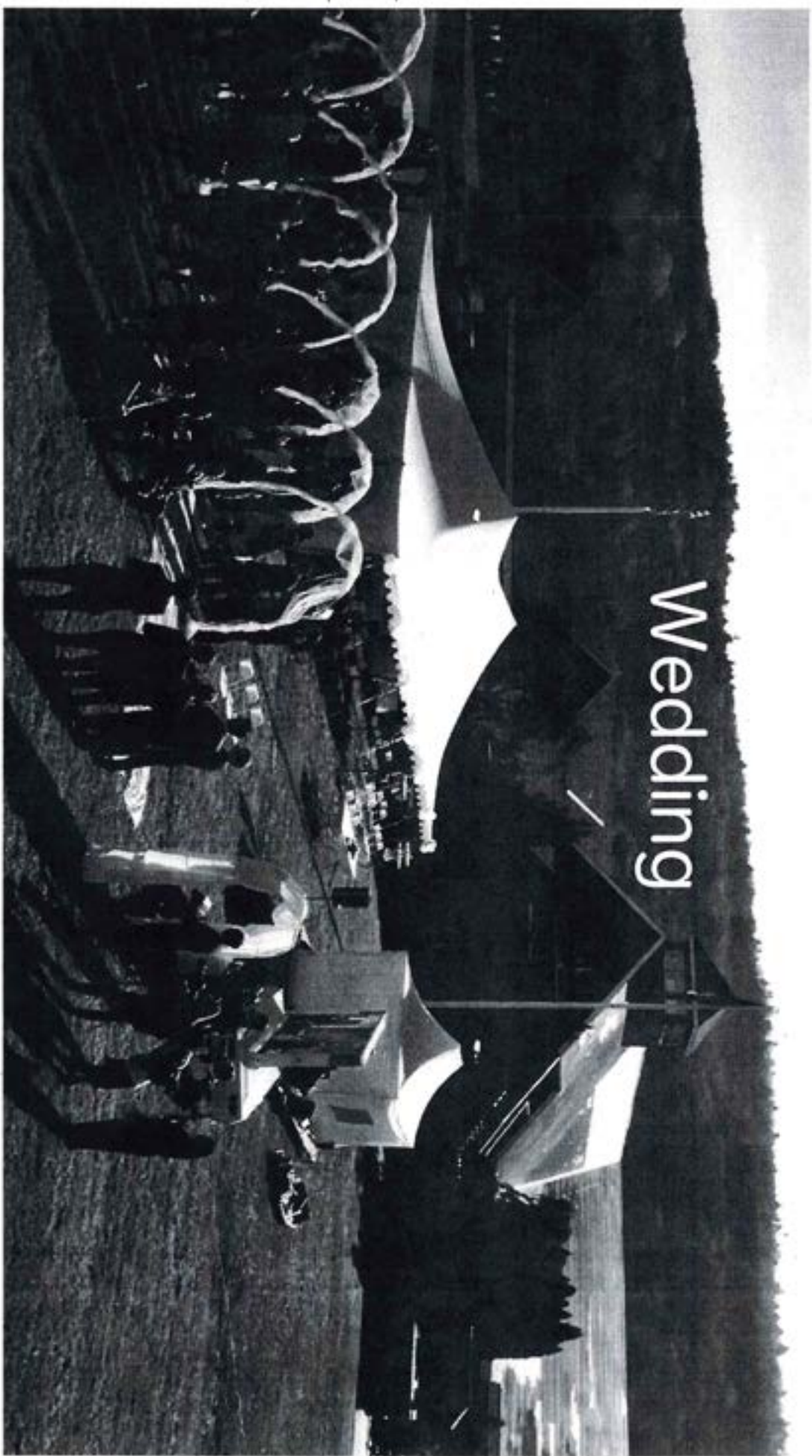


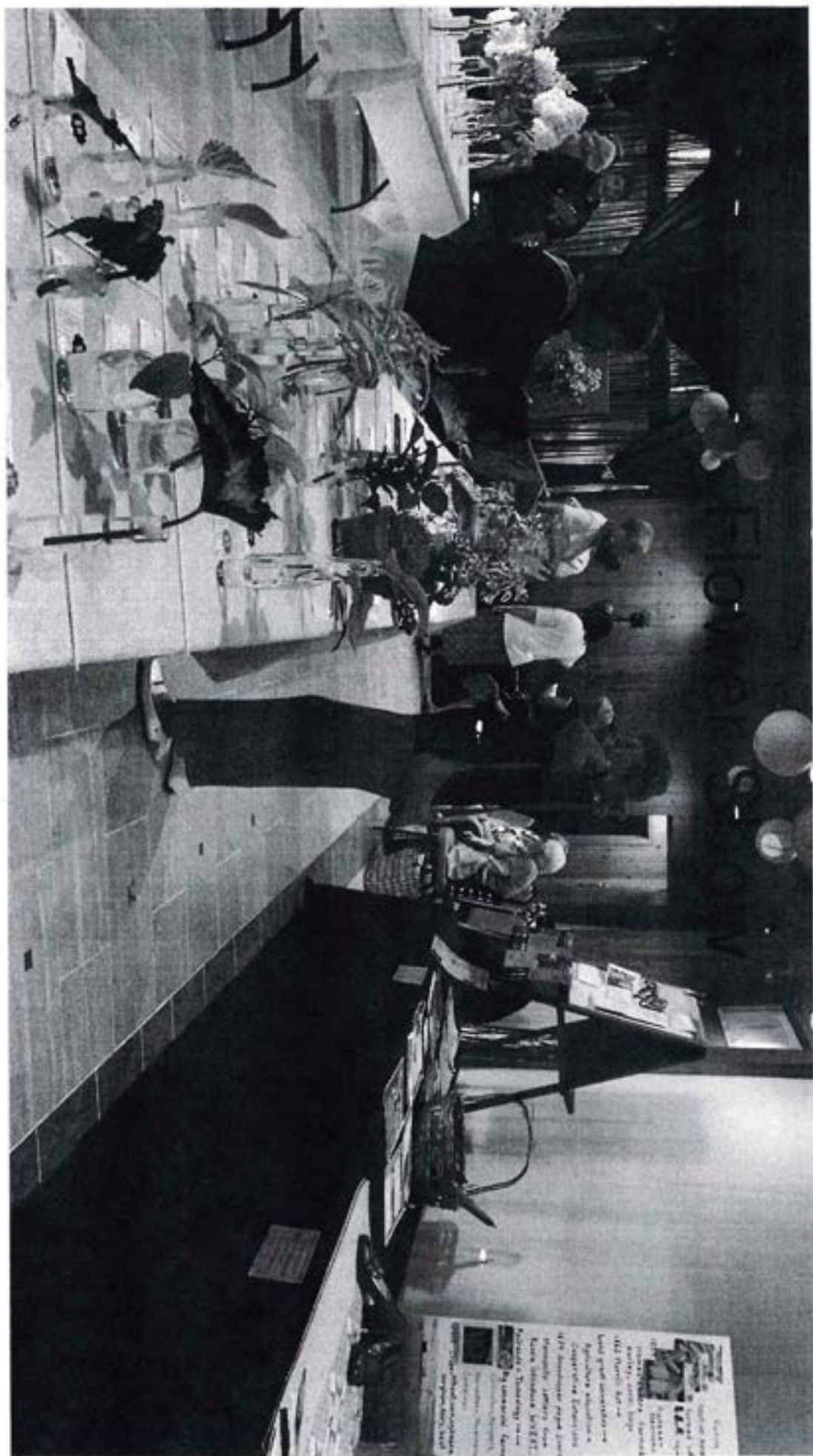
What We Have Delivered

Community Event

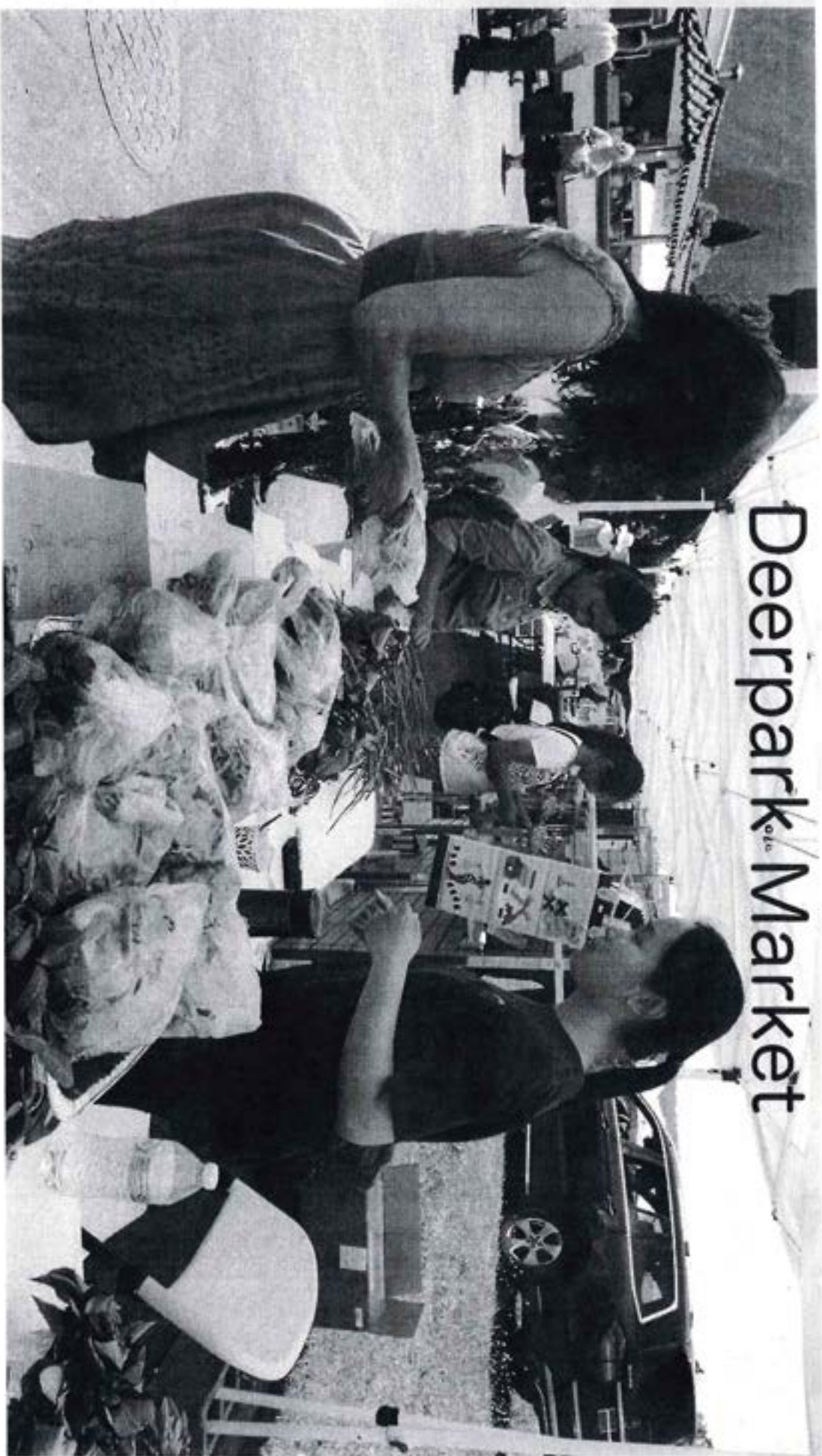


Wedding

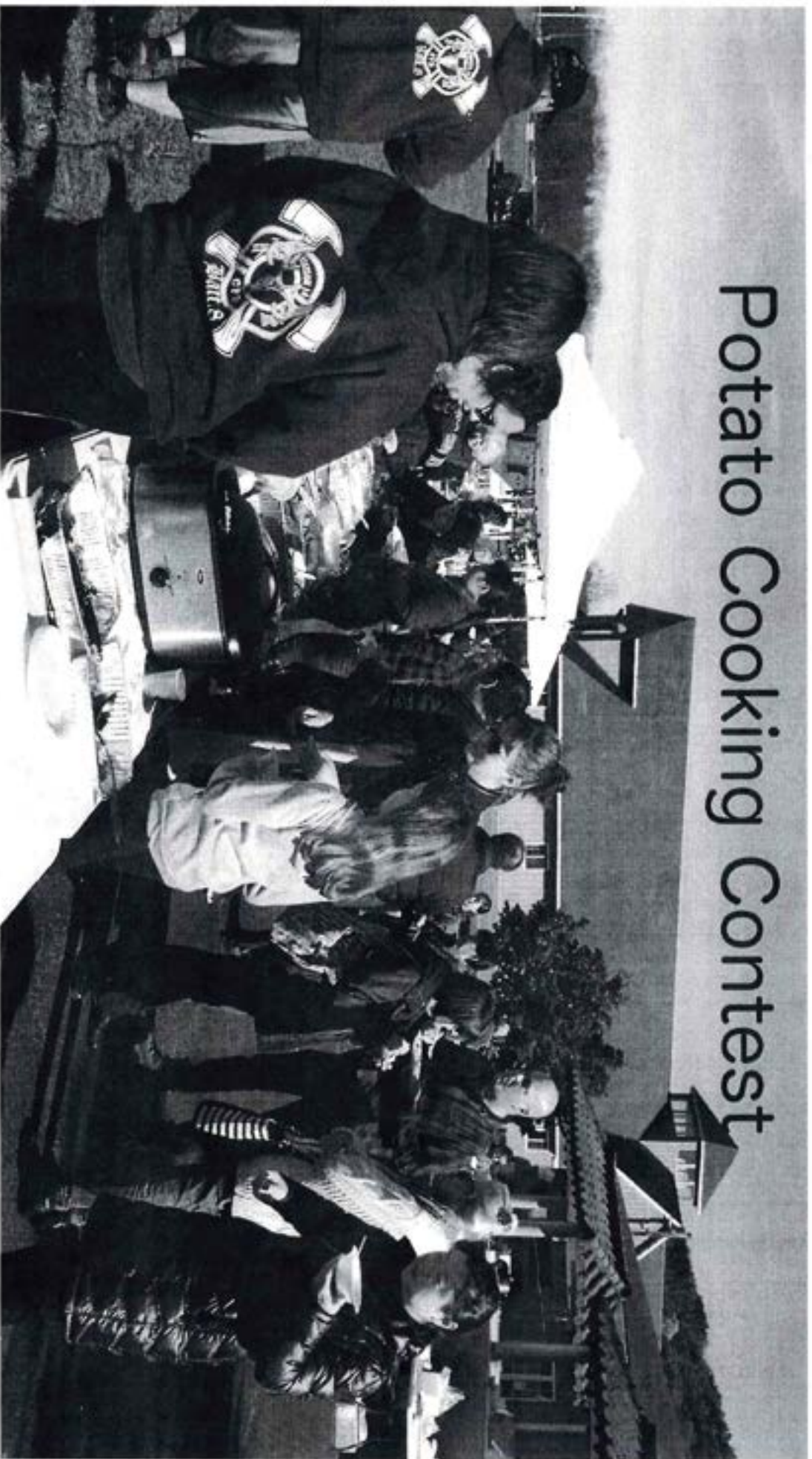




Deerpark^{LLC} Market



Potato Cooking Contest



2019
Chinese New Year
Celebration in

Port Jervis

Promenade Square on Front Street in Port Jervis

FEBRUARY
24TH
12PM-2PM



Traditional Lion Dance | Traditional Dragon Dance | Paper Crafts
Chinese Calligraphy | Red Envelopes | Chinese Food

Lucky Draw for the visitors born in the year of Pig!

Sponsored by Port Jervis NY Tourism

- 2020 -
Chinese New Year
Celebration in

Port Jervis

Promenade Square on Front Street

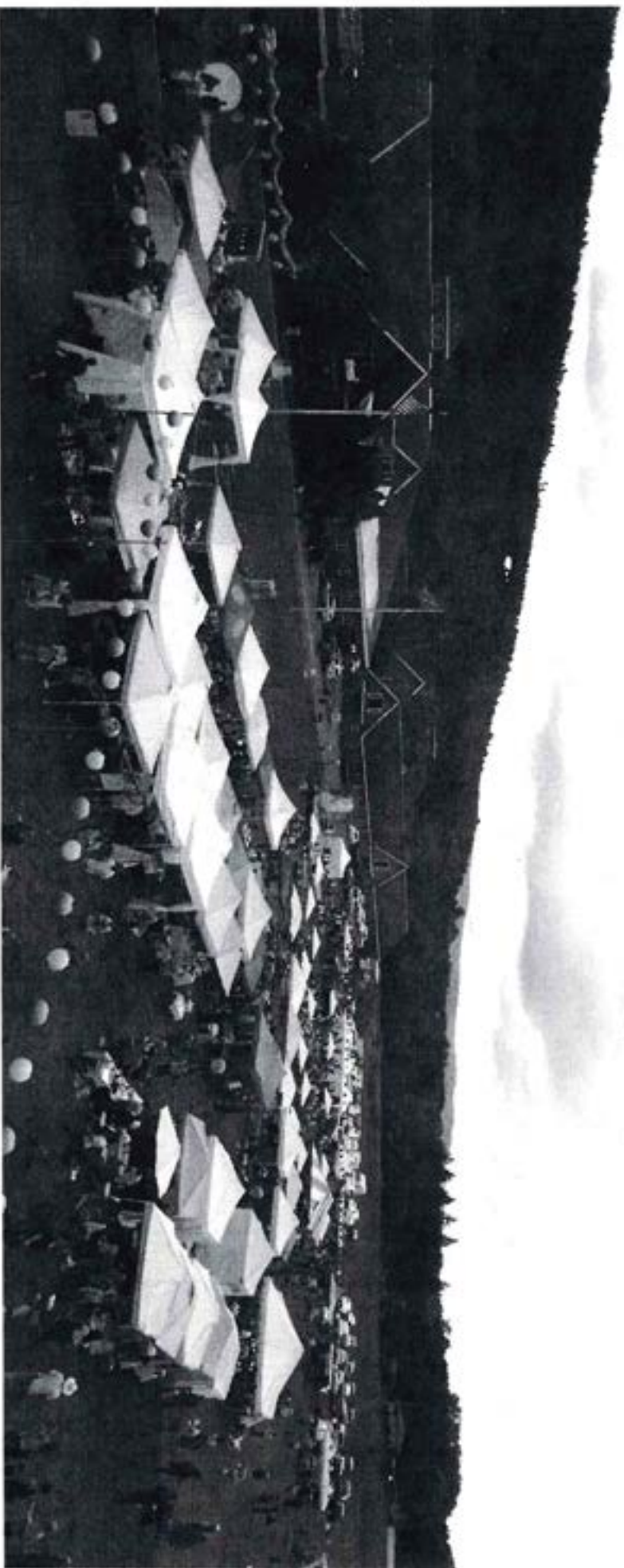
FEB
8th
12pm-2pm
(Snow Days Feb. 9th)



Food | Dragon & Lion Dance | Chinese Calligraphy/
Children's Handcrafts | Red Envelopes
And more!

Lucky Draw for the visitors born in the Year of Rat!
Sponsored by Port Jervis NY Tourism

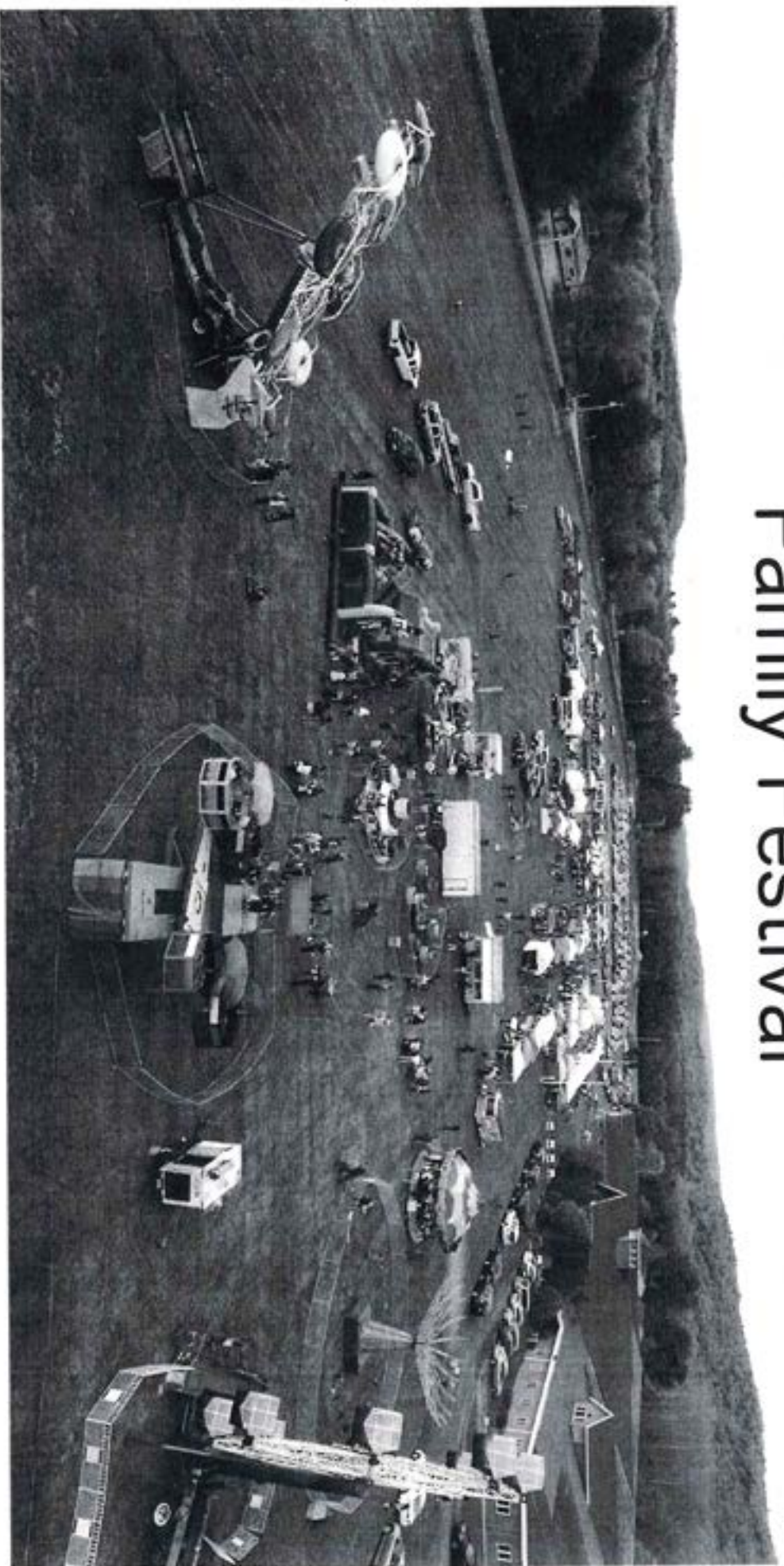
Moon Festival

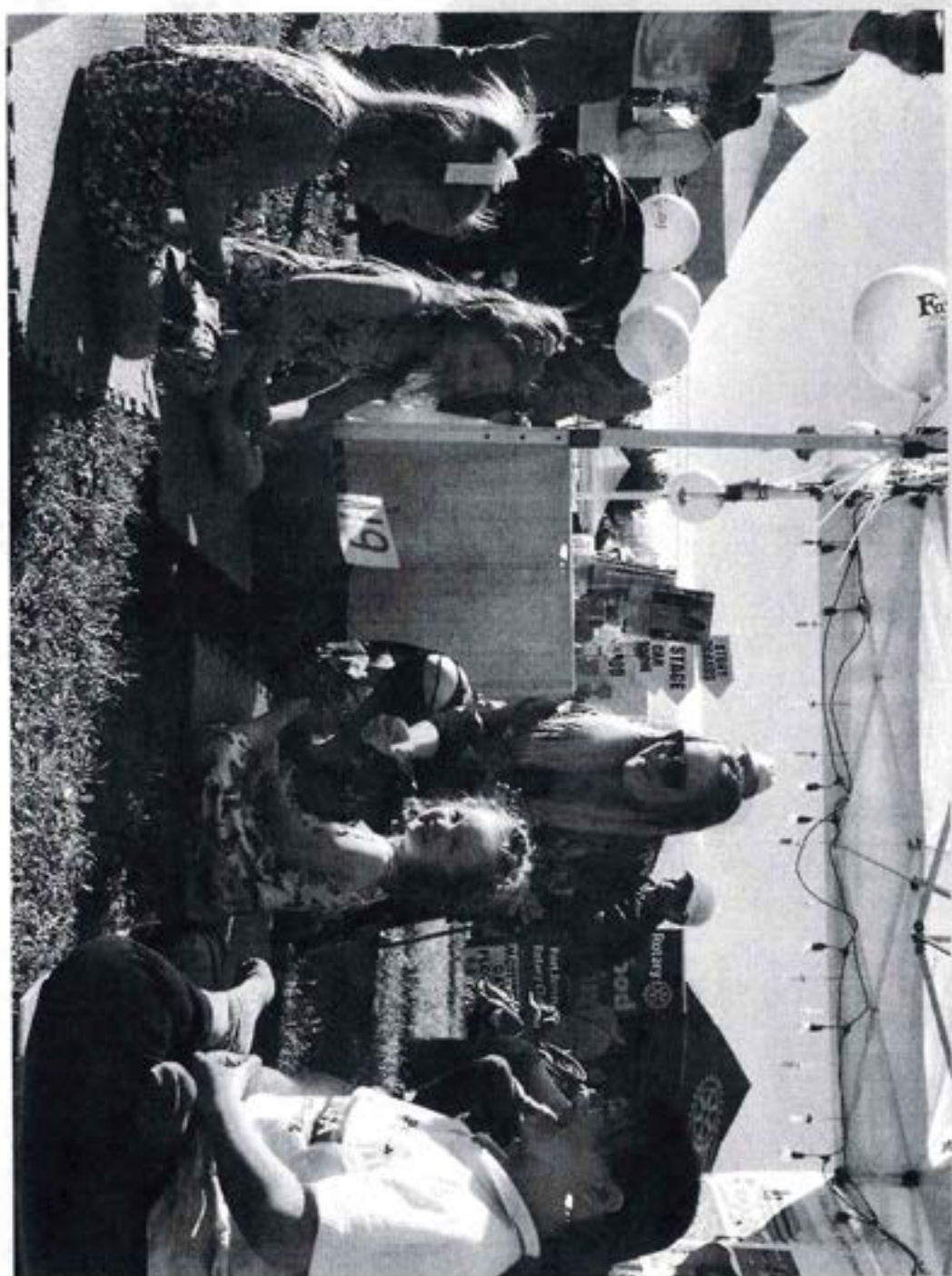


Moon Festival

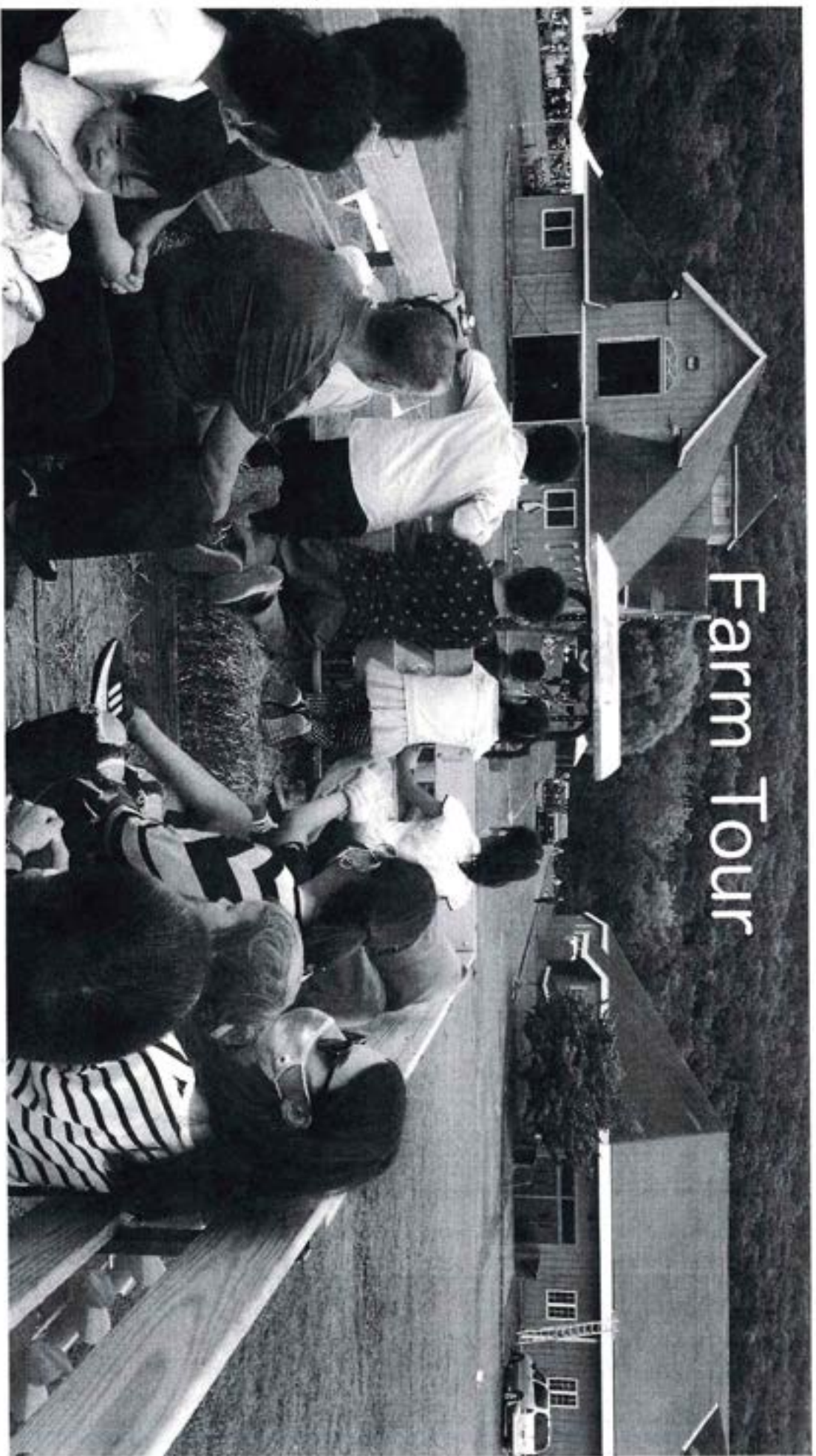


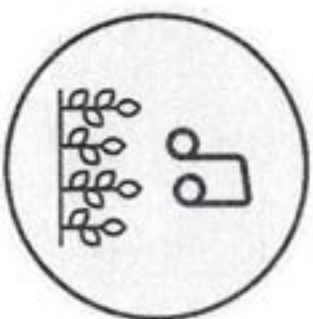
Family Festival



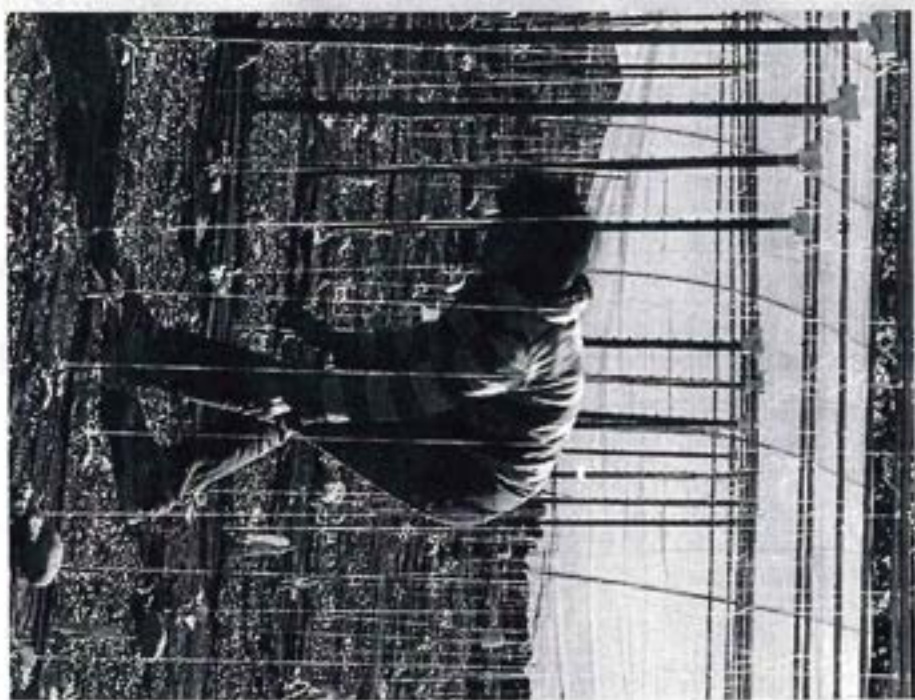
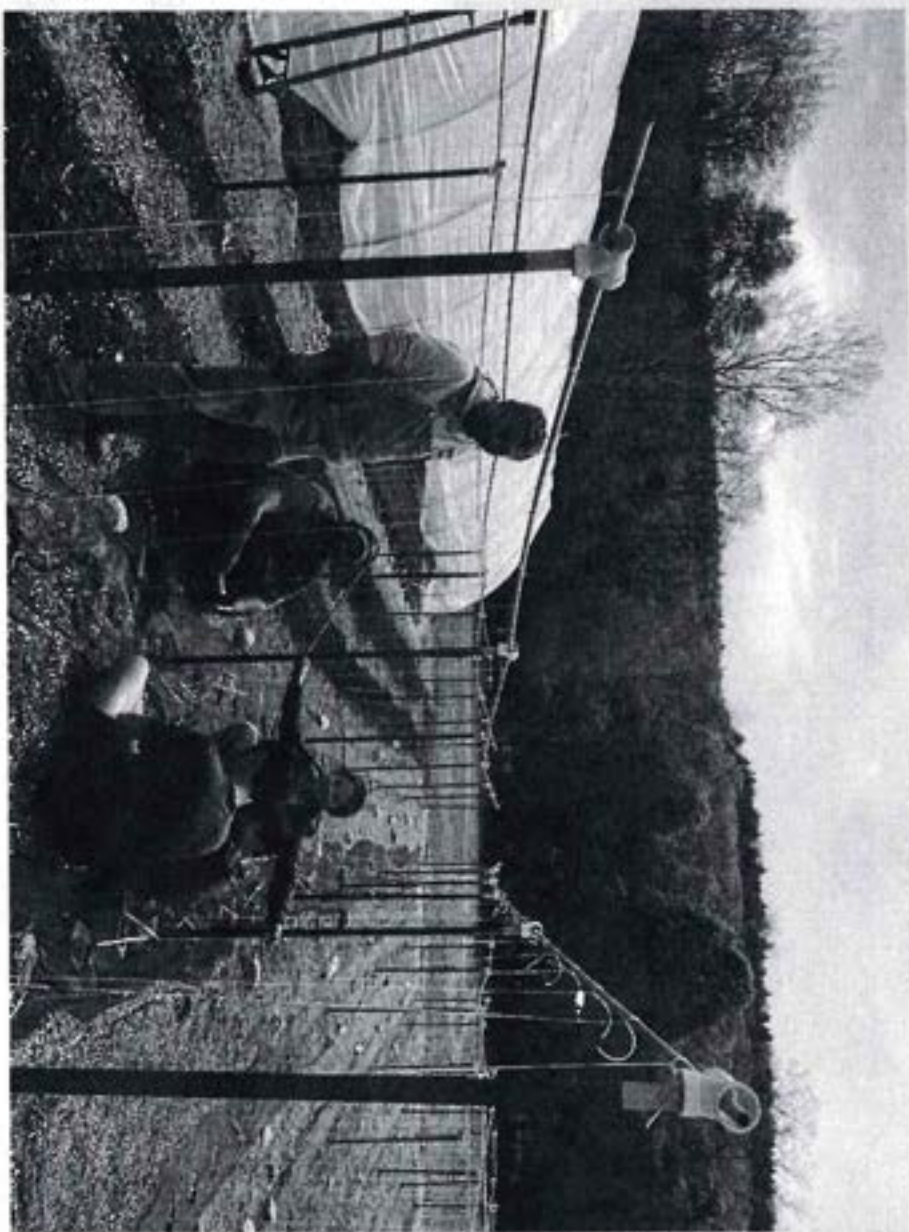


Farm Tour

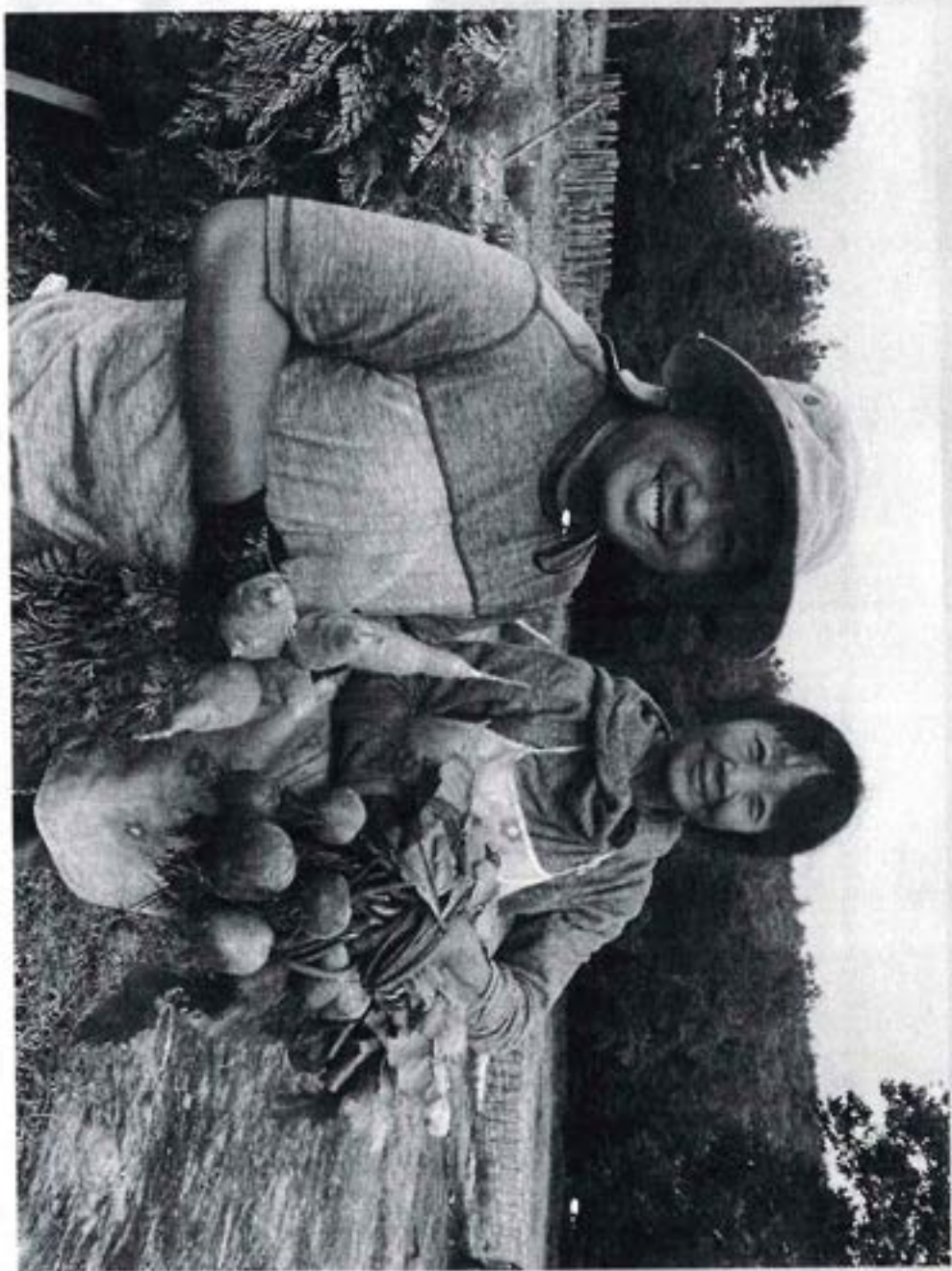


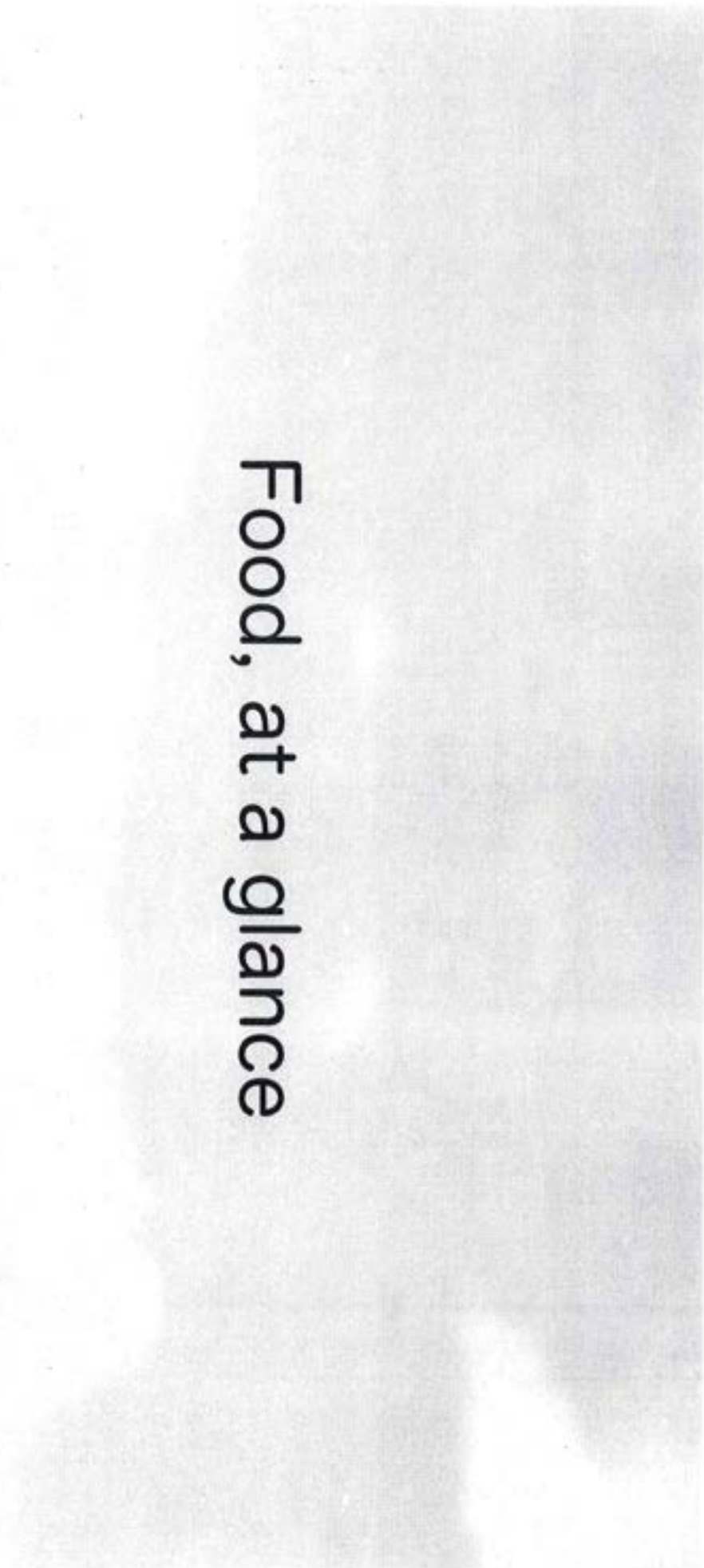


Farm Cheers







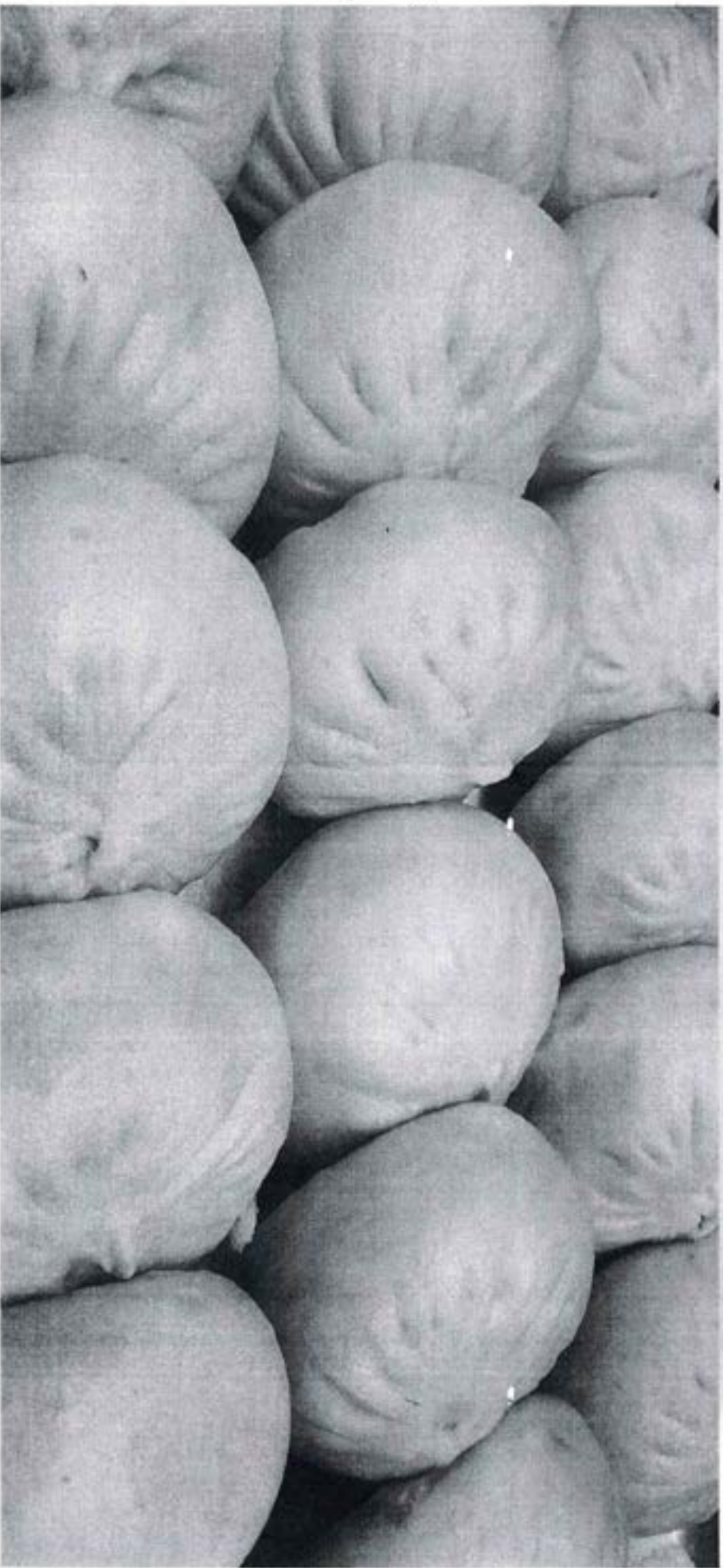


Food, at a glance

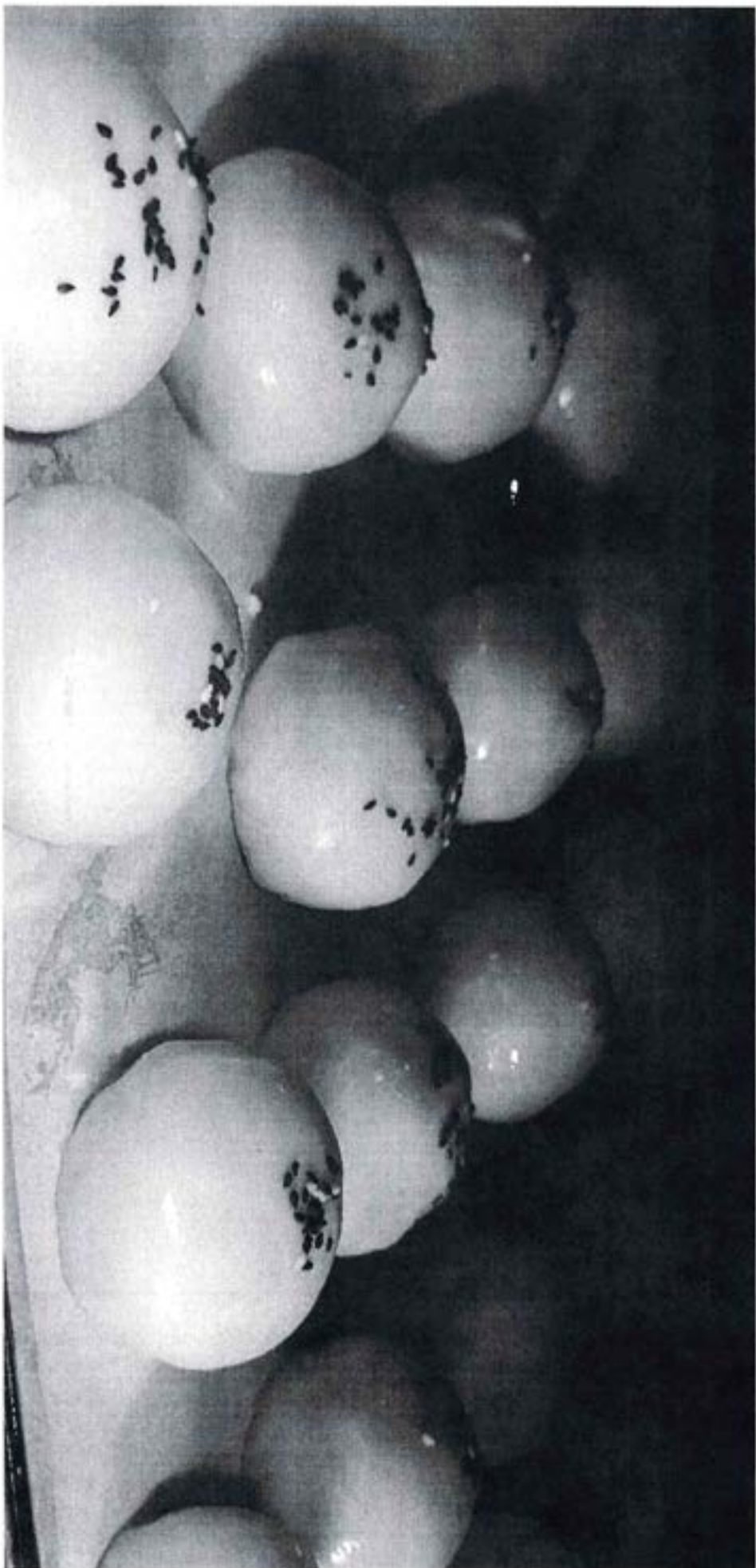
Chinese Hamburg

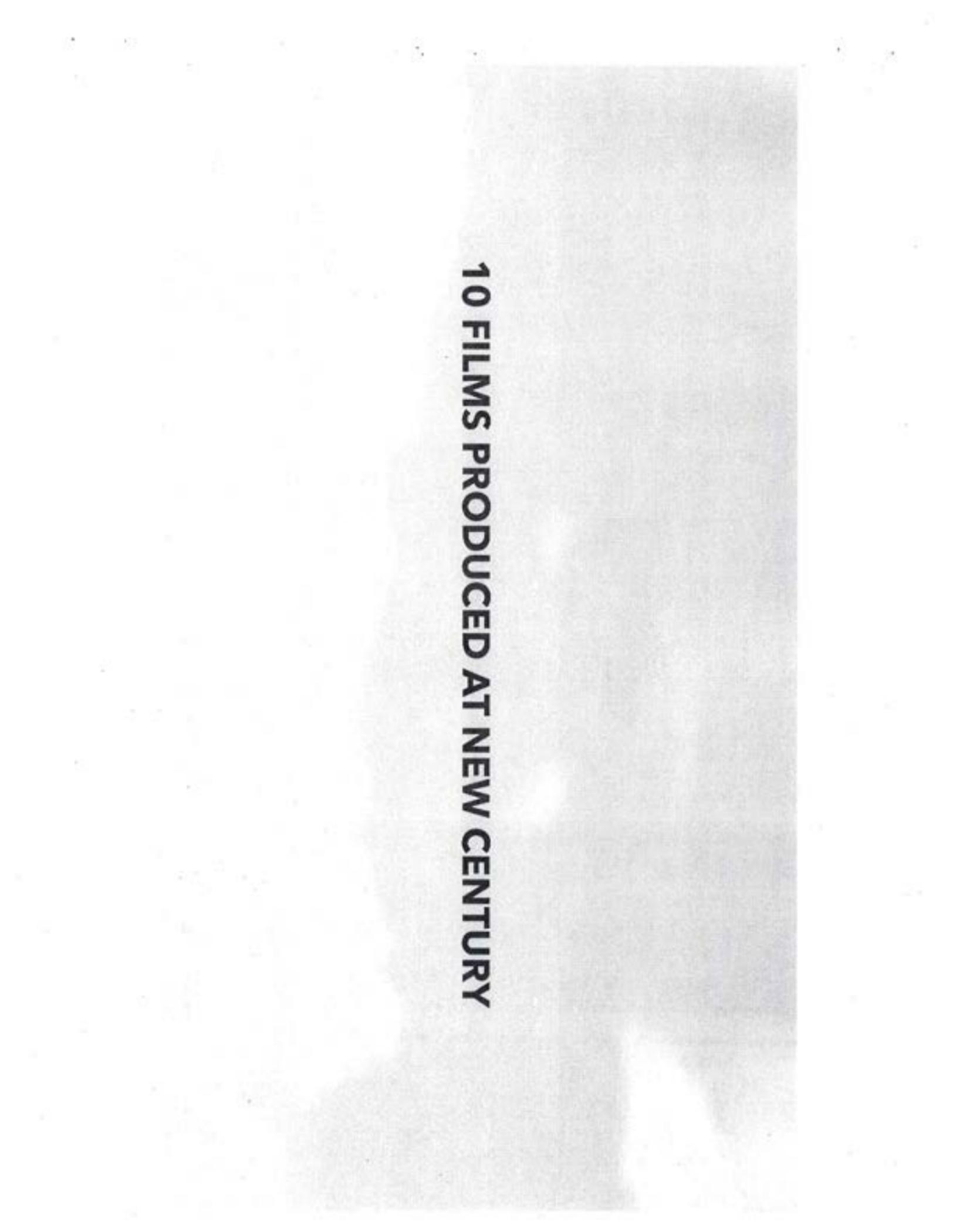


Vege Stuffed Bun



Taiwan Q Cake





10 FILMS PRODUCED AT NEW CENTURY

1. THE WISH

Click to Watch :

[https://](https://www.youtube.com/watch?v=vfhvQb9QyPY)

[www.youtube.com/](https://www.youtube.com/watch?v=vfhvQb9QyPY)

[watch?](https://www.youtube.com/watch?v=vfhvQb9QyPY)

[v=vfhvQb9QyPY](https://www.youtube.com/watch?v=vfhvQb9QyPY)

Filmed in: 2017

Length: 9 min. 45
sec.



2. BONDS OF MARRIAGE

Filmed in: 2017



3. THE ADVENTURES OF RAY

Filmed in: 2017





4. NEW YEAR WISHES

Click to watch:

[https://
www.youtube.com/
watch?
v=DezYL6FHFay](https://www.youtube.com/watch?v=DezYL6FHFay)

Filmed in: 2018

Length: 22 min 30
Sec



5. THE AUDITION

Click to watch:

<https://>

[www.youtube.com](https://www.youtube.com/watch?v=6GQRAogJVDE)

[/watch?](https://www.youtube.com/watch?v=6GQRAogJVDE)

[v=6GQRAogJVDE](https://www.youtube.com/watch?v=6GQRAogJVDE)

Filmed in: 2018
Length: 19 min 30
sec

6. XIAOYU'S FAMILY

Click to watch:

<https://>

www.youtube.com/watch?v=-CEnoVidfA

Filmed in: 2018

Length: 25 min.

曉宇一家人



新世紀影視基地 NEW CENTURY FILM

曉宇 趙江
劉哲 劉佳
時雲 鄭雲華



7. UNFORGETTABLE YEARS

Click to watch :

<https://>

[www.youtube.com](https://www.youtube.com/watch?v=ov83lIXYR6Y)
[/watch?](https://www.youtube.com/watch?v=ov83lIXYR6Y)

[v=ov83lIXYR6Y](https://www.youtube.com/watch?v=ov83lIXYR6Y)

Filmed in: 2019

Length: 29 min.

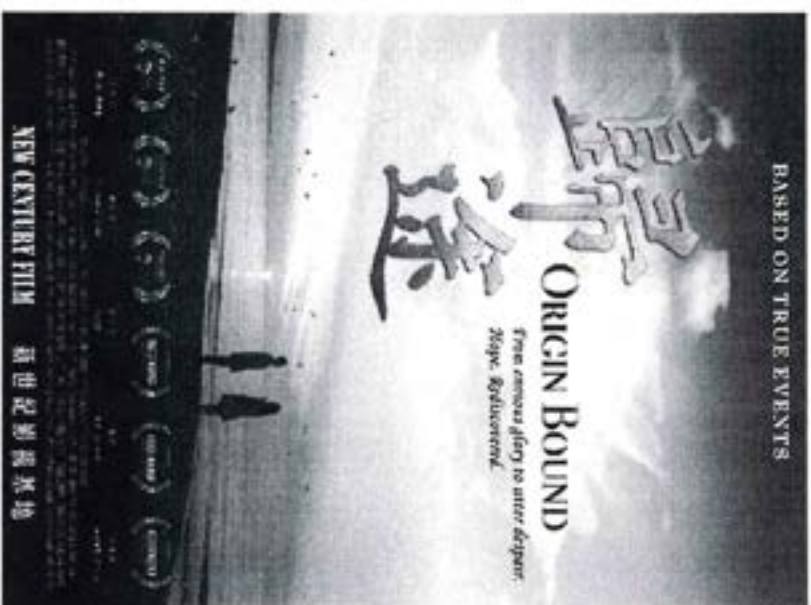
8. ORIGIN BOUND

Trailer:

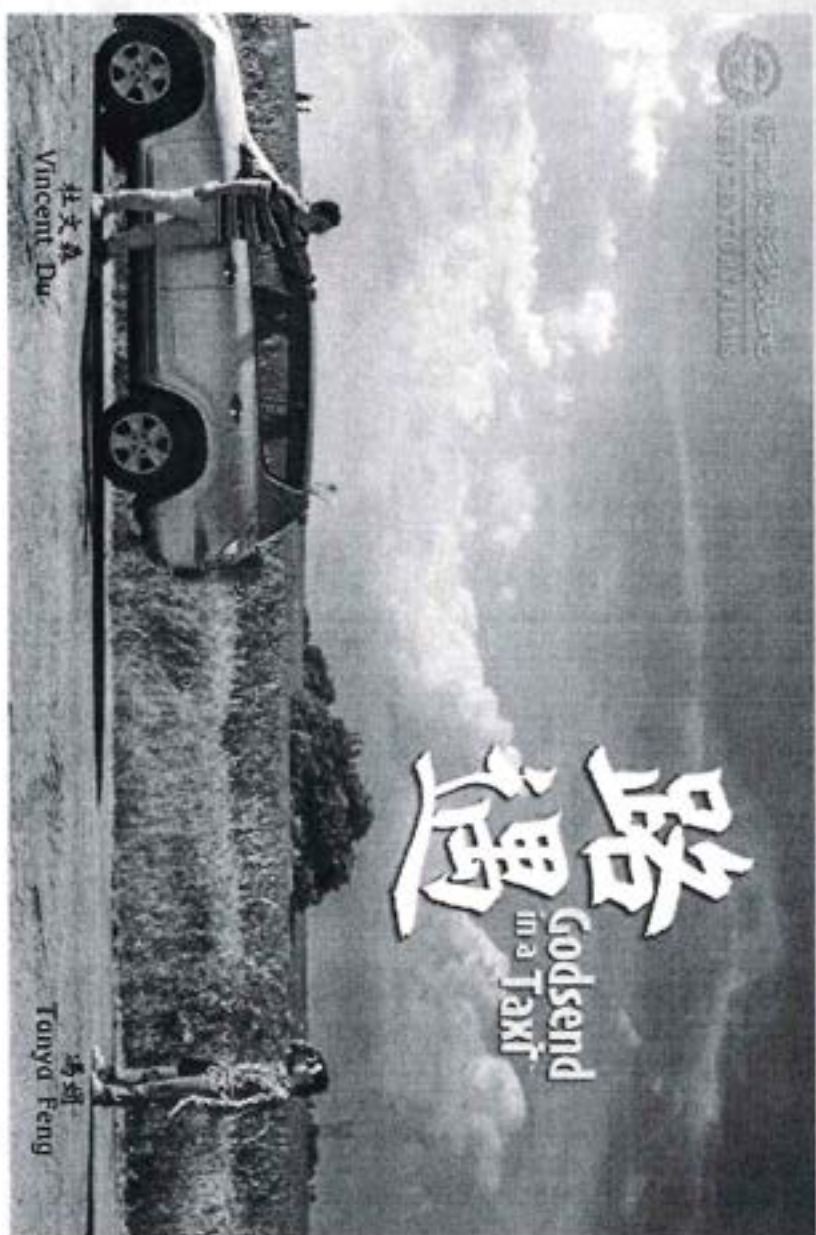
[https://
www.youtube.com/
watch?
v=CAEqNY_RBSY](https://www.youtube.com/watch?v=CAEqNY_RBSY)

Filmed in: 2019

Length: 75



9.



10. REDEMPTION



GRAND PRIZE AWARD

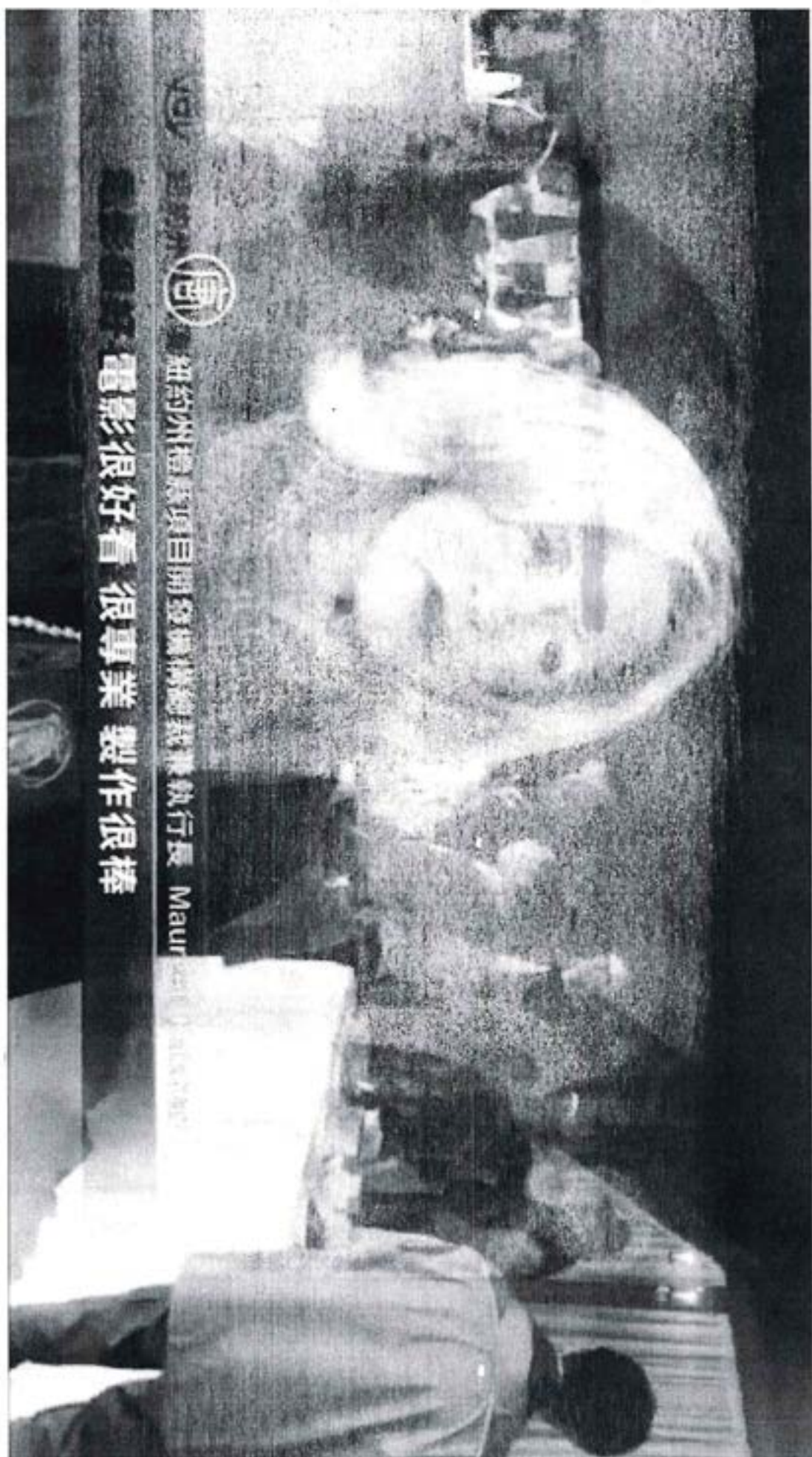
2018

CANADA

INTERNATIONAL FILM FESTIVAL

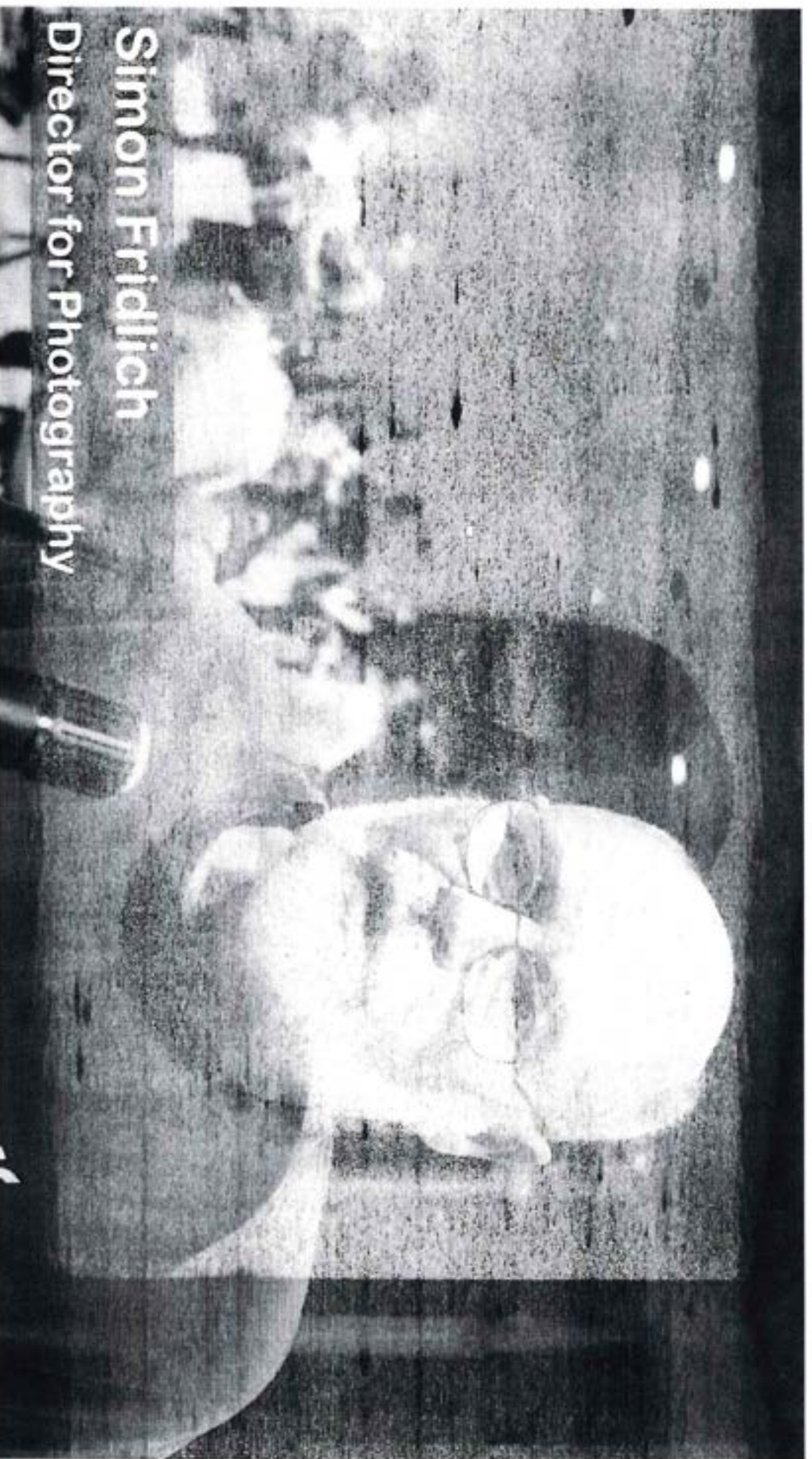






紐約州總局項目開發總局總裁兼執行長 Maur...

電影很好看 很專業 製作很棒



Simon Fridlich

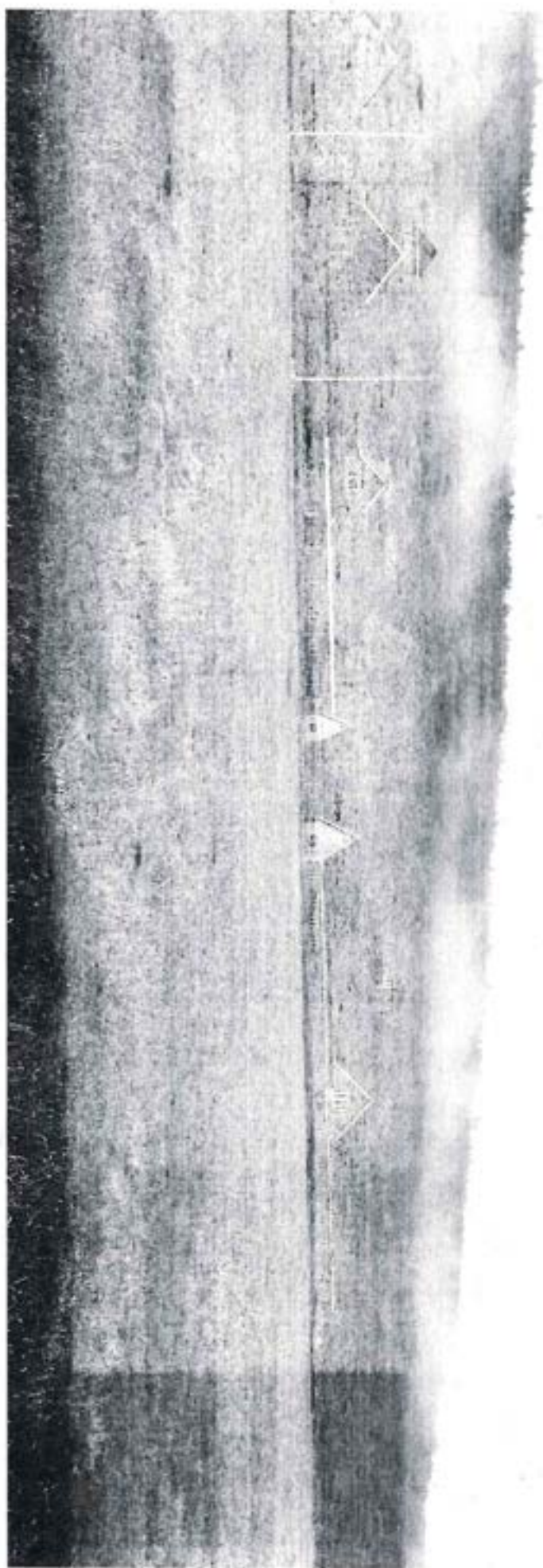
Director for Photography



NEW CENTURY

WHERE GOOD MOVIES ARE MADE

新世紀 NEW CENTURY



Project Description

Dec 2015

Q.575

Answer:

New Hope Farms is one of the most significant pieces of real estate in Deerpark. The repurposing of this world class facility by Xin Shi Ji Corporation (a New York based company) will:

What We Said

- Transform a former world class equestrian facility to an active world class film and television production center.
- Attract foreign investments especially from Asia, into Orange County.
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