

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, DECEMBER 12, 2018 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

**BOARD MEMBER ABSENT:** Mike Hunter

**OTHERS PRESENT:**

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

Pledge of Allegiance

Meeting was brought to order at 7:03 p.m.

**ERROL BEKIROV – 347 US ROUTE 209 – PRE-APPLICATION –**  
Errol Bekirov-Applicant

Town Engineer stated that the Town of Deerpark Building Department sent a violation to for rolloff dumpster trucks. He continued that it is in the HMU (Hamlet Mixed Use) District and does meet zoning with Planning Board approval. He suggested to have Mr. Bekirov fill out an application get a NYS licensed Engineer to prepare the site plan and come back to the Planning Board, he explained that a public hearing would be held and it would give the neighbors a chance to speak. He also suggested that Mr. Bekirov think about the future and further development because right now its only storing. Mr. Bekirov stated he was working with an Engineer now. Chairman then asked about Escrow, Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$450 and Alfred Fusco III, stated that **Engineering Escrow** will be \$1000 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.

**RICHARD DAVENPORT – 238 WILSON RD – LOT LINE CHANGE –**  
Richard Davenport-Applicant

Mr. Davenport stated that he submitted the maps and application, he explained that he wants to give a part to his son because his driveway runs onto Mr. Davenport's property. Town Engineer stated he was comfortable with this application it just needed to be signed. Town Attorney acknowledged he would need to see the deeds for review.

**Motion to waive a Public Hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to waive a public hearing for Davenport Lot Line Change.

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

**Motion to approve application.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Theresa Santiago to approve the application for Richard Davenport, contingent on fees paid and Town Attorney review of deeds and meets and bounds description.

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

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**QUARRY MANAGEMENT – 131 ROUTE 6 – BUILDING SUPPLY YARD –**

John Fuller-Representative for Applicant

Mr. Fuller explained he was at last meeting for a pre-application, he submitted a completed application and maps. He continued this was an old lumber yard owned by Mr. Trovei, Quarry Management plans to buy this property and use it in a similar way to store materials. Town Engineer went through the comments from Fusco Engineering; distance from well and septic need to be shown, also area of disturbance, dumpster locations, and he also stated that the GML-239 needed to be done because they were on Route 6. Chairman asked for a written narrative explaining what they are going to do on the property and what materials and equipment will be on the parcel and location. John Fuller stated that it will be a storage yard for the materials, they will be recycling concrete so a crusher machine will be needed. Chairman added that with the equipment there will be noise and with the materials there will be dust that needs to be taken into account. Willard Schadt asked if the concrete would have the metal wire in it, what happens to that when crushed, John Fuller answered they pull out the large piece. Chairman Vicaretti stated that an equipment list and location on the property need to be provided. Town Attorney acknowledged that the narrative has to be in before the 239 is sent out.

**Motion to declare Lead Agency.**

Motion made by Craig Wagner, 2<sup>ND</sup> 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 for GML-239 distribution.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to start the 239 review contingent on the receipt of the narrative from the Engineer for Applicant.

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

**296-320 GUYMARD TURNPIKE – PROPOSED DRIVEWAY – PUBLIC HEARING –**

John Fuller-Representative for Applicant

Mr. Fuller stated that last month there was a public hearing that was held and left open for written comment, there has been some correspondence received. He continued that a joint meeting was held onsite with Mr. Fusco and Mr. Hughson last week and Mr. Hughson expressed his concerns and there were some alternative proposals. Mr. Fuller further stated that he was asking for the public hearing to be closed and the matter tabled until a future meeting. He went on to say once he receives all the correspondence, he will write a response, and that he would waive the 62 days. Willard Schadt acknowledged that he saw no reason to keep the public hearing open. Town Attorney stated that the 62 day requirement could be waived indefinitely or until the applicant is ready to come back.

**Motion to close a Public Hearing.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Theresa Santiago to close public hearing for Guymard Turnpike Turnaround, contingent on the applicant waiving the 62 days.

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

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**DRAGON SPRINGS BUDDHIST INC – 140 GALLEY HILL ROAD – DEIS –  
Rick Golden-Representative for Applicant**

Mr. Golden explained that they were there to have the Planning Board decide whether the DEIS can be reviewed by the public and the required agencies, if so a notice of completion needed to be done and a public hearing scheduled within 60 days. Town Attorney stated that it would be the second meeting in January or first in February. Chairman asked Town Engineer if it was sufficiently complete to release, Alfred Fusco III answered that there were some technical comments and information that is needed from the required agencies but agrees with Town Attorney it is ready for a public hearing.

**Motion to accept DEIS.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to accept DEIS and do a notice of completion, and circulate to the required agencies.

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

Mr. Golden stated that the DEIS can be placed on the website for review by public.

**Motion to schedule a Public Hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to set public hearing for Dragon Springs Buddhist Inc., DEIS for February 13, 2019 at 7:00 PM.

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

Willard Schadt questioned if a larger venue could be used, Town Attorney stated they could discuss this, Rick Golden added he had no objection. Town Attorney acknowledged that it would be announced at a future meeting and will be in the Notice of Completion.

**DRAGON SPRINGS BUDDHIST INC – GALLEY HILL ROAD – SOLAR –**

Town Attorney stated that the Engineer for Dragon Springs communicated with the Planning Board Department and until a PILOT agreement is reached, they have asked for the public hearing to remain open. He further suggested putting the matter on the agenda for the first meeting in January. Town Engineer added that no amended plans have been submitted and it is still a question as to how the solar will be transported to the site.

**Motion to keep Public Hearing open.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Rob Whitney to keep the public hearing open for both written and oral for Dragon Springs Buddhist Inc.

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

**OTHER BUSINESS:**

Town Attorney stated that Jerry Weinstein has removed the trailers and the matter has been resolved in court. He continued the application will be withdrawn and dismissed and any escrows will be released back to the applicant.

**MOTION TO APPROVE MINUTES.**

**Motion to Approve November 14, 2018 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, November 14, 2018 meeting.

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

**MOTION CARRIED**

**Planning Board Minutes-December 12, 2018-continued-**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn December 12, 2018 Planning Board meeting at 7:55 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary

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