

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JUNE 13, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Rob Whitney

Craig Wagner-Vice Chairman  
Theresa Santiago

**BOARD MEMBERS ABSENT:** Mike Hunter, Willard Schadt

**OTHERS PRESENT:**

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

Pledge of Allegiance

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

**EDWARD L'ESTRANGE-GROUND MOUNT SOLAR-PUBLIC HEARING –**

Swee Sim-Representative for Applicant  
Edward L'Estrange-Applicant

Secretary read public notice into record. Mr. Sim explained that they submitted a new drawing with landscaping and extra bushes on the back side. Chairman asked if all comments from Fusco Engineering were addressed. Town Attorney asked if the mailings were sent out, Applicant stated no mailings. Town Attorney acknowledged that the Applicant needed to get the list of adjoiners from the Assessor's office, and suggested holding the public hearing open to allow Mr. L'Estrange to send the mailings.

**Motion to hold open Public Hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to hold open public hearing for L'Estrange Ground Mount Solar.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

Town Attorney explained to Mr. L'Estrange that he needed to go to the Assessor's Office ask for an adjoiners list and send out the mailings 10 days prior to the new hearing date of July 11. Mr. L'Estrange added that he did have verbal agreement from his neighbors, Town Attorney stated that it was protocol to do it this way.

**WILLIAM ROHNER-PROPOSED GARAGE-207 ROUTE 209 –**

Cesare Rotundo – Engineer for Applicant  
William Rohner -Applicant

Mr. Rotundo explained that they got the DOT approval.

**Motion to declare Planning Board Lead Agency.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to declare a negative declaration for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to approve the application for William Rohner for a purposed garage contingent on fees paid.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes-June 13, 2018-continued-**

DAN TARALLO – 52 WILSON ROAD – 3-LOT SUBDIVISION –

Tom Ward-Engineer for Applicant

Dan Tarallo-Applicant

Chairman Vicaretti asked if they received a copy of the Town Engineer comments, Town Engineer then went over the comments stating that a 25 ft road dedication needed to be added to the maps, a survey map stamped and signed by a licensed surveyor. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$300 and Alfred Fusco III, stated that **Engineering Escrow** will be \$700 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 intent to be Lead Agency.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to declare intent for the Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to schedule a Public Hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to schedule a public hearing for July 11, 2018 at 7:00 PM for Dan Tarallo 3-lot subdivision.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

BUCK KNOLL HUNTING CAMP – SOLAR – 152 WEST PEENPACK TRAIL –

Kathy Haake –CEC Development LLC-Representative for applicant

Town Attorney asked what the official name will be for the project, Kathy Haake answered Sparrowbush B,C. Town Attorney asked why B & C, Ms Haake stated that it is 2 separate parcels. She further stated that Lot B is about 10 acres and Lot C is 360.9 acres, the detail is on the map. She continued that she has started the PILOT introduction. Town Attorney stated that the PILOT needs to go to the Town Board, Assessor's Office, Town Attorney and Town Engineer. Ms Haake continued that the setbacks are all met and it will have a gated fence with they got lowered to the 6ft so no variance is needed. Town Engineer stated that most previous comments have been issued, a GML-239 needs to be done, and they need to show percentage of disturbance on the map and separate it for each parcel.

**Motion to declare intent to be Lead Agency.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to declare intent for the Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to circulate the GML\_239 Review.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to circulate the GML-239.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to schedule a Public Hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to schedule a public hearing for July 25, 2018 at 7:00 PM for Sparrowbush B, C.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes-June 13, 2018-continued-**

**CHARLES HOCKENBERRY – 51 UPPER BROOK ROAD – PRE-APPLICATION –**

John Fuller-Representative for Applicant

Mr. Fuller explained that Mr. Hockenberry received a violation notice for the property he owns on Upper Brook Road, he continued that the map given to the Board tonight was a survey map of the property. He went on to say that this parcel is across from his Garage/Repair shop, he received a Building Permit and Certificate of Compliance for an accessory structure for storage of equipment. He further stated that since then the business has spilled over onto this property and he was here tonight for an informal discussion to eventually file for a site plan approval to use in conjunction with the business. Chairman asked how big the building was, John Fuller answered about 400 sqft. Town Engineer questioned if bathroom facilities would be present, Mr. Fuller answered no, there would be no repair work done on that site, it would be just for storage of cars for the business. Town Engineer stated that screening and drainage needed to be shown on the map. Theresa Santiago questioned if there will be signage or any lights, John Fuller replied that he was not sure he would ask and if so it would be included on the site plan map.

**296 & 320 GUYMARD TURNPIKE –**

John Fuller-Engineer for Applicant

Ben Smith-Representative for Applicant

Mr. Fuller explained that these properties are directly across from Dragon Springs entrance and the property owners would like to convert some of their property into a turn-around for Dragon Springs for the large buses in case of an emergency. He continued that he met with Highway Superintendent Ed Hughson and he told them to go to the Planning Board, the angle of the driveway makes it hard to make a left turn out of the driveway. Town Attorney stated that a traffic study needed to be done, along with a right-of-way maintenance agreement and enforcement of the access for emergency only situations. John Fuller stated that the legal aspects are done and the ways to enforce the use is open for discussion. Town Attorney stated that all three owners needed to sign the application and there should be signage as in a right turn only sign out of Dragon Springs and one way driveways in the turn around.

**LM PROPERTY HOLDINGS LLC – 167-175 PEENPACK TRAIL – 3-LOT SUBDIVISION –**

John Fuller-Engineer for Applicant

Mr. Fuller explained this a 3-lot Subdivision on Peenpack Trail it was originally 4 lots reconfigured into 3, he added that the applicant went to the Zoning Board of Appeals for various variances and was approved. He continued that the technical comments from Fusco Engineering have been addressed, the DEC flagging is rattle snake dens. Town Engineer acknowledged that the EAF states there are no wetlands but there is a creek across the street, there needs to be a note on the map to protect the creek, and also a note for the 25ft road dedication on the map.

**Motion to schedule a Public Hearing.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Craig Wagner to schedule a public hearing for July 11, 2018 at 7:00 PM for LM Property Holdings LLC.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes-June 13, 2018-continued-**

**NEW CENTURY FILM – 517 NEVERSINK DRIVE – PROPOSED FLEA MARKET –**

John Fuller-Engineer for Applicant

Mr. Fuller stated that they have attempted to address most of the comments from Fusco Engineering. Chairman Vicaretti acknowledged that now the number of vendor sites have been amended to 100, John Fuller stated that it was at 200 and now they have scaled it down unless there is a special event or holiday. Town Attorney stated that special event weekends can be done but the number needs to be put on the map and it can be done through the discretion of the Building Department. Chairman Vicaretti asked if the flea market was on the weekends do the tables and merchandise come down each time, Town Attorney replied everything comes down and is setup again the next day. Mr. Fuller asked if the Applicant could start advertising for the flea market, Town Attorney stated at the applicants risk because if it is not approved then it cannot be done, and added if they could provide a mock up of the signs they will use.

**Motion to declare intent to be Lead Agency.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to declare intent for the Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to circulate the GML\_239 Review.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to circulate the GML-239.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to schedule a Public Hearing.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Craig Wagner to schedule a public hearing for July 25, 2018 at 7:00 PM.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**DRAGON SPRINGS – 140 GALLEY HILL ROAD – 170 GUYMARD TURNPIKE – SCOPING DOCUMENT –**

Ashley Torre-Representative for Applicant

Kristin O'Donnell-Representative for Applicant

Ms. Torre stated the Scoping Document has been revised since the public hearing and are asking the Planning Board to adopt it, Town Engineer acknowledged that it is acceptable. Chairman questioned one of the comments made by Fusco Engineering regarding onsite visits, Town Attorney answered that someone will be onsite regularly to make sure things are being built properly and in accordance with the site plan and building permits. Town Engineer stated that right now the Building Inspector meets once a week on site and walks the property. Town Attorney added that the Applicant has a permit to demo a walkway they planned to do it in August when they had volunteers there, but have now changed the date to June 21.

**Motion to accept Scoping Document.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Rob Whitney to accept the Scoping Document for Dragon Springs Buddhist Inc.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve May 23, 2018 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to approve the minutes for Wednesday, May 23, 2018 meeting.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes-June 13, 2018-continued-**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn June 13, 2018 Planning Board meeting at 8:55 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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