



TOWN OF DEERPARK PLANNING BOARD – JULY 27, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, July 27, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS:

Bob Vicaretti-Chairman
Theresa Santiago
Craig Wagner

Mike Hunter
Willard Schadt

ABSENT BOARD MEMBERS: Tom Faggione and Rob Whitney

OTHERS PRESENT:

David Dean, Town Councilman
Glen Plotsky, Town Attorney
Al Fusco III, Fusco Engineering for Town

Meeting brought to order at 7:05 pm.

Pledge of Allegiance

YORK DONG – TIAN YIN MUSIC STORE – PRE-APPLICATION –

York Dong – Applicant

Mr. Dong stated that this is property located at 388 Galley Hill Rd and he was proposing to add a 2 story Building 60x40 next to the existing music store connected with a corridor between the two. Willard Schadt asked if the building was strictly commercial, Mr. Dong said yes, no residential. Chairman Vicaretti asked why not just connect the building instead of making them separate, Mr. Dong answered that there were septic pipes running underground there and he didn't want to disturb them. Willard Schadt questioned if there was going to be a new septic for the new building, Mr. Dong stated that they will be adding a new septic it will not be connected to the other one. Town Attorney asked why there was only one loading area and not another behind the proposed building, Mr. Dong said that the proposed driveway was going to be widen in that area. Town Attorney questioned if the parking lot would be one big or separate, Mr. Dong replied one big lot. Mike Hunter asked if the corridor was above ground, Mr. Dong answered yes. Town Attorney acknowledged that the Town Engineer informed him the reason for the separate buildings is because there are septic lines that run behind where the proposed corridor is going to be built. Town Engineer added that there is also an underground liquid propane tank present between the existing building and the proposed building. Town Engineer continued that Mr. Dong has recently received his Certificate of Occupancy for the Music Store, which was a previously Approved Site Plan, so a new survey map and new site plan or amended site plan need to be provided. Chairman Vicaretti questioned if there were any issues with meeting setbacks, Town Engineer answered he doesn't see any problems. Chairman Vicaretti then questioned about Landscaping by the new building, Town Engineer stated that the landscaping by the existing building is more extensive than what was proposed. Chairman added that he had gone up and looked at the property and believes they did a good job. Town Attorney asked that when they came for the original building why didn't they show both so SEQRA reviews could have been done then, now it is going to double in size and another review will have to be completed. He suggested a note be placed on the map stating that either no more development or to show all future intentions.

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ELECTRONIC APPLICATIONS – Town Attorney, Glen Plotsky

Mr. Plotsky stated that he had written a letter last month regarding Electronic Applications, and making it a requirement in the application. He wanted to have a discussion with this Board before he went to the Town Board with the Application change for approval. He continued by saying that right now if someone comes in for a FOIL request asking for maps they have to send them to Town Engineer's office in Middletown and then wait for them to come back to Town. Town Attorney further stated that it would be placed on the Town's website. Willard Schadt questioned if a FOIL was made would the request be filled by saying it's on the website, Glen Plotsky answered yes. Willard Schadt asked what the cost would be to the applicant to make the maps digital, Town Engineer stated not much most Engineers create the maps on the computer anyway, but felt that a Town Employee would have to have access to the portal because the maps change so much. Mr. Plotsky suggested that instead of putting it on the website only have it available to someone who FOILs it and then email them the PDF file. Willard Schadt agreed not to put it on the website. Chairman Vicaretti also agreed with it and added that during a public hearing maybe a projector with the map blown up for the people to review also. Willard Schadt asked if we would require it from all applicants, Town Engineer answered if require one than all. Chairman Vicaretti stated that it would be the responsibility of the applicant to provide. Town Attorney stated he would bring it up for discussion at the next Town Board meeting. He further stated to have Secretary provide a Blank Application to all the Planning Board Members to review because if there is going to be this change than fix any others at the same time.

APPROVAL OF JULY 13, 2016 MINUTES –

Motion to Approve July 13, 2016 Minutes.

Motion made by Theresa Santiago, 2ND by Craig Wagner to Approve July 13, 2016 Minutes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

OTHER BUSINESS –

Dave Dean stated that looking into the Electronic Applications is a good thing and that it will help in addressing issues with FOIL requests.

Willard Schadt brought up for discussion site visit protocols that was briefly addressed at the last meeting, he feels that either one or two people should do a site visit and report back to Board. Town Attorney stated that each application the Board should ask if a visit is needed, how many members wanted to go; if after 4 it has to be made Public. He continued by stating that it would have to be discussed with applicant when best time to see. Willard Schadt stated that they would be done case by case than. Craig Wagner asked if they could individually contact the applicant to look at the property. Town Attorney replied yes any Board Member can request to look at a property before the Planning Board, but make sure to contact the person who knows the information Applicant/Representative.

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Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Mike Hunter to Adjourn Wednesday July 27, 2016 Planning Board Meeting at 7:38 p.m.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,

A handwritten signature in cursive script, appearing to read "Amanda Gorr". The signature is written in black ink and is positioned above the printed name of the signatory.

Amanda Gorr, Planning Board Secretary