



APPROVED

TOWN OF DEERPARK PLANNING BOARD – AUGUST 10, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 10, 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	Mike Hunter
Theresa Santiago	Willard Schadt
Craig Wagner	Rob Whitney

OTHERS PRESENT:

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

Meeting brought to order at 7:01 pm.

Pledge of Allegiance

DEERPARK WEST INDUSTRIAL PARK – DICK’S CONCRETE – PJ QUARRY, ROUTE 209 – PUBLIC HEARING –
Jim Ullrich – Representative for Applicant from Alpine Environmental Consultants

Motion to open Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to close Regular Meeting and open the Public Hearing for Deerpark West Industrial Park Scoping Session.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Secretary read Public Notice into record. Mr. Ullrich stated this is just a scoping session, he added that there are two potential development options either for one large building or 2-3 smaller buildings with their own water and sewer. He further stated that he is asking for the Planning Board to adopt the draft scoping document so it can be sent to involved agencies. Town Engineer went through comments from Fusco Engineering regarding two additions they wished to have on the Environmental Impact Statement, add an increased use to existing entrance and add alternative access; second with relation to the lighting to have night sky protection with downward facing lights. Willard Schadt asked what Master Plan Level Figure meant, Mr. Ullrich replied that the final design is not complete yet but it was the maximum allowed for the square footage. Chairman Vicaretti questioned if there would be a limitation on storm water because of the aquifer, Mr. Ulrich answered that they have done test pits and perks and the soil is good so it should not be a problem.

Motion to close Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to close Public Hearing and enter back into the Regular Meeting.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to adopt Draft EIS.

Motion made by Theresa Santiago, 2ND by Craig Wagner to adopt the Draft Environmental Impact Statement (EIS) Scoping Document subject to the changes requested by Fusco Engineering and review of EIS by Town Engineer and Town Attorney.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

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SPEARS SUBDIVISION – 3-lot Subdivision – LAKEWOOD DRIVE - Public Hearing –
John Fuller – Engineer – Representative for Applicants

Motion to open Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to close Regular Meeting and open the Public Hearing for Spears 3-lot Subdivision.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Secretary read Public Notice into record. Town Attorney confirmed proof of mailings was done. John Fuller started off presentation by stating that this is a 3-lot subdivision off of Lakewood Dr. which is a private road located in Lakewood Estates. He continued by saying there are currently two lots one owned by Gary and Kathy Spears just under 8 acres and the other owned by Raymond and Lisa Cirulli just over 6 acres, the third lot will be comprised by taking land from both lots to make a 3.78 acre lot in between the two existing parcels. This is for Gary and Kathy's son Steven and wife Kara Spears, the private road is an existing 50ft right-a-way; which Zoning only calls for 30ft, he also stated that soil testing have been done on the proposed lot and it has good soil for water and sewer to build a house. Willard Schadt asked if part is from one owner and part from another then they would have to jointly convey. He also asked about the road maintenance agreement discussed at last month's meeting. Town Attorney stated that as he has acknowledged before he represents the Spears' and will be drafting the maintenance agreement along with the conveyance of the deeds. Chairman opened the floor for public comment, no Public Comment made.

Motion to close Public Hearing.

Motion made by Mike Hunter, 2ND by Craig Wagner to close Public Hearing and enter back into the Regular Meeting.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to grant a conditional approval for Spears Subdivision.

Motion made by Willard Schadt, 2nd by Theresa Santiago to grant a conditional approval to Steven and Kara Spears for the 3-lot Subdivision contingent upon the conveyance of deeds and road maintenance agreement being drafted and approved by Town Attorney and all fees paid.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

PINE GROVE PROPANE – TANK INSTALLATION – ROUTE 209 & LANDON DRIVE –

Bill Povall – Representative for Applicant from Povall Engineering

Matt Feldman – Representative from Bottini Fuel

Mr. Povall stated there have been delays since their last time before the Board last summer; he continued that this is a 30,000 gallon propane tank at an unmanned facility at Pine Grove Mobile Home Park to help support the service in the area. He added that nothing has changed the location and layout are the same they have added some of the concerns that were brought up last year and have also submitted the Long Form Environmental Assessment Form (EAF).

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PINE GROVE PROPANE – TANK INSTALLATION – continued

Alfred Fusco III then went through the newest comments made by Fusco Engineering which are as follows:

- The EAF needs to address the wildlife species that will be impacted.
- Note on map to have NYS Professional Engineer approve and verify welds on tank, 3rd party inspection required.
- Turning points off of Route 209 for tractor trailers.
- Escrow set up for special inspections.
- Water source for Fire Department in case of emergency.
- Evacuation plan, currently emergency access through back of Pine Grove Mobile Home Park onto Lakeview Dr.
- Piping Diagram needs to be provided.
- Schedule a meeting and send plans to Fire Department for review.
- Privacy slats on the proposed fence for screening.
- Additional landscaping/buffers.
- Traffic impact study.
- Storm water and erosion plan during construction.

Willard Schadt stated that the map says proposed outdoor tank storage will these be used, empty tanks, Mr. Povall declared they have provided photos of other sites and the tanks will range from 24-1000gallons. Willard also questioned if the tanks were usable, Matt Feldman answered they will be new tank storage till needed; Bill Povall added that they will be lower than fence height. Craig Wagner asked because it is LP Gas how would they address a situation if one arose, Mr. Povall replied that the tank will be built in compliance with fire codes and is inspected for potential leaks before the tank is filled. Chairman Vicaretti asked if a hydrostatic test would be done, Mr. Feldman answered that the tank itself is hydrostatic and an outside agency will come in to do inspections every 5 years. Chairman stated that he felt a site inspection should be done to look at the area and also the neighbor to the right of property; it should be done by one or two Board Members. Bill Povall acknowledged that there is a 16ft hill between properties. Willard Schadt asked how high the tank will be, Mr. Povall answered the tank is 11ft high and with the steel frame it will be a total of 12-13ft high off ground. Chairman asked if the blacktop circular driveway will cause any storm water runoff, Town Engineer answered that if it disturbs more than 1 acre a Storm Water Protection Plan has to be done, Mr. Povall stated that .79 acres is the area of disturbance. Chairman Vicaretti questioned if during school, morning and afternoon pick up and drop off times if the times for the delivery of fuel could be modified. Mr. Povall stated that there will probably be 3-6 trucks a day delivering and drivers fuel up before end of day. Mike Hunter asked if it is a limited use facility what security they are going to be using, Rob Whitney asked if it was going to have lights on it, Mr. Povall answered low lighting. Bill Povall asked if they needed the piping diagram because that will be part of the building permit, Alfred Fusco, III answered that it could be part of Site Plan so Fire Department can look at it. Matt Feldman acknowledged that the tank and all piping will be built elsewhere and brought to property assembled. Mr. Povall addressed landscaping stating that there are trees proposed on the Site Plan as well as boulders that already exist on the property most of the trees currently on the property will not be disturbed. Mr. Fusco suggested evergreens for screening or a berm, Bill Povall stated that the site is so flat that they would have to bring in material which could be costly. Willard Schadt acknowledged that he would like to see screening of some type but feels a berm would constrict the Police or anyone driving by to patrol the area. Town Engineer added he felt on Landon Dr. and Route 209 there should be more screening then proposed.

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PINE GROVE PROPANE – TANK INSTALLATION – continued

Motion to Declare Intent for the Town of Deerpark Planning Board to be Lead Agency.

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

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED.

Motion to authorize GML-239 Review.

Motion made by Craig Wagner, 2ND Theresa Santiago by to begin the 239-GML review.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Chairman Vicaretti stated that this Site Plan Review will be placed on Wednesday, September 14, 2016 Agenda because of the 30 days needed for the 239-GML review.

MILLENNIUM PIPELINE COMPANY – SITE PLAN APPROVAL – WAGONER METERING AND REGULATION STATION – 524 PEENPACK TRAIL –

Ray Liuzzo – Representative for Applicant from C.T. Male Associates

Mr. Liuzzo stated that this is property located at 524 Peenpack Trail for a proposed 3200 sqft metal storage building that will be placed 1 mile off of the road on an existing pad. The land is already disturbed and will have no new disturbance the building is just to store equipment that is currently outside in the weather. He continued by stating that they have submitted the short form EAF and that he feels the 239-GML does not need to be done because it is not within a County or State Highway or Municipal Boundary. Town Engineer questioned if there were easements for entrance to site, Mr. Liuzzo replied he has copies of deeded easements with him, Mr. Fusco stated to add them to next submission. Town Engineer then went through comments made by Fusco Engineering asking that elevation of the building be put in the documentation, also the bulk table be shown on the site plan. He then asked if the fence on the plans is existing or proposed, Ray Liuzzo answered existing. Mr. Fusco then asked if there were any other buildings existing on the property; Mr. Liuzzo replied only Metering type buildings with pipes. Mr. Fusco also questioned any noise that would be generated, Mr. Liuzzo explained only from the gas going through the pipes which is very minimal. Chairman Vicaretti stated that on the pre-app submission there was a pad for a proposed generator; Mr. Liuzzo declared that was removed, not on current Site Plan.

Motion to Declare Intent for the Town of Deerpark Planning Board to be Lead Agency.

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

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED.

Motion to Schedule a Public Hearing.

Motion made by Mike Hunter, 2ND by Theresa Santiago to schedule a Public Hearing for Wednesday, September 14, 2016 at 7:00 PM for Millennium Pipeline Company

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

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APPROVAL OF RESIGNATION FROM TOM FAGGIONE –

Chairman Vicaretti read resignation letter from Tom Faggione. Town Attorney stated that it has already been approved by Town Board but just wanted it to be made part of the record.

APPROVAL OF JULY 27, 2016 MINUTES –

Motion to Approve July 27, 2016 Minutes.

Motion made by Theresa Santiago, 2ND by Mike Hunter to Approve July 27, 2016 Minutes.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

OTHER BUSINESS –

Dave Dean stated he would like to thank Tom for his service and dedication to the Town and wishes him luck with the County Legislature and added he will be missed.

Town Attorney acknowledged that they will be having a consultant meeting relative to Deerpark Commons on Monday, August 15 at 2pm with himself, Fusco Engineering, Town Supervisor, Chairman Vicaretti and consultants from Deerpark Commons.

Willard Schadt asked about a deadline to review the Planning Board Application to make changes, Town Attorney stated by next meeting.

Chairman Vicaretti addressed who would like to go and do a site visit to look at Pine Grove Mobile Home Park, Craig Wagner and Theresa Santiago stated they would look at it and take photos.

Theresa Santiago asked about Mazzy's on Route 209, she stated that people have brought it to her attention about the amount of cars behind the building she stated it looks like a junk yard. Alfred Fusco, III explained to her to have the concerns addressed to the Building Department in a formal compliant so it is on record.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner to Adjourn Wednesday, August 10, 2016 Planning Board Meeting at 8:33 p.m.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary