

## DEERPARK PLANNING BOARD - MARCH 14, 2012 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, March 14, 2012 at 7:00 p.m. at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

### BOARD MEMBERS

Al Schock, Chairman    Theresa Santiago    Mike Hunter    Craig Wagner    Willard Schadt    Bob Vicaretti    Derek Wilson

### OTHERS

Mr. Glen A. Plotsky, Town Attorney    Mr. David W. Bavoso, Town Attorney    Mr. Alfred A. Fusco, Jr., Town Engineer    Mr.  
David Dean, Town Board Liaison    Mrs. Margaret Phillips, Applicant    Mr. John Storms, Applicant

### THE PLEDGE OF ALLEGIANCE

### MARGARET PHILLIPS - PRE-APPLICATION CONFERENCE

Represented by herself 856-6036

Owners/ Applicants Margaret Phillips and John Storms wish to subdivide their property located at 514 Route 209, Huguenot, N.Y.

It is an HMU zone.

Section - Block - Lot= 40 - 1 - 10.2

Mr. Storms showed the Board a map of the property and indicated the houses and the lots. He said that it's approximately twelve acres and there's only one building on the property that they wish to subdivide and forty feet of road frontage on Route 209. He said that eventually he would like to give approximately 2 acres a piece to each of his cousins.

The board determined that there is not enough road frontage to subdivide, and only one flag lot is allowed under the Zoning Law.

Al Fusco suggested that the applicant can do a lot line change, and then transfer the rest of the property to other parcel, and indicated the configuration on the map. He said however, that additional houses cannot be build on the parcel, because only one house per lot is allowed in the Zoning.

Derek Wilson brought up the point, that if they can subdivide, their taxes would triple, because the Assessor would assess the additional lots, over the just two lots that they have now.

David Bavoso, in perusing the deed, stated that there is a deeded right-of-way at the back of the property, over the old D & H Canal.

### DIEDRA KEPPLER – PRE-APPLICATION CONFERENCE

Represented by herself 283-6600

Owner/ Applicant Diedra Keppler wishes a lot consolidation on property located at 24 Big Pond Rd., Huguenot, N.Y.

It is an HMU zone.

Section – Block – Lot = 38 – 1 – 89.2

The applicant had telephoned the secretary to cancel, and asked to be placed on the April 11, 2012 agenda.

### ORANGE COUNTY TERMINALS - #10-0601

Owner/ Applicant Orange County Terminals wishes to install a catch basin and drainage pipe, on property located on Sleepy Hollow Rd., Town of Deerpark, Orange County, N.Y.

It is an HMU zone

Section – Block – Lot = 44 – 4 – 40.1

Application received May 28, 2010

Applicant is seeking a 6 month extension for final approval.

### MOTION

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Wilson made a motion to grant a 6 month extension for the Orange Terminals application. Hunter second. Roll call vote: Santiago, aye; Wagner, aye; Hunter, aye; Vicaretti, aye; Wilson, aye; Schadt, aye, Schock, aye. Motion carried.

The Board wanted it noted that a 6 month extension was granted to this applicant in 2011.

**DEERPARK VILLAGE - PROCEDURAL DISCUSSION # D-0012**

Owner/ Applicant Deerpark Village Associates wishes to create Planned Residential Housing Units on property located on Wilson Road, Sparrowbush, N.Y.

It is a Planned Rural Residential Development (PRRD) Zone.

Section – Block – Lot = 23 – 2 – 32.2 & 38.8

Al Fusco reported that there was a little procedural confusion, on the end date for the submittal of information to the Planning Board from the public. He said that originally the 30 day cut off period was going to be started around March 29th or so, but due to the fact that even though the documents arrived at the town hall for the Planning Board members on time, that by the time the clerk had gotten them to all of the appropriate agencies, a couple of extra days did go by. He said that it was decided, and ultimately agreed to by the applicant, that the closing date for submittals of any public comments to the Planning Board, on behalf of this project, would be on April 4, 2012 at 5:00 p.m. He said that accordingly, the NYSDEC register was re-notified and everything is now on track. He said that it is also listed on the town website, to notify citizens to have any written comments into the Board by April 4th. He said that he did have discussions with town attorneys David Bavoso and Glen Plotsky, about this meeting tonight, and that the Board can discuss procedure, but until all the information has been submitted to the Board from citizens, both pro and con, concerning the project, that the Board should reserve open discussion of this project.

David Bavoso said that since this is now in the comment period, the Board is not in any position to act in anyway, until the comment period is over.

Al Fusco said that he is starting to draft some generic findings statements. He said that not knowing ultimately, what the Board has in mind, he suggested that each Planning Board member, individually, begin to develop ideas of what their thinking is, of what the ultimate solution to this would be in their minds. He said that after the comment period, when comments do come in from the public, then the Board members can temper their ideas, based on the comments, and then the Board members ideas would be relayed to the town attorney and himself, and then the town attorney and himself would ultimately prepare the document that would be the findings statement. He said that it is preferred that the Board move fairly quickly after the comment period, so the Board members need to start framing their discussions in their minds. He also recommended that if the secretary does receive written comments, that they immediately be sent to all of the Board members, and the town attorney and himself, so that the comments can be reviewed.

He reviewed the procedure for the Board members, by saying that the FEIS is completed, and the Board should be receiving comments on it. He said that those comments will be part of the record. He said that he will take the comments, together with the FEIS, and come up with a Findings Statement. He said that the Findings Statement will say something such as, “..the Deerpark Planning Board has looked studiously at the environmental conditions, in accordance with SEQRA...” and he said that the Findings Statement will say what the Board has looked at. He said that it will say that the Planning Board looked at the environment, they looked at the water, they looked at the sewer, they looked at the storm drainage, they looked at the sanitation, they looked at the nature of the area, they looked at the improvements, and things of that nature. He said that it will then say, in conclusion, the Planning Board believes that ..... And whatever that belief is, that will be the conclusion of these twenty years of working on this project.

Willard Schadt asked Al Fusco if he could send sample findings to the Board members?

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Al Fusco answered that he will do that.

**OLD RAYWOOD RV BUILDING – DISCUSSION**

Building located on Route 6, opposite the Elks Club, the Board to discuss the use of this property with the Town Board Liaison.

It is in the IB zone.

Section – Block – Lot = 57 – 2 - 16

The secretary handed out two maps of this property, for the Board to look at.

David Dean said that the owner of this property, Howard Kuperman, has been contacted by the Camper Barn business, an rv/ camper business, who want to lease this property to sell rv's and campers.

He asked, since this was an rv business at one time, does there have to be another site plan application for this property, made before this Board? He expressed the Town Boards' opinion, that this site had already been approved for this use, and there is a site plan already on file. He said that it's been two years ago, since the Raywood Rv left, and there will be no change by the Camper Barn, it'll basically be the same format and configuration, that the previous RV tenant had used. He expressed his opinion that a sign would be placed there, in accordance with the Town Sign Ordinance, where the Camper Barn would have to go to the Building Inspector to get the proper dimensions.

Al Fusco said that if the Board is going to allow the use of the already existing site plan, then it relates to the signs already. He said that there is one sign on the front, which is 4' X 8', and there's one in the back, which is a "proposed neon lighted sign on the rear of the building conforming with town ordinance, ZBA approval regarding the size." He continued to read off of the site plan: ". that all signage to be in compliance with the Town Ordinances, and issued permits by the Town Building Department."

David Bavoso said that if the Camper Barn goes with the existing signs that are already on the plan, then they don't have to appear before this Board. He said however, if they want to put up different signs, other than is worded on this site plan, then they will have to come before this Board.

The Board agreed that as long as the Camper Barn is in substantial compliance with the existing site plan, then they can move onto the property, without coming before this Board.

**ADJOURNMENT**

Wilson made a motion to adjourn. Vicaretti second. Roll call vote: Santiago, aye; Wagner, aye; Hunter, aye; Vicaretti, aye; Wilson, aye; Schadt, aye, Schock, aye. Motion carried.

Meeting adjourned at p.m

Respectfully submitted,

Barbara Brollier, secretary