

DEERPARK PLANNING BOARD - OCTOBER 9,, 2013 - PAGE

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, October 9,, 2013 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman
Bob Vicaretti

Craig Wagner
Theresa Santiago

Derek Wilson

OTHERS

Mr. Alfred A. Fusco, Jr., Town Engineer
Mr. David Dean, Town Board Liaison
Mr. John Fuller, Civil Engineer

Mr. Glen A. Plotsky, Town Attorney
Mrs. Mervi Stack, Applicant
Mr. Alan Lipman, Esq.

THE PLEDGE OF ALLEGIANCE

PEENPACK MEADOWS SUBDIVISION - # 03-0802

Represented by Mr. Neil Frishberg, Esq. 294-7944

Owner/ Applicant is seeking a subdivision on property located off of Peenpack Trail, Huguenot, N.Y.

It is in the HMU zone.

Section – Block – Lot = 62 – 1 – 11 & 14

Applicant is seeking a 6 month final conditional approval extension for the overall plan and Phase I

Board granted a six month extension on April 10, 2013.

Mr. Frishberg said that the project has not moved forward because of economic conditions.

MOTION

Wilson made a motion to grant final conditional approval for the full project, and final conditional approval for the specific site plan for Phase I. Santiago second. Roll call vote: Santiago, aye; Wagner, aye; Wilson, aye; Vicaretti, aye; Schock, aye. Motion carried.

Al Fusco said that the next time, that the applicants representative should give the board something in writing, as to how, and when the applicant will be working on the project, and not just the reason being, that it's for economic conditions.

MOTION

Wilson made a motion to rescind the previous motion, and grant the final conditional approval for the full project, and final conditional approval for the specific site plan for Phase I until April 9, 2014.. Santiago second. Roll call vote: Santiago, aye; Wagner, aye; Wilson, aye; Vicaretti, aye; Schock, aye. Motion carried.

ALEXANDER HOTEL - PUBLIC HEARING CONTINUED - #13-0707

Represented by Mr. John Fuller, Civil Engineer

Owner/ Applicant / A. R. Realty Holdings wishes to covert the hotel into multi-family housing units, located at #1 Main St., Sparrowbush, N.Y.

It is an HMU Zone.

Section - Block - Lot = 47 - 3 - 4.2

Application received July 17, 2013.

SEE ATTACHED PUBLIC HEARING RECORD

John Fuller said that relative to the notification, the addresses were obtained from the town Tax Assessors' office, and they were mailed within the allotted time lines, and he said that he wasn't sure why the residents did not receive them. He said the owner of this property actually purchased it in January 2013, and has no affiliation and no prior relationship with the Alexander Motel. He also said that one of the six tenants will be identified to oversee the property, and be the contact with the town, and the owner has agreed to go along with that as a requisite for approval. He said that he will make sure that the "for sale" sign will be taken down. He said that the only buildable aspect of this property, is at the front, and the back is all landlocked. He said that this is a permitted use in the zone, so only area variances were granted by the ZBA. He said that it is approximately 2.8 acres, however the front part of the property is only usable, as the rest is at the back and unapproachable.

Craig Wagner asked how much money did the owner pay for the property?

John Fuller answered that he does not know the exact figure, but the owner will be spending hundreds of thousands of dollars to renovate, and will be putting much time and money into the project, and will not want tenants who will destroy the property.

Al Fusco asked that this application be held again on November 13th, 2013. He asked John Fuller if the board has his permission to extend the clock.

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John Fuller answered yes, the board does have that permission.

MARIA TAI - PRE-APPLICATION CONFERENCE

Represented by Mr. John Fuller, Civil Engineer

Owner/ Applicant Maria Tai wishes a site plan for property located at 491 Galley Hill Rd.,
Cuddebackville, N.Y.

It is in the HMU Zone.

Section - Block - Lot = 8 - 1 - 4.2

John Fuller handed out maps to the board and indicated the property location and lines, and said that the property is actually located on both sides of Galley Hill Road. He indicated that it is close to the Route 211 side of Galley Hill Road, and just past the 90 degree bend from there. He said that the property is approximately two acres. He said that the proposed building will be commercial on the first floor, and up to twelve residents apartment units on the second floor, and will be approximately 5,500 by 240 square foot building. He said that the commercial will be mostly retail shops, but not eateries. He said that he is proposing sprinklers.

Al Fusco said that this project is allowed in this zone, and densities will have to be looked at closely.

Derek Wilson asked about deed restrictions?

Glen Plotsky answered that a road is not a natural subdivision, and there is no deed restrictions, rather the map will be noted "no further subdivision." He said that the water usage will have to be noted for both the commercial and for the residential, meaning, a break down for each usage.

Al Fusco asked that Mr. Fuller submit a location map with the Planning Board application.

John Fuller said that this applicant will be meeting with members of the Town Board next week.

Concerning escrow accounts, Town Attorney will be \$1,500 and Town Engineer will be \$3,000.

MERVI STACK - # 13-0202

Represented by herself

Owner/ Applicant Mrs. Stack wishes to re-open a restaurant, located at 87 S. Maple
Ave., Town of Deerpark, Orange County, New York.

It is in the Interstate Business (IB) zone.

Application received December 5, 2012

Section - Block - Lot = 57 - 3 - 4.1

Applicant had telephoned to cancel for tonight.

Glen Plotsky said that this applicant dropped off documents at his office for his review, and maps and deeds were left, but were not sent to Mr. Fusco, so all of that has to be reviewed by both the Town Engineer and himself.

APPROVAL OF MINUTES FOR SEPTEMBER 25, 2013 MEETING

Wilson made a motion to approve the minutes from the September 25, 2013 meeting. Santiago second. Roll call vote: Santiago, aye; Wagner, abstain; Wilson, aye; Vicaretti, aye; ; Schock, aye.. Motion carried.

QUESTIONS FROM MEMBERS OF THE PUBLIC IN THE AUDIENCE

A citizen asked what is HMU?

Glen Plotsky answered Hamlet Mixed Use, and yes, certain types of commercial can be built there.

A citizen asked where citizens can find that information?

Glen Plotsky answered on line, townofdeerpark.org.

A citizen asked if the maps are available to the public to look at?

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Glen Plotsky answered yes, ongoing projects maps can be reviewed in the Town Clerks' office, but they cannot be taken out of her office. He said that this past pre-application project that the board just spoke about, the map is not available, not until it is filed with the application with the Town Clerk.

A citizen asked if someone from the town goes and looks at the property?

Glen Plotsky answered yes, the Town Engineer will definitely be on the property, and also Planning Board members are given permission, by way of a form that the applicants fills out and signs, called the "Site Inspection Authoriation" form.

A citizen asked about the public hearing notices that are sent out to the public within 400 feet, and what happens if the public did not receive them, and have not heard about the project.

Glen Plotsky answered that the applicant has to give proof of mailings to the board, which is a list that he has gotten from the Assessors office, and the certified receipts from the post office, which is proof that he mailed them. He said that if members of the public who are on the list, did not receive their mailing, then the public hearing will be held open.

A citizen asked, what about the change in zoning, and is she notified of that?

Glen Plotsky said that mailings are not sent out for change of zoning, but it was noticed in the legal section of the newspaper, and by posting here in town hall.

A citizen asked, who do we contact, to verbalize problems with Galley Hill Road?

Glen Plotsky answered the Highway Department, Building Department and the Town Supervisor.

COMMUNICATION FROM THE TOWN ENGINEER

Al Fusco said that NYSDEC has gotten rid of the short form EAF (Environmental Assessment Form), and has made a new short form which is approximately 8 pages, and the long form eaf is now 24 pages. He said that this will be more difficult for a layman to fill in, even though in the future there will be mapping, such as showing wetlands, endangered species areas, archaeological issues, etc. He said that all future applications will have to include these new forms. He said that the new questions on the SEQRA forms will relate more directly to the municipality that the project is located in. He said that the instructions for filling out the eaf's are online, and he said that if board members want printed copies, he will provide them.

Glen Plotsky said that Al Fusco and himself will make changes to the Planning Board application, but ultimately the Town Board will have to review and approve it.

Al Fusco asked that for future agendas, the applicant will have to submit his documents two weeks before he is scheduled.

Glen Plotsky said that it should be 15 days, which would give the secretary time to xerox everything for the board members to pick up at the meeting night.

ADJOURNMENT

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

Meeting adjourned at 8:27 p.m.

Respectfully submitted,

Barbara Brollier, secretary