

DEERPARK PLANNING BOARD - NOVEMBER 28, 2012 - PG#

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, November 28, 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	Derek Wilson	Willard Schadt
Mike Hunter	Bob Vicaretti	Craig Wagner	

OTHERS

Mr. Alfred A. Fusco, Jr., Town Engineer	Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board Liaison	

THE PLEDGE OF ALLEGIANCE

DEERPARK VILLAGE – DISCUSSION - # D-0012 OR #10-0101

Deerpark Planning Board member Derek Wilson recused himself from discussion of this application this evening.

Mr. Fusco had handed to the Board members this evening a Partial Draft, Findings Statement for the Deerpark Village Environmental Impact Statement.

The secretary had handed to the Board members a packet prepared by the Wilson Road Coalition, that she had received today.

The Board members took several minutes to look over the aforementioned materials.

Al Schock referred to the handout from the Wilson Road Coalition, and asked how much of this information should the Board consider?

Al Fusco answered that this was just one persons' opinion.

The Board briefly discussed the 1,500 to 1,800 units that the applicant is asking for, versus the 900 units, that is a considered alternative.

Al Schock said that it is his opinion that he is okay with the applicants plan for 1,500 to 1,800 units, as long as the Building Department is involved, and watches it very closely. He said that based on what the Town Engineer is saying, it can be do-able.

Al Fusco said that with SEQRA, the Board has to look at all of the environmental issues of this project. He said that concerning traffic, additional traffic studies can be done, and mitigation may be needed, such as a traffic light installed at the intersection of Wilson Road and State Route 42.

Willard Schadt expressed concern about water, and what if the water table drops, and the applicant does not have enough?

Glen Plotsky answered that the applicant must show new sources of water supply, or the Board will not allow the applicant to proceed further. He said that at each phase the Board will re-review the project, each aspect, and see if mitigation is needed, and if it is working. He said that the Board can address each problem either by mitigation or denial of any further progress, until the mitigation is in place.

Al Fusco said, concerning water, that the New York State Health Department keeps an eye on the water resources as well.

Al Schock said that he definitely understands the publics' concern, but on the other hand, the developer has the right to develop his property. He said that there will be problems that will affect us all, but then the Board has the right to ask for mitigation, and can halt any furtherance, until a problem is resolved.

The Board took a straw vote concerning the 1,500 to 1,800 units as opposed to the alternative of 900 units. Two members stated that they were for the 1,500 to 1,800 proposed, and the four remaining members were undecided.

Al Fusco said that at the next meeting, he will have two drafts made up, one concerning the 1,500 to 1,800 unit proposal, and the other concerning the 900 unit alternative proposal.

Theresa Santiago referred to the Draft Findings Statement, page 26, #3 "Because this is a community in which all heads of household will be required to be 55 years of age or older, it is not expected that it would generate significant numbers, if any, of school age children for the public school system." and expressed concern, that in the case of an emergency in a family, this would still be open to the fact that school age children might be living on the premises for a certain amount of time. She then referred to page 9, paragraph 2 "As required in the PRRD Zoning District, the development will impose an age restriction limiting occupancy and ownership to households with persons 55 years and over, a spouse and/or child over 19, and/or an aide or other medical assistant. The development is therefore expected to attract both retirees and pre-retirees."

Al Fusco said that there was quite a bit of language going back and forth, concerning this matter, and said that he will add language to the next document, that 6 or 9 months would be a maximum stay for children in a family emergency situation.

Al Fusco said that there will also be a Homeowners Association that will be making and enforcing rules that this residential community.

Bob Vicaretti asked, what if grandparents have a situation where they have to take in grandchildren for an unlimited amount of time?

Glen Plotsky answered that there will be language in the next document as well, addressing this issue.

MOTION

Vicaretti made a motion to table discussion of the Draft Findings Statement until the December 12, 2012 regularly scheduled meeting. Santiago second. Roll call vote: Santiago, aye; Hunter, aye; Schadt, aye; Wilson, abstain; Vicaretti, aye; Wagner, aye; Schock, aye. Motion carried.

The secretary was instructed to put this application at the end of the December 12, 2012 agenda.

ADJOURNMENT

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

Meeting adjourned at 8:30 p.m.

Respectively submitted,

Barbara Broliier, Secretary