

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JULY 10, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

**BOARD MEMBERS PRESENT:**

Craig Wagner-Vice Chairman  
Rob Whitney

Theresa Santiago  
Willard Schadt



**BOARD MEMBER ABSENT:** Bob Vicaretti-Chairman

**OTHERS PRESENT:**

Town Engineer-Alfred Fusco III  
Town Attorney-Glen Plotsky  
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

**5 MAIN STREET – SIGNS – PRE-APPLICATION –**

Brian Noyes-Applicant

Mr. Noyes stated that this property at 5 Main St is up for sale or lease and was wondering what type of signs he could put on the property to advertise his business. Craig Wagner asked what type of business, Brian Noyes replied that it would be a restaurant and pizzeria. Town Attorney stated that the restaurant is not a problem, the sign could be the issue. Town Engineer added that the Town Zoning was available online and it states; no neon or oscillating, illuminated or digital. He also added that when they are ready to do the sign to present a cut sheet from the sign manufacturer to the Building Department and if it is large it might possibly need an Engineer stamp.

**PEENPACK MEADOWS – EXTENSION DISCUSSION –**

Robert Lucas-Representative for Applicant  
Alan Lipman-Attorney for Applicant

Mr. Lucas stated that the progress of real estate shows the lack of interest, some of the investors are now elderly and some are deceased. He continued that they are paying taxes on 31 lots. To file the subdivision maps with the County, they need to construct the roads which would take a 1 year and the cul-de-sac would take 2 years and money they just don't have anymore. They have lowered the price to \$140,000 to allow someone of interest to build the project and benefit the Town in taxes. He added that they would also sell with the proposed plans and the preliminary approval. Town Attorney stated that he had the file pulled to figure out the options, he explained that there are 3 lots that have final approval and 14 that are preliminarily approved as Phase II. Town Attorney explained there were a few options; give an extension up to 6 months, no extensions, approve 3 lots and let phase II lapse or let both lapse. Mr. Lucas stated in the last 3 years there has only been 12 new homes built in Deerpark. Town Attorney also explained that the 14 lots would require Department of Health (DOH) approval, Mr. Lucas added that letters would need to be written to extend the DOH approval. He continued that they are aggressively pursuing to sell, and this was originally 31 lots but zoning changed and it was made into 17 lots. Willard Schadt acknowledged that he felt the best way to sell is as built with plans.

**Motion to extend approval.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Theresa Santiago to extend the application for Peenpack Meadows for 90 days and to add them to the October 9, 2019 agenda.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Planning Board Minutes-July 10, 2019-continued-**

**SILVER CANOE – 10 CORSO ROAD – PUBLIC HEARING –**

John Fuller-Representative for Applicant

Mr. Fuller explained that at the last meeting the oral portion of the public hearing was closed and the written left to open, response from the County was submitted. Town Engineer went through the comments from Fusco Engineering stating that they would like to witness soil testing and an approval for a special use permit needed to be made conditional on engineer's review.

**Motion to close public hearing.**

Motion made by Willard Schadt, 2<sup>ND</sup> by Rob Whitney to close the public hearing for written comments.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Motion to declare a negative declaration.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Theresa Santiago to declare this an unlisted action and negative declaration for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Motion to approve the application.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Theresa Santiago to approve the application for Silver Canoe contingent on soil testing and fees paid.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Motion to approve a Special Use Permit.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney approve a Special Use Permit for Silver Canoe subject to review by Fusco Engineering.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**TRI-STATE TRANSMISSION – DISCUSSION –**

John Fuller-Representative for Applicant

Mr. Fuller explained the last time he was at the Planning Board there was an issue with the sign, it has since been covered and will be taken care of separately. Town Engineer stated that it needed to stay covered. Willard Schadt acknowledged that the sign is in the right-a-way, Town Attorney stated that the GML-239 was done so the State was notified. Willard Schadt added that as well as covering it he would like to see the electric disconnected to the sign.

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to declare this an unlisted action and negative declaration for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Motion to approve the application.**

Motion made by Rob Whitney, 2<sup>ND</sup> by Theresa Santiago to approve the application for Tri-State Transmission contingent on sign not being used, electric disconnected until approved but if Zoning Board of Appeals does not grant permission for the sign it needs to be removed within 90 days and fees paid.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Planning Board Minutes-July 10, 2019-continued-**

DEERPARK KOA – 108 GUYMARD TURNPIKE – SITE PLAN REVIEW –

John Fuller-Representative for Applicant

Mr. Fuller stated that he represented the Applicant several years ago, the last approval was in 2013, they have since assembled a structure on the “C Field” so this will be an Amended Site Plan. He continued that the structure falls into the 100ft setback requirement, also all of the original approvals will continue just the amendment to include this structure. Town Engineer acknowledged that a large Quonset hut was installed by the applicant 3-4 years ago without a permit or Planning Board approval, it was noticed during a yearly inspection. He continued that they have reviewed the site plan submitted and have a few comments, first it is within the 100ft set back, it is 23ft from the rear lot line, so they need to go to Zoning Board of Appeals (ZBA), move it or remove it. Also, noise complaints have been an issue for years, there needs to be a note placed on the map regarding noise. Lastly, there was no inspections by the Building Department, so a certification by an Engineer needs to be done and the height of the building needs to be determined. John Fuller stated that he has talked to the Applicant and they will go to the ZBA. Town Attorney explained they have a pending case in the Town Court, they were granted a temporary campground permit till the end of July, but they needed to pursue with the Planning Board to continue the temporary permit. He continued that September 11 is the next court date, after reviewing the site plan it is identical to the site plan approved in 2013 only change is the Quonset hut. He added that the 100ft setback on the property have sites and structures in there and have been, but the new use did not previously exist. Willard Schadt asked the use of the structure and if the bands play in there, John Fuller answered it is an arch structure and is a multi-purpose use. Willard Schadt stated it was done without a permit, Craig Wagner stated that he felt they should go to the ZBA, Town Engineer added that if the Planning Board does not send the Applicant to the ZBA the Building Department will refer them. Town Engineer stated that the height should be measured just in case they do not need a variance for that as well.

**Motion to refer applicant to the ZBA.**

Motion made by Rob Whitney, 2<sup>ND</sup> by to Theresa Santiago to refer the Deerpark KOA to the Zoning Board of Appeals.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Motion to add applicant to agenda.**

Motion made by Rob Whitney, 2<sup>ND</sup> by to Theresa Santiago to add Deerpark KOA to the October 9, 2019 agenda for an update on progress.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve June 26, 2019 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, June 26, 2019 meeting.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn July 10, 2019 Planning Board meeting at 8:02 pm.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**Planning Board Minutes-July 10, 2019-continued-**

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Amanda Gorr". The signature is fluid and cursive, with a long horizontal stroke at the end.

Amanda Gorr, Planning Board Secretary