

Town of Deerpark Planning Board – March 11, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, March 11, 2015 at 7:00 p.m. at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS

Craig Wagner, Vice-Chairman
Willard Schadt

Theresa Santiago
Tom Faggione

Mike Hunter
Steven Weiner

Absent: Robert Vicaretti, Sr., Chairman

OTHERS

Scott Buchholz, Fusco Engineering (for Al Fusco, Jr.), Town Engineer
Bill Bavoso, Town Attorney (for Glen Plotsky)
Johnny Zhou, Applicant, Dragon Springs Buddhist, Inc.
Chun Feng, Architect, Dragon Springs Buddhist, Inc.
David Dean, Town Board Liaison

The Pledge of Allegiance

Moment of Silence for Barbara Brollier.

DRAGON SPRINGS BUDDHIST, INC. - #10-0401

Represented by Johnny Zhou 754-7400

Owner/Applicant Dragon Springs Buddhist, Inc. has submitted a site plan to convert a meditation hall to a residence hall and also an addition to the existing rehearsal hall at 140 Galley Hill Road, Cuddebackville, NY. It is in the RR Zone.

Section – Block – Lot 31-1-21.22

Application was submitted February 12, 2015.

Johnny Zhou said he just got the comments and they are requesting an addition to their rehearsal hall and are scheduled for a public hearing on March 25th. He submitted another application two weeks ago for a music hall and they need approval. The music hall is difficult for them to operate. He thought that day they were going to open. They will respond to the Engineering questions. He sees some comments about the waste water treatment plant (in the Memo dated February 17, 2015) numbers 7, 8 and 9. Actually, they hired an engineer to work on that. Also, they are working with the Health Department and DEC Department. So, maybe another week or two they will hope the sewage system will be ready to submit.

Craig Wagner asked about the Fire Department contacting them.

Johnny Zhou said that about a month ago they submitted their letter to be given to the Building Department to give to the Fire Department and so far nobody has come there.

Willard Schadt said he was not sure of the status of the Fire Company—he missed that. Because that is a concern of his. They are there representing public safety health welfare and he read that letter and part of their job is to protect the safety of the community and the applicant themselves. He wondered what the status was of them having access and if there was a fire what they would do. He said they are looking for access, aren't they? Willard said looking at the letter they requested to view the property with no response. Johnny Zhou said he didn't know how to answer that question.

Chun Feng, said that perhaps the Fire Department's request probably didn't reach them, so perhaps they could give them their phone number and they could relay it to the Fire Department. Tell them to call that. They will schedule a tour. As far as a fire is concerned, they're proposing a fire pump by the lake and then, they will make sure all the hydrants are working.

Willard Schadt said that is important to do that because if there is a fire, when the Fire Company arrives they know where these things are.

Steve Weiner said so prior to the 17th, no Fire Department review has been scheduled. Is that correct?

Johnny Zhou said no one had scheduled with him yet.

Willard Schadt said he was referring to the Fire Department letter dated January 19, 2015.

Bill Bavoso asked if the applicant had a copy of the letter from the Fire Company.

Johnny Zhou said no.

Craig Wagner gave him his copy.

Bill Bavoso said it was incumbent on the applicant to get in touch with the Fire Company, because you're going to have trouble getting any kind of approval without their approval.

Steve Weiner asked if he was correct in assuming that their intention was to keep going along with the 100,000 septic wastewater system.

Johnny Zhou said yes, they hired an engineering firm and will resubmit it in another week or two for the wastewater system.

Steve Weiner asked if with that re-submittal, would they be adjusting the projected amount of occupants?

Johnny Zhou said that yes. They actually would adjust to 500 people only.

Steve Weiner confirmed he was adjusting the number to 500 people.

Johnny Zhou said yes. He asked if they had a second application coming tonight for the Music Hall. He submitted it two weeks ago and to close the roof.

Scott Buchholz responded that he had a site plan for the new Residence Hall and an addition to the Rehearsal Hall. He didn't believe he had a Music Hall submittal.

Johnny Zhou said he had turned in 12 copies of the plans to the Board and Fusco Engineering Office two weeks ago.

Scott Buchholz asked if it was called the Overall Site Plan again or Music Hall?

Johnny Zhou said it was entitled Music Hall.

Scott Buchholz said they keep getting plans entitled Overall Site Plan.

Johnny Zhou said he had on one page cover side and a second side of Music Hall.

Scott Buchholz said they did not do a review on that. They did a review on the plans dated February 12, 2015.

Craig Wagner said all they had tonight was the existing Mediation Hall.

Johnny Zhou said they had two projects, these have been scheduled for Public Hearing on March 25th. They have the treatment plan and today he thought they would discuss the Music Hall project, but maybe somebody missed it.

Scott Buchholz said he had all their plans, but none called Music Hall. He asked what the first sheet was.

Johnny Zhou said the first cover page was the whole site plan and the second page was Music Hall, and then some detail.

Scott Buchholz said it was very hard when everything is titled Overall Site Plan. He said each should be titled specifically.

Johnny Zhou said he had 11 sets of the plans for the Building Department and hand delivered a set to the Engineering office. He asked if they could schedule it for next time. If they don't have it he will resubmit them.

Bill Bavoso said Scott will check in his office for those things, and if he does have them, he can be in touch with you before the next meeting and do a review obviously for the Planning Board.

Craig Wagner said they need to put it on a future agenda, after the public hearing on March 25th.

Johnny Zhou asked if on the 25th of March they would have two projects, the Public Hearing and for these two and the Music Hall.

Steve Weiner said they would separate the two projects. It would take quite a while to discuss the plans. The public hearing would follow that on a different date.

Willard Schadt said that if the plans were in, would it be possible to have comments in two weeks? He said it would be good for them to have the comments in advance of what the engineer comments are. It would be helpful to the applicant.

Scott Buchholz said yes, they would have comments done by Friday of this week, or Monday.

SCHADT SUBDIVISION – Pre-Application Discussion

Application for Belsten Lot Line Change at 353 Prospect Hill, Cuddebackville 19-1-7.1 & 9.1

Willard Schadt representing Kurt & Sharon Belsten

Willard Schadt spoke as the authorized agent for a lot line change, for his wife's son and daughter-in-law Kurt and Sharon Belsten on Prospect Hill Road. He said it was a classic case for a lot line change. He has an application done and is figuring out what the procedure is. There were some instances when the Planning Board didn't review it, and then approve a lot line change. He was looking for what the current procedure

was. He didn't know how many maps they needed and a mylar. Discussion about previous similar situations was discussed. Mr. Schadt asked if he should submit the application, because in the past it wasn't necessary for situations like this. He asked who to go to with the maps.

Bill Bavoso, Attorney couldn't answer the question about maps, because he didn't know this was a lot line change. They will have an answer for him, but it wouldn't be that night.

David Dean stated his understanding of the intent of the new rules in a situation like this. He said they take a non-conforming lot and turn it into two conforming lots, write new deeds and descriptions and file them and that's the end of it. There was no necessity to come to the Planning Board and it was not necessary to hold a public hearing, it is just a matter of new description and new deeds, file with the county and it is over.

Willard Schadt asked about filing maps.

David Dean said he would need to file maps and the description for the town and the county.

Bill Bavoso said the mylar would have to be signed by somebody and asked if it would be a cursory review by the Planning Board for the county to accept it. The map will show what residential district it is.

David Dean said he assumed so. They will research what the change is as they wrote it. But he knows there is no action necessary by the Planning Board.

Willard Schadt asked to know what they want on the map and how many copies of mylars are required and then he'll get the descriptions. He asked who he needed to submit the application to.

David Dean said they will research this and get back to him.

Steve Weiner asked about changing the language.

Bill Bavoso said this was one property owner, requiring no public hearing because no one else was affected.

David Dean asked if they did a survey and Willard Shadt answered yes.

GIBSON – 2 LOT SUBDIVISION

David Dean explained that Nancy Gibson was the owner of the animal sanctuary on Peenpack Trail. She has a large piece of ground containing shelter for cats, ducks and other animals. She has a home on that piece of ground and she received permission to put up a caretaker's house without subdividing. That is what he remembers. They did tell her that if she ever wanted to change something, she would have to come back to a subdivision. Under the zoning, she was allowed a caretaker's house. In her approvals, there was a requirement to install a bridge across a creek. She has been diligently following up on this to get it done. However, the DEC discovered rattlesnakes on her property quite a ways away from the bridge location, but this has affected her getting her permit. His understanding is she wants to subdivide and build another house.

Scott Buchholz clarified she has the sanctuary and two other houses on the piece. There is a caretaker house and her house. She wants to subdivide her house and the caretaker house from the sanctuary making it two lots. The sanctuary has a house.

David said they need a closer reading of the zoning, but thinks that is allowed. In the new zoning, it does allow for a caretaker's house.

Willard Schadt asked about the rattler survey and David Dean said DEC was delaying the process.

Steve Weiner asked if there wasn't a certain date for that study to end.

David Dean agreed the time has passed, but they are waiting for a report.

Willard Schadt said he was extremely sympathetic, but they sat there and they said to not come back without a crossing.

David Dean asked John Fuller if the site needed a second bridge and he replied yes.

Scott Buchholz said the contention was they could not use the same road for both lots. Discussion continued referring to the map he provided.

David Dean said he stood corrected explaining this was a three lot subdivision and the applicant should be there to present it. Originally, it called for the original bridge. But the suggestion with three lots, they only need one bridge going to the Sanctuary. The existing drive would be utilized for the main house and the caretaker's house, which is how it is structured now. He thought Mr. Fuller should have been there to present the request. He suggested they reschedule to the next meeting and have the engineer come and make a presentation.

Scott Buchholz said Mr. Fuller is planning a sketch plan for the March 11th meeting.

Craig Wagner said they will put the approval of both January 14 and February 11 Planning Board Minutes on the next agenda.

Motion to Adjourn at 7:45 p.m.

Motion by Willard Schadt, 2nd by Theresa Santiago to adjourn the meeting at 7:45 p.m.

VOTE: 5 AYES: Theresa Santiago, Mike Hunter, Willard Schadt, Tom Faggione, Steven Weiner,

Craig Wagner

1 ABSENT: Robert Vicaretti, Sr.

MOTION CARRIED

Respectfully submitted by,

Kathy Basile
(Acting Planning Board Secretary)