

DEERPARK PLANNING BOARD - AUGUST 11, 2010 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 11, 2010 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Willard (Skip) Wilson, Chairman Dan Loeb Mike Breitenfeld Derek Wilson Willard Schadt

OTHERS

Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board Liaison
Mr. Peter Cirillo, Architect
Mr. Tom Markle, Summit Research

Mr. Alfred A. Fusco Jr., Town Engineer
Mr. Bill Greenlaw, Summit Research
Mr. John Metzger, Orange County Terminals

THE PLEDGE OF ALLEGIANCE**SUMMIT RESEARCH INC. – PUBLIC HEARING**

Represented by Peter Cirillo 973-800-3798

Owner/ Applicant Summit Research wishes to build an addition of 25,000 square feet warehouse and replace one existing spray dryer, on property located on Big Pond Rd., Huguenot, N.Y.

It is an HMU Zone.

Section - Block - Lot = 38-1- 73 & 81.12

Application received June 18, 2010

ZBA granted variances on June 17, 2010

SEE ATTACHED PUBLIC HEARING RECORD

Derek Wilson asked about a retaining wall?

Al Fusco answered that that was on an old survey, but in the meantime, he had received a more current up-to-date survey.

Peter Cirillo indicated on the map, the new grades, and showed an outside ramp, which may or may not be covered, and the retaining wall, which will retain the earth, to keep a 13% slope on the ramp, so that a forklift can come out of this building, up this ramp, and continue here.

Derek Wilson said that on the old map, it said "existing retaining wall to be removed."

Al Fusco said that the applicants have answered all of his technical comments, to his satisfaction. He said that there is a provision at site plan approval, for a bond of \$50,000 to be developed for site improvements. He said that the Board does have the ability to waive that. He said that an escrow account for inspection of the site improvements needs to be made to the Supervisors' office of \$2,500.

Al Fusco said that he had sent out all of the information to the appropriate agencies for review, under 239 of the General Municipal Law. He said that he got back only response from the NYSDOT, who had no problems. He said that the 30 days have now elapsed.

The Board reviewed Part I of the Short Environmental Assessment Form, and answered "no" to all of the questions.

MOTION

Dan Loeb made a motion for negative declaration. Derek Wilson second. Roll call vote:
D. Wilson, aye; Breitenfeld, aye; Schadt, aye; Loeb, aye; W. Wilson, aye. Motion carried.

MOTION

Derek Wilson made a motion to declare lead agency. Dan Loeb second. Roll call vote:
D. Wilson, aye; Breitenfeld, aye; Schadt, aye; Loeb, aye; W. Wilson, aye. Motion carried.

Derek Wilson asked about the number of employees, and how it'll pertain to parking?

Bill Greenlaw answered that they actually did add parking to some degree, because they anticipate six more employees per shift.

Willard Schadt asked about the retaining wall, and what is it's height, and does it project back into a bank, and is it now flat?

Mr. Cirillo answered that that whole area now is flat. He said that he doesn't know the exact height. He said that there is located there a cistern with a manhole cover, which has to stay open. He said that the foundation wall of the building will be built, because it's a metal building, and the grades will basically be able to merge into that foundation wall.

Derek Wilson said that the one change that they need to make on the maps still, is the correction of the lot number to 81.12.

Mr. Cirillo said that he will correct that lot number and get all of the new sheets to the Chairman, for his stamp of approval.

Dan Loeb asked for clarification on the bond?

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Skip Wilson answered that that is for the Town Engineer to get paid, if he has to go out onto the premises, representing the Town Building Department, and do an inspection.

Al Fusco clarified and said that his firm does the commercial reviews for the Town.

MOTION

Skip Wilson made a motion for the Board to waive the bond. Willard Schadt second. Roll call vote: D. Wilson, aye; Breitenfeld, aye; Schadt, aye; Loeb, aye; W. Wilson, aye. Motion carried.

MOTION

Derek Wilson made a motion for the Board to grant conditional final approval for the Summit Research Labs application, subject to the lot number being corrected on the plans, to lot # 81.12, and payment of all town engineering fees, and town legal fees, and the setting up of an escrow account with the Town Supervisors' office of \$2,500 for Building Department inspection fees.. Dan Loeb second. Roll call vote: D. Wilson, aye; Breitenfeld, aye; Schadt, aye; Loeb, aye; W. Wilson, aye. Motion carried.

Mr. Cirillo said that he will get all new maps to the Chairman for his signature.

A neighboring landowner came forward and asked the Board about the Grange Road entrance, and the tractor trailers coming in and out of the road, which is across from his home.

The Board members explained that the public hearing is closed, and his comments cannot be on the record, and instructed him to go and speak with the Summit representatives directly, as they were still in the building.

ORANGE COUNTY TERMINALS, LLC.- PUBLIC HEARING

Represented by John Metzger, P.E. 206-3973

Owner/ Applicant Orange County Terminals wishes to install a catch basin and drainage pipe, on property located on Sleepy Hollow Road.

It is an HMU Zone. Section - Block - Lot = 44 - 4 - 40.1

Application submitted May 28, 2010

SEE ATTACHED PUBLIC HEARING RECORD

After the public hearing, the Board determined that there would be a 30 day waiting period, to see if the Board will hear back from Orange County Planning or DPW.

Glen Plotsky said that any Planning Board approval of this application would be contingent upon NYSDEC approval.

Al Fusco said, concerning his technical memo, dated August 10, 2010, that the applicant did respond to everything that he had asked for, except for a signed copy of the SPDES permit.

He said that the applicant will need a street opening permit from the Town of Deerpark Highway Superintendent.

Willard Schadt asked, what happens when an applicant needs to cut into and across a town road?

Al Fusco answered that the Town Highway Superintendent and himself will supervise it. He said that after this Board approves the project, and the digging starts, that that contractor has to provide proof of insurance and a bond to the Highway Superintendent for that work. He said that if that work is not completed by the contractor, then there will be resources for the Highway Superintendent to do the work. He said that once the Highway Superintendent and himself signs off on the work, then the bond is released and the project is accepted.

MOTION

Derek Wilson made a motion to declare lead agency. Dan Loeb second. Roll call vote:

D. Wilson, aye; Breitenfeld, aye; Schadt, aye; Loeb, aye; W. Wilson, aye. Motion carried.

The secretary was instructed to place this application on the September 22, 2010 agenda.

DEERPARK VILLAGE - DISCUSSION

Mr. Plotsky said that Al Fusco, Nat Parish, Mr. Sachs and himself all met, and made some headway. He said that he had suggested that Mr. Sachs and Mr. Parish take the language, and make modifications and show it to their client first, before coming back before this Board. He said that they all will meet again, within the next 7 to 10 days, and then discuss this again at the next Planning Board meeting. He said that the Board members will have documentation to review, three or four days before the next meeting.

Derek Wilson asked Al Fusco if he was able to review the traffic charts yet?

Al Fusco answered that he did start to review them with Mr. Parish, because he had to leave, so he will meet again with Mr. Parish on this issue.

ADJOURNMENT

Dan Loeb made a motion to adjourn. Derek Wilson second. Roll call vote:

D. Wilson, aye; Breitenfeld, aye; Schadt, aye; Loeb, aye; W. Wilson, aye. Motion carried.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,
Barbara Brollier, Secretary