

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JANUARY 22, 2020 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Theresa Santiago  
Rob Whitney

Craig Wagner-Vice Chairman  
Willard Schadt

**OTHERS PRESENT:**

Alfred A. Fusco III-Town Engineer  
Glen Plotsky-Town Attorney  
David Dean-Town Councilman  
Al Schock-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:01 p.m.

**SCHEUERMANN – 671 PEENPACK TRAIL – 2-LOT SUBDIVISION – PRE-APPLICATION –**

John Fuller-Representative for Applicant

Mr. Fuller explained that this is a pre-application for a 2-lot subdivision on Peenpack Trail, there is currently a residence on the parcel, it is just under 7 acres. He continued that the owner would like to create a lot to sell to his son, it will be a flag lot, both lots will comply with bulk regulations, soil tests have been done and the proposed driveway will have proper site distance. Chairman Vicaretti acknowledged that everything looks in order, Town Attorney asked about the garage on the plan, John Fuller stated that it was there. Al Schock added that there was a house by the garage that was torn down and the property was bought with the garage on it. Town Attorney stated that it sounds like it predates zoning, Chairman said so it would be grandfathered in, its not new construction. He then asked if the new utility for the proposed house would be underground, Mr. Fuller answered that it would be left up to the applicant and the utility company. Town Attorney asked before the formal submission to remove village and fix the spelling of the last name of applicant. Town Engineer stated it was pretty straight forward. Chairman stated it seems doable, he then asked if escrows were set up. Town Attorney stated that the Escrow Agreement needed to be signed and a formal application filed. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$600** and Town Engineer, Alfred A. Fusco III, stated that **Engineering Escrow** will be **\$1400** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

**OWEN WRIGHT – OAKLAND VALLEY RD – CABINS – PRE-APPLICATION –**

Owen Wright-Applicant

Chairman Vicaretti stated that they had Mr. Wright come back because the Town Attorney was not present at the last meeting. Town Attorney stated that he remembers this application and tonight should not be a pre-application, Mr. Wright explained he was before the Board about 5 years ago with a larger plan, at the time there was 5 owners and 5 cabins now it is 3. Town Attorney acknowledged that procedurally it is not a pre-application. Chairman asked if he had a plan that he would like to proceed with, Mr. Wright replied that there will be 3 cabins each with a bathroom, they do not want to subdivide. He continued that he had come last meeting with 3 ideas and then the idea of camp site was discussed as well. Town Attorney stated that it was permitted in the RR (Rural Residential) District, he further stated that Mr. Wright should get an Engineer and file out the application and pay the fee and escrows. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$850** and Town Engineer, Alfred A. Fusco III, stated that **Engineering Escrow** will be **\$1750** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

**PLANNING BOARD MEETING JANUARY 22, 2020 continued –**

**109 MAIN STREET – APARTMENTS – PRE-APPLICATION –**

Reuven Hendelsman-Applicant

Town Attorney disclosed that he represents Mr. Hendelsman. Mr. Hendelsman stated he purchased the property 3 months ago, there is 4 apartments and 2 stores in it, he would like to change the 2 stores to apartments, each will have their own entrance and there is ample parking. Willard Schadt asked where the apartments were located in the building, Mr. Hendelsman answered 3 upstairs, 1 downstairs. Chairman Vicaretti asked if there was a minimum for apartment size and if the Department of Health would be involved, Town Attorney stated yes, Willard Schadt asked how many bedrooms, Mr. Hendelsman answered 2 in one, 1 in the other, he added that there is currently bathrooms in each of the stores now. Town Engineer acknowledged that this is multi-family dwelling and he will need a survey of the property, also engineered plans, and septic design, parking and landscaping and the Department of Health will be involved. Willard Schadt stated it is doable just need Engineered plans and asked if interior plans of the apartments should be provided, Town Engineer replied a layout should be provided with the application. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$850** and Town Engineer, Alfred A. Fusco III, stated that **Engineering Escrow** will be **\$1950** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file.

**DEERPARK VILLAGE – WILSON ROAD – EXTENSION –**

Town Attorney stated that he had received information that they have a buyer and they will go through with the sale and are requesting a 90-day extension.

**Motion to grant extension.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago extend application for Deerpark Village for 90 days and for them to be put on the April 22<sup>nd</sup> meeting.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**GILLINDER SOLAR – CHARLES GILLINDER – 95 LONGUNDI DR – GROUND MOUNT SOLAR –**

Norman Dexter-Lattimore Construction, Inc-Representative for Applicant

Mr. Dexter explained he could not make the last meeting and would like for the application to move to the next step. Town Engineer stated that the last comments asked for a site plan and that was provided. He continued that screening would be at the discretion of the Board it is in the middle of the woods, and he sees no issues with submission but would like cut sheets of the array to be submitted, Mr. Dexter stated he had them with him and provided copies to all. Town Attorney acknowledged that the lots may not always belong to the current owner and may not always be vacant, but can put a note on the map that if sold screening would be done, Mr. Dexter added that it was thickly wooded, Town Engineer confirmed that he has been to the property and can verify that it is heavily wooded. Chairman Vicaretti stated it couldn't hurt to put a note on the map for the screening, he asked if it would be seen from the road, Town Engineer replied that it is about a mile off of Oakland Valley Road. Chairman Vicaretti felt that it was an isolated area and couldn't see the need for additional screening. Theresa Santiago asked if the public hearing could be waived, Chairman stated it is an accessory item, Mr. Dexter explained it is a smaller version than most, Town Attorney suggested that it could set a precedent if they waive the public hearing for some and not others. Willard Schadt asked if there was a provision for the Board to use discretion, Town Attorney answered not on a site plan review, subdivision and lot of line changes yes. Mr. Dexter asked who does the mailings for public hearing, Town Attorney stated that the Secretary provides the letter, Assessor's office submits the adjoining list.

**Motion to schedule a public hearing.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney schedule a public hearing for Wednesday, February 12, 2020 for Gillinder Solar.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**PLANNING BOARD MEETING JANUARY 22, 2020 continued –**

**MAPLE CREST SOLAR – SITE PLAN REVIEW – SOLAR ARRAY –**

Maziar Dalaeli-IPP Solar-Representative for Applicant

Joseph Hens-Ingalls & Associates-Representative for Applicant

Mr. Dalaeli explained he had a meeting with Gary Spears, Town Supervisor to discuss PILOT, he went on to say that there have only been small changes on the new submission and that the battery storage part has been removed and will be done at a future time. He continued that it is new to communities and many do not have a law to govern them yet. He also stated that he was having a tough time reaching TJ the Chief of Huguenot Fire Department, but did get him and plans on meeting next week. Mr. Hens stated that they have revised the plans and the EAF and have changed the fence from 7ft to 6ft. Chairman acknowledged that it looked like the fence is right on the property line, Town Engineer explained that it needs to be at least 18 inches off the line. Mr. Hens stated that it can be moved back and shown on the map. Chairman asked when the EAF came in, Secretary replied they only came in the day before the meeting, Chairman explained that they have to be in 10 days prior to the meeting. Town Engineer stated that he has reviewed the EAF and it is updated, he hasn't had a chance to review the plans, but it looks the same just the battery backup is removed, no change has been made to the layout. Chairman Vicaretti stated that procedural protocol needs to be followed and 10 days were not given for the review before the meeting and felt it was not ready to submit for 239 yet. Town Engineer acknowledged that they can have the public hearing it would just have to be left open for written comment, Town Attorney confirmed that it can be left open. Chairman reiterated that there is procedure to follow. Mr. Dalaeli explained that they are not asking for favors and understand the position of the Board, but the Town Engineer is not opposed to doing the 239. He further explained that there are incentives that if they start early, they can get and if delayed they could miss out. He asked if the Engineer reviews them and sees no objection if it can be circulated. Town Engineer stated that following procedure it can be voted on at the next meeting but the public hearing would have to be left open for written comment. Town Attorney acknowledged that it can be authorized conditional on Engineer review.

**Motion to authorize circulation on GML-239.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to authorize the circulation of the GML-239 to required agencies, contingent on the Town Engineer review of plans.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve January 8, 2020 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, January 8, 2020 meeting.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn January 22, 2020 Planning Board meeting at 8:04 pm.

**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary