

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 8, 2021. The Meeting was held at Town Hall.

The following were present on the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman

Craig Wagner-Vice- Chairman

Willard Schadt

Rob Whitney

Theresa Santiago

OTHERS PRESENT:

John Nosek-Fusco Engineering

Glen Plotsky-Town Attorney

David Dean -Town Councilman



APPROVED

Pledge of Allegiance

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

CAMP DEERPARK – BRANDT ROAD – PRE-APPLICATION –

Ken Bontrager-Application

Mr. Bontrager explained that he did not bring any maps but was seeing if he could get a verbal okay to move forward. He continued that they subdivided the property across the street a while back with the 10 acres and the house. There was property on the other side of the street in conjunction with this, they would like to keep 35 acres and it will be absorbed into the main lot. Then sell the 90 acres that is left with a conservation easement to prevent development of the property. Town Attorney disclosed he had represented Camp Deerpark and Walter Mehr in the subdivision. He continued that the way the lots are configured, Brandt Rd divides the lots and they would like to take the lot line and move it with the natural subdivision of the road. Instead of a subdivision and lot consolidation it will be a lot line change. Willard Schadt asked if ownership was same, Town Attorney answered yes. Willard Schadt acknowledged that we usually do this for a few feet so why not. Town Attorney suggested to get survey maps, a diagram, he stated the Board could look at it and didn't see any setback issues. John Nosek stated there was no proposed construction. Willard Schadt asked what the conservation easement building envelop was, Mr. Bontrager explained that they can do a conservation easement and allow for a building on it at some time, only 1 building or the other option is a deed restriction. John Nosek acknowledged that both new lots meet requirements and it is up to the applicant if they want to do a deed restriction or the easement. Chairman stated that get surveys and fill out an application and come back have Engineer review and go forward. John Nosek stated that the maps will be filed in the county must show meets and bounds. Town Attorney added that perc tests should be done on the 90 acres to show that it is potentially buildable.

SINCLAIR GAS STATION – ROUTE 6 – SITE PLAN ADJUSTMENT –

Warren Post-Contractor Representative

Thomas Rechman- Owner's Representative

Mr. Post explained that they submitted a new site plan this morning showing the canopy over the island, it was sent digitally to the Planning Board Secretary. The setback is 10 ft on one side and 12ft on the other and the canopy size is downsized it was 28x44, now it is 40x24. Mr. Rechman continued it shows the elevation of the canopy and the footings are shown. Chairman stated that the size has changed but everything else stayed the same, he felt it was an amended site plan. John Nosek suggested that the Board could consider waiving the Public Hearing. Willard Schadt asked about drainage and down spouts, Mr. Post stated that they are on the canopy and the canopy design is forth coming. John Nosek added that if they had the drawings to send them to the Town Engineer. Chairman asked about footers and foundation, John Nosek stated it was not stamped and does not require a foundation plan, he added to get the plan by the 12th and that would give time to review before the 22nd meeting. Secretary state that she sent the digital copy of site plan to Fusco Engineering Office via email to Carol.

PLANNING BOARD MEETING September 8, 2021 continued –

966 US ROUTE 209 – PRE-APPLICATION – WORKSHOP –

Bo Qin

Erdong Liu

They explained this is an old 3-lot subdivision and they purchased one of the lots, they would like to do an architect studio and build a home on the lot to live in as well. It will be residential but will run their business out of it, the structure will be made of timber and have a natural look. They want a small workshop to build and craft the wood for their interlocking timbers. So, it will have an architect shop, wood work/wood shop and a residence. Town Attorney stated that he felt it would be home occupation depending on how big the woodshop will be. Rob Whitney asked if it would just be small stuff, they replied yes except for home. Willard Schadt asked how many employees, they answered 2; just them. Town Attorney asked how big the lot was, they answered 2.07 acres, he stated that is buildable, it is a vacant lot and it in the HMU (Hamlet Mixed Use) it is a home occupation. Secretary, Amanda Gorr acknowledged she believed in HMU a home occupation was a permitted use through Building Department, which was confirmed in the Zoning Book. Willard asked if business would take place there, they answered No. Town Attorney read the definition of Home Occupations in the Zoning Ordinance:

Home Occupation – Any use customarily conducted entirely within the principal structure and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the principal use and does not change the character thereof. Such occupations may include, but are not limited to, professions and trades, real estate and insurance offices, and beauty and barber shops.

Willard Schadt felt it would be considered a profession.

MOTION TO APPROVE MINUTES.

Motion to August 11, 2021 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, August 11, 2021 meeting.

Vote 4 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner. Robert Vicaretti abstained he was not present at the meeting.

MOTION CARRIED

OTHER BUSINESS-

John Nosek asked if there were any questions or comments on the scoping document for Rivendale. Town Attorney stated that it could be made a part of the public meeting, Secretary stated she would get in touch with John Fuller and ask when he would like to have it put on an agenda. Chairman asked if it needed a full Board, Town Attorney stated only 3 votes.

Willard Schadt asked about the dance studio, Town Attorney stated it is on the next agenda for a public hearing.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by, Rob Whitney to adjourn September 8, 2021 Planning Board meeting at 7:34 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary