

DEERPARK PLANNING BOARD - JANUARY 14, 2015 - PAGE #
PUBLIC HEARING - BLUE RILL LLC

The Deerpark Planning Board met for a public hearing on Wednesday, January 14, 2015 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman	Craig Wagner	Mike Hunter
Willard Schadt	Theresa Santiago	Steve Weiner

OTHERS

Mr. Al Fusco, III, Town Engineer	Mr. Glen A. Plotsky, Town Attorney
Mr. Dave Dean, Town Board Liaison	Mr. Ross Winglovitz, P.E.

The secretary read the public hearing notice: "Notice is hereby given of a Public Hearing to be held by the Planning Board of the Town of Deerpark, Orange County, New York, pursuant to Article 7 of the Town of Deerpark Zoning Law on the application of Blue Rill LLC to rehab a bed and breakfast. The application affects the following premises: Record Owner: Blue Rill LLC; Tax Map Designation: Section 12, Block 1, Lot 3 & 4.3; Zone Designation: RR. Located at 1106 Route 42, Sparrowbush, Town of Deerpark, Orange County, New York. Information on this application is on file with the Town Clerk, Town Hall, Route 209, Huguenot, New York. The Hearing shall take place at 7:00 o'clock P.M. on the 14th day of January, 2015 at Deerpark Town Hall, located on Route 209, Town of Deerpark, Orange County, New York, or as soon thereafter as practicable. All parties wishing to be heard shall be heard at that time."

Ross Winglovitz: Good evening, Ross Winglovitz of Engineering Properties, and I am here tonight in place of Keith Woodruff from my office, and here with the owner of the property, Lynn Feasley. What the applicant is proposing, and I'll show this to the public, is a re-development of the property, and it has various buildings on it. And what we are looking to do is to convert these buildings, they are residences, to a bed and breakfast, the two existing residences. The property is located on Route 42, for those of you that are here, you probably know the property. These two residences on the property, they are both vacant, and what the applicant wants to do is to convert them to a bed and breakfast each, and then there is an existing barn, which she wishes to renovate to a conference center. There are several out-buildings that will be used for a storage shed. One of the barns is proposed to be renovated to an antique shop. There's an old mill house, down by the old dam, will be renovated into a spa. Along with the exterior and interior building renovations, there's some site improvements that will accommodate the use, and that includes parking. There will be a parking lot that will be built on the south end of the property, and there will be parking in front of the residences off of the existing driveway, and additional parking there, and at the bed and breakfast to the north end of the property. The interior walkways and access ways, to get into the building, will be constructed, and also a new septic system. Both the bed and breakfast on the north side, and to the main property as well. In addition to the septic system, there will be two wells on the property, one servicing each of the two lots involved in this project, for a total of 24 acres in size. Two of the driveways will be abandoned, a requirement of the conditions of the DOT, they don't want them there, so two of those will be abandoned and reclaimed and seeded. Other than that, we would like to proceed with this project as soon as we could. Should I answer any comments from the board?

Al Schock: Comments from the board? Al?

Al Fusco: Yes, as part of our review, on the latest revisions, we've just found a couple of issues that we would like to have addressed. One, is that there is a new electric service currently being installed, and we would like you to show that on the plan, just to make sure that it doesn't go through any of the infrastructure.

Ross Winglovitz: Not a problem, yes, just co-ordinate it with us, so we make sure.

Al Fusco: Secondly, just make sure that it's shown, the soil disturbance plan, make sure you show the certain criteria. The lighting is a little sparse.

Ross Winglovitz: Yeah, we don't want to over-light the site, we've shown the lighting for the main parking areas, and we provided a note indicating that additional building with low level landscape lighting was provided to light the walkways that basically connect the bed and breakfast to the parking lot and the other structures. We wanted to keep that kind of low key, until Lynn decides exactly what she wants to do. She's thinking about low violets or actually lighting that's embedded in the walkway. She doesn't want it to be too bright.

Al Fusco: Okay, just so we're all aware, with that note, we would like to make sure that.... that's one of the reasons that they should be shown on the plans, we don't want it to look like a Walmart parking lot, something that is not going to interrupt the neighbors, when it's lit, we want it to be adequate, but not too much. So, as long as that note is on the plan.

Ross Winglovitz: That's something that we can work out.

Al Fusco: One of the things in the zoning, it's put in there, that for every twelve spaces of parking, there should be a break up of an island of landscaping, that sort of thing.

Ross Winglovitz: There would need to be an island, at this one side of the parking area, which we can do, because we have two or three extra spaces, and we can remove one of them.

Al Fusco: During your New York State Department of Transportation review, like you said, they asked you to delete that driveway, and it does take the driveway away from the existing lot. It sort of makes for an awkward situation where you have a lot that doesn't have a driveway, or a structure without access. We'd like you to address that.

Ross Winglovitz: There's two proposed solutions, I guess, for that. One is a cross-easement agreement, where they'd always have the ability to come back, to go back to the DOT, because of the driveway. That's a cross-easement agreement. But what Lynn has indicated to me is that she thinks that a better idea is to actually get rid of the driveway that is next to the septic field, and keep the driveway for the north bed and breakfast. Eliminate the driveway here, and then put that, or maintain the driveway here. Get rid of that one, and keep that one.

Glen Plotsky: You're going to need a road maintenance agreement or a driveway maintenance agreement, or a cross-easement or however you want to describe it, but that document is going to have to be prepared and submitted for review.

Al Fusco: And basically, keep us abreast of what is going on with the Department of Transportation, with what works out there. Because we don't know what the Department or State is going to request from you. So, those were just our comments our concerns.

Ross Winglovitz: Just concerning the couple of permits that we are going to need, from the State DOT and The Department of Health, will those be conditions of final approval, that have to be satisfied prior to final, you will need them? Or can you give us a preliminary approval?

Glen Plotsky: Yes. preliminary approval is given before final conditional approval. I have a question because we have the DOT letter. Have you already addressed these issues? This is a letter dated December 9th.

Ross Winglovitz: Yes, I believe that that was part of our response to the board, there was a statement with comments and the letter as well.

Glen Plotsky: Okay, I just wanted to make sure, because they ask for things like trip generated information, and site distances and things like that. I just didn't know whether you had addressed them yet.

Ross Winglovitz: Yes, it was on page two of our response letter, we actually did a joint response letter to the board and the DOT.

Al Fusco: And that is it for our comments.

Glen Plotsky: I would just like to advise the board that I have compared the adjoiners list with the certified mailing, proofs of mailing, and it appears that all of the adjoiners have been notified. In fact, you kind of did overkill, because you sent seven copies to yourself, five copies to other adjoiners who own more than one property, whereas, you could've probably gotten away with just one copy to each one.

Al Schock: Any comments from the board? Okay, at this time we'd like to open up the hearing to the public for comments. If you have a comment, please come up to the podium and state your name. No comments from the public or questions? I'd like to hear a motion then for closing the public hearing?

Theresa Santiago: I'll make a motion to close the public hearing.

Mike Hunter: I'll second that.

Al Schock: All in favor?

Theresa Santiago: Yes.

Craig Wagner: Yes.

Steve Weiner: Yes.

Willard Schadt Yes.

Mike Hunter: Yes

Al Schock: Yes.

Motion carried.

Public hearing closed at 7:18 p.m..

Respectfully submitted,

Barbara Brollier, Secretary