

DEERPARK PLANNING BOARD - APRIL 13, 2010 - PAGE # 1
PUBLIC HEARING - QUALITY BUS COMPANY

The Deerpark Planning Board met for a public hearing for Quality Bus Company on Wednesday, April 13, 2011 at 7:10 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Derek Wilson, Acting Chairman
Willard Schadt

Mike Breitenfeld
Alan Schock

Dan Loeb
Mike Hunter (alternate)

OTHERS

Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board liaison
Mr. John Fuller, P.E.

Mr. Alfred A. Fusco, III, Town Engineer
Mr. George Eckes, Applicant
Mrs. Beverly Husson, Adjoiner

The secretary read the public hearing notice: "Notice is hereby given of a public hearing to be held by the Town of Deerpark, Orange County, New York, pursuant to Article 7 of the Town of Deerpark Zoning Law on the application of Quality Bus Company. The application effects the following premises: Record Owner: DLE Holdings, LLC; Tax Map Designation: Section 42, Block 3, Lot 3.11 & Section 43, Block 2, Lot 2; Zone Designation: HMU. Located at 504 Route 42 & 102 Main St., 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 13th of April, 2011, at Deerpark Town Hall, located on Route 209, Town of Deerpark, Orange County, New York, or as soon thereafter as practical. All parties wishing to be heard shall be heard at that time."

Derek Wilson: And at this time, we will start it off with just a brief description of this project by Mr. Fuller.

John Fuller: Good evening everybody, and the project, as we presented it to the Board previously, currently resides at the parcel directly across from the Post Office in Sparrowbush, which fronts on Route 42. They currently occupy it with buses stored in the yard, as well as a bus garage, with an office attached to it. They purchased the parcel, which used to be the old Scully's property, which the buildings are now demolished. And they currently have on that, as part of the site plan application, it's a special use permit, that is requested to operate both parcels, with lot #2, which actually fronts Main St., which will be primarily used for the storage of buses, and for retail sale, under the Quality Bus umbrella. And then he will continue to operate the bus service, as well as the repair garage, which is on that property. And essentially, that's the scope of the proposal that we previously presented to the Board.

Derek Wilson: Okay, could you give us your name please?

Beverly Husson: Beverly Husson, and I am on the property that would be adjoining this property, on West Main St.

Derek Wilson: Facing the property on the right side, or...

Beverly Husson: Right next to Scully's, right at the foot of Cemetery Hill. And I'd hope to come in here tonight, to find out what they are going to do, and would like to know if they're going to tear the building down or what... do you have any idea of what they're going to do, because I'd like to know.

John Fuller: The buildings have already been taken down...

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Beverly Husson: But on my side of the road.

Derek Wilson: Yeah, I think we need to get this straightened out. You described where you live, I'm not sure...

Beverly Husson: I'm like caddy-cornered, it was my grandmothers' house.

Derek Wilson: So, just to be clear, the buildings that you are concerned about being removed are where?

Beverly Husson: Next door to me, where Billbob's was.

Derek Wilson: Okay, that's a separate property, that's not part of the site plan. The property that this impacts... you know where McKerrells had the Mitsubishi dealership?

Beverly Husson: Yes.

Derek Wilson: That's the top piece of the property, seen delineated there. And then the parcel right now that has all of the yellow buses on it, where Scully's used to be, that's the second piece of property. And what the Planning Board has done, is to ask the applicant to put the two pieces of property together on the site plan, as one use. And that's what we are reviewing now. So, it has nothing to do with Billbob's across the street.

Beverly Husson: Okay, I'm sorry.

Derek Wilson: No, no, that's okay, we understand. Okay, basically, do you have any other questions on this application? Okay.

John Fuller: There's no further scope beyond that. There's no other buildings being taken down. The parcel that was previously Scully's restaurant, that's where the buses are.

Beverly Husson: Okay, thank you.

Derek Wilson: Does anybody else from the public have any comments on this application? And just to keep the public hearing record shorter, actually we want to include in the record, that we did not get a response from New York State. Or we got a response, but they're requesting more information. So, basically their response is not complete, they're asking for more information. So, would we need to hold the public hearing open for written comment for that?

Glen Plotsky: Well, at this point, we would have to hold it open until April 27th, because the referral, under 439, was made on or about March 15th, so until April 27th, we'll have that 30 day requirement, satisfying that. I think at that point, we can ask the applicant, whether he's responded to the additional NYSDOT request, and kind of where that is. And then decide at that time whether you want to hold any determination or deliberation, until we've received something from NYSDOT.

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Derek Wilson: Okay, we'll hold the public hearing open for written comments.

Willard Schadt: Are we going to be able to discuss this, after?

Derek Wilson: Yeah, we'll discuss it after we make a motion. Okay, I need a motion to close the public hearing tonight, but hold it open for written comments until our next meeting.

Mike Hunter: I'll make that motion that we hold it open.

Derek Wilson: And second?

Dan Loeb: I'll second.

Derek Wilson: Okay, and all in favor?

Mike Hunter: Aye.

Al Schock: Aye.

Mike Breitenfeld: Aye.

Dan Loeb: Aye.

Willard Schadt: Aye.

Derek Wilson: Aye.

Public hearing closed at 7:17 p.m., but left open until April 27, 2010, for written comments.

Respectfully submitted,

Barbara Broliier, secretary