

**DEERPARK PLANNING BOARD - JUNE 26, 2013 - PAGE #**  
**PUBLIC HEARING - WINOGRAD SUBDIVISION**

The Deerpark Planning Board met for a public hearing on Wednesday, June 26, 2013 at 7:20 p.m. at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

**BOARD MEMBERS**

Al Schock, Chairman  
Mike Hunter

Theresa Santiago  
Derek Wilson

Craig Wagner  
Willard Schadt

**OTHERS**

Mr. Alfred A. Fusco, Jr., Town Engineer  
Mr. David Dean, Town Board Liaison

Mr. Glen A. Plotsky, Town Attorney  
Mr. John Fuller, Civil Engineer

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 Marius Winograd to create a two lot subdivision. The application effects the following premises: Record Owner: Marius Winograd.; Tax Map Designation: Section 12, Block 1, Lot 2; Zone Designation: RR. Located at 1237 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 26th day of June, 2013 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."

John Fuller: Okay, for the record, the certified mailings were completed, three were returned undeliverable, and I will give them to Barbara. Again before the board and the public, my name is John Fuller, I'm a civil engineer representing this applicant before the board and the public this evening. The proposed application is for a simple two lot subdivision, up off State Route 42, just in the Rio area of the town, just before the border for Sullivan County. Miss Winograd is actually here in attendance tonight, and she is the applicant before this board. Currently the existing parcel of land is about 46 acres, and the proposed two lot subdivision would be to create a new parcel, which would have driveway access off of Route 42 of about 10 acres of land, and the balance of what would be about 36 acres would remain with the parent parcel. The parent parcel currently has a single family dwelling on it, and the proposed lot, which is 10 plus acres, would be for single family purposed, for the construction of a new house. Currently we show the lot in configuration, it is a little bit irregular, and the primary reason for that, is to get a driveway access off of route 42, this is the best location as shown, and coming off of 42, the driveway for the new parcel of land, will meander along an existing gravel drive, which is an old farm road, up to an area in the center of that 10 acre land, which is where the new dwelling will be constructed. The soils have been tested, and they are more than adequate. We have gotten verbal comments from the NYSDOT, which are included and reflected in the latest revisions, that are before the board, but we have not gotten formal approval from the NYSDOT. But we have confirmed that the driveway can be made at that location shown on the maps. With that introduction, I'll turn it back over to the board, and any questions or comments from the public.

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Al Schock: Okay, I'd like to open it up to public comments, come to the podium and state your name.

Willard Schadt: No comments? I'll make a motion to close the public hearing.

Derek Wilson: I'll second that motion.

Al Schock:: All in favor?

Craig Wagner: Aye.

Willard Schadt: Aye.

Mike Hunter: Aye.

Theresa Santiago: Aye.

Derek Wilson: Aye.

Al Schock: Aye.

Public hearing adjourned at 7:24 p.m.

Respectfully submitted,

Barbara Broliier, Secretary