

TOWN OF DEERPARK PLANNING BOARD – AUGUST 12, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 12, 2015 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS:

Bob Vicaretti-Chairman  
Theresa Santiago  
Willard Schadt

Craig Wagner- Vice Chairman  
Mike Hunter  
Tom Faggione

ABSENT BOARD MEMBERS: None

OTHERS:

David Dean, Town Councilman  
Glen Plotsky, Town Attorney  
Al Fusco Jr., Fusco Engineering for Town

Pledge of Allegiance

PINE GROVE PROPANE DISTRIBUTION CENTER –

Bill Povall – Engineer/Representative for Applicant  
Steve King – Bottini Fuel

Bill Povall explained that the applicant is requesting a Site Plan Approval for a 30,000 gallon Propane Tank on the vacant piece of land in the front part of the Pine Grove Trailer Park located on State Route 209 and Landon Drive. He continued that it is located in a Hamlet Mixed Use (HMU) Zone and is considered a central service. He went on to describe the layout of what is currently present; that there is a vegetative buffer on the back side and also the right side of proposed propane tank. Surrounding the facility a fence will be constructed as required by code. There will also be tractor trailers that will come in and fill the tank on a regular basis they will enter on Landon Drive, the main road into the park and enter through the back of the fence. The delivery trucks will enter the same road but fill from the front of the fence. Also the room left on either side of the tank inside the fenced in area is to store empty tanks needed to supply customers. The operations of the facility will be during normal business hours unless there is an emergency and there could possibly be a tractor trailer fill up at night depending on schedule of trucks. Mr. Povall explained that there will be one tractor trailer fill up every 2-3 days and six delivery trucks in and out of site once a day.

Al Fusco Jr. discussed the comments made by his office, he read it into record. A copy will be placed in the file. Mr. Povall addressed some of the comments made by Town Engineers, Fusco Engineering, #2 regarding a more detailed survey map and whether it would be a subdivision or remain part of the whole parcel. Bill Povall stated that it was to remain the same parcel, there will be no subdivisions. Also #3 was that Mr. Fusco would like to see the area clouded on the map. Next #7 Fire Protection Systems, Steve King from Bottini Fuel stated that the propane tank has a pneumatic shut down system with emergency shut off valves. Also #9 Mr. Fusco stated that a time frame should be made for the hours of operation. The next was #10 regarding lighting; Mr. Povall stated any lighting that is put up will be relatively low and in the immediate area. #11 Landscaping; Al Fusco Jr., stated that the Board needs to decide if Landscaping is needed. Finally # 13 regarding Sanitary System Design and Facilities; Mr. Povall stated that it will not be a manned facility and that there were to be no offices therefore no bathroom facilities would be needed.

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PINE GROVE PROPANE DISTRIBUTION CENTER continued –

Glen Plotsky questioned where the information regarding adjoining property owners was obtained through; Mr. Povall stated he needed to check with his office. Mr. Plotsky declared that it needed to be taken off the tax maps in the Assessor's Office. Next question raised by Town Attorney as to how far the facility will be to the first row of homes in the trailer park. Mr. Povall stated that he wasn't sure of exact distance but he does believe it is "quite a ways", but he could provide the information. Glen Plotsky recommended the survey map at least show the 1<sup>st</sup> row of homes on it. Theresa Santiago questioned if Bottini was going to be leasing the property from Pine Grove Trailer Park, Bill Povall stated that yes they will be leasing. Willard Schadt asked if Board needed a lease agreement, Mr. Povall stated that he will have to look into it. Town Attorney stated that if there is a lease agreement Bottini will have to provide it and he would have to review it. Glen further stated that the Planning Board would not approve something like this without some degree of certainty that they can operate such a facility on the property, and it also protects both parties involved. Bob Vicaretti stated that the Board concurs with Town Attorney. Chairman Vicaretti questioned if company vehicles were going to be left on the parcel, Mr. Povall stated that no it just to load and unload fuel, there could possibly be a company vehicle there for maintenance reasons. Willard Schadt stated that maybe something posted that says no overnight parking or parking in general. Bob Vicaretti questioned signage on fence or painted on tank, Glen Plotsky stated that maybe the fence or screenage would block some of the view. Bob Vicaretti also asked about the storage of the tanks will they be used or new, he also asked about quantity of tanks and how large the tanks will be. Mr. Povall answered that the tanks will be both new and used and range in size from 250-1000 gallons. Mr. Vicaretti stated the reason for the question is to not create an eyesore; Mr. Povall answered that extra screenage can be placed around fence. Al Fusco Jr., suggested a privacy fence could be placed around area. Chairman Vicaretti further questioned if the 6 ft. fence was to have barbwire on it, Mr. King stated they try not to. Bob Vicaretti inquired if the Applicant could provide pictures of other facilities to the Board, Bill Povall answered that yes they have a site in Poughkeepsie that they could provide photos of for the Board for review. Bob further questioned if the tank would have an electric pump or if the delivery drivers would have to pump it themselves, Mr. Povall stated it would be pumped by each individual driver. Chairman Vicaretti asked that if there was a fire how would the residents of the park get out, he asked if there was another exit from the park. Mr. Povall stated that he would have to look into it and discuss it with Pine Grove Trailer Park, he did state that where the tank is proposed to be placed and the location of the road there should be enough room to access the regular exit, he also stated that there is quite a bit of room inside the fenced in area before any fire would make it out of the fence. Town Engineer stated that once all the details are done that a site plan be submitted to Fire Department for review. Tom Faggione questioned about snow removal, Mr. Povall answered it would be stored in grassed areas and also areas where tank storage is shown. Mike Hunter asked what security would be in place at the facility; Bill Povall stated that there will be locked gates. Mike Hunter further asked if security cameras were going to be in place, Mr. Povall stated that he would have to talk with Bottini Fuel on that issue. Craig Wagner questioned how many trucks it would take to fill the 30,000 gallon tank, Steve King stated that the tank will be filled to 80% and a tractor trailer can hold up to 12,000 gallons in fuel, so it would take 2 trucks to fill it. Glen Plotsky stated that **Attorney Escrow** will be **\$600** and Al Fusco Jr., stated that **Engineering Escrow** will be **\$1200** the new Escrow Form was filled out and signed by Town Attorney, Town Engineer and Representative for Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy placed in the file. Chairman Vicaretti question if DEC needed to be involved, Town Attorney stated that Planning Board can declare themselves Lead Agency. Chairman Vicaretti also explained to Applicant that the Long Form EAF needed to be completed along with the DEC Mapper.

### **Motion to declare the Town of Deerpark Planning Board Lead Agency for SEQRA.**

Motion made by Tom Faggione, 2<sup>nd</sup> by Willard Schadt to declare Planning Board Lead Agency.

**Vote 6 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti

**MOTION CARRIED**

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### OTHER BUSINESS –

Blue Rill Site Plan on Route 42 - Bob Vicaretti asked whether they have come back, he remembered there was a problem with the DOT sight distance. Glen Plotsky recalled that the site plan was approved subject to a DOT approval. Al Fusco Jr., stated that their application could just be stuck with the DOT. Town Attorney stated he would pull the file and review it and let Board know results.

Dragon Springs – Chairman questioned if there was any progress on the Fire Department visiting the site. Al Fusco Jr., stated that the Dragons are willing it's Cuddebackville Fire Department. Willard Schadt questioned if the Board should contact the County itself. Glen Plotsky stated he foresees a point that the Planning Board will get sued because no actions are being taken because it's something beyond Dragon Springs control. He further stated that he would rather see the Planning Board try to move forward and either set a date and invite Cuddebackville Fire Department and anyone else to visit the site, or write a letter to the County Coordinator and courtesy copy Cuddebackville Fire Department telling them that the Board is having a problem getting the Local Fire Department up to the site to do a fire protection plan. Also explain in the letter, the height of the buildings will be a problem for the Local Fire Departments to handle if there was a fire and what equipment would be needed and from who to get a Fire Protection Plan set, so the application can move forward. Willard Schadt asked if the Town Engineer could be present at time of the meeting. Al Fusco Jr., stated his father has been trying to get with the Fire Commissioners/Chiefs for Cuddebackville Fire department and schedule the inspection. David Dean suggested that Town Attorney write a letter to the Fire Commissioners/Chiefs for Cuddebackville and give them a time frame to get to site and do inspection and also send a letter to County stated the same thing. He also suggested that when the meeting is scheduled to go to site that the Town Attorney, Town Engineer and a member of the Planning Board also be present. Bob Vicaretti recommended giving Cuddebackville Fire Department till Friday August 21 to respond to letter from Planning Board, all Members agreed.

Pine Grove Trailer Park – David Dean stated he was impressed with the way the Board handled the application and the questions also asked by Members. He stated this company has been in the energy business for a long time and that in the past they have bought up mobile home parks. He further stated that the presentation of the proposed tank, landscaping and screenage that could make it disappear would project what the mobile home will look like in the future.

### APPROVAL OF JULY 22, 2015 MINUTES –

#### **Motion to Approve July 22, 2015 Minutes contingent on changes as per Glen Plotsky, Town Attorney.**

Motion made by Mike Hunter, 2nd by Theresa Santiago to Approve July 22, 2015 Minutes.

**Vote 6 Ayes:** Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti

**MOTION CARRIED**

#### **Motion to Adjourn Meeting.**

Motion made by Theresa Santiago, 2nd Craig Wagner, to Adjourn Meeting at 7:57 p.m.

**Vote 6 Ayes:** Theresa Santiago, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti

**MOTION CARRIED**

Respectfully Submitted By,

Amanda Gorr, Planning Board Secretary