

TOWN OF DEERPARK PLANNING BOARD – AUGUST 26, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 26, 2015 at 7:05 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 PRESENT:

David Dean, Town Councilman
Al Schock, Town Councilman
Glen Plotsky, Town Attorney
Al Fusco III, Fusco Engineering for Town

Pledge of Allegiance

TRUE WARRIOR MINISTRIES – EDDY FARM SUBDIVISION –

Glen Plotsky stated that this was an approval from before but there was an issue with an easement for access to the river for the Sparrowbush Fire Department that was not on previous Maps or Deed. These are new Maps that show the right a way, also there is a paper that Supervisor Spears and The President of Sparrowbush Fire Department both need to sign.

Motion to re-approve Subdivision for True Warrior Ministries.

Motion made by Mike Hunter, 2nd by Tom Faggione to re-approve the Eddy Farm Subdivision.

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

MOTION CARRIED

MARTELL HOLDINGS – EXTENSION –

Chad Martell- Applicant

Town Attorney stated that Mr. Martell is requesting the extension because of economic means in finishing the project, and the reason the extension was only given until August 27, 2015 was due to questions about Escrow invoices which have been cleared up and both Escrow accounts are up to date. He further suggested that the Planning Board grant an extension for 6 months for March 25, 2016.

Motion to adopt a 6 month extension for Martell Holdings for March 25, 2016.

Motion made by Tom Faggione, 2nd Mike Hunter by to adopt a 6 month extension for Martell Holdings.

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

MOTION CARRIED

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PINE GROVE PROPANE INC. –

No one present for Applicant.

Town Attorney suggested it be marked as no appearance and no charge to either Escrow accounts.

DRAGON SPRINGS – FIRE DEPARTMENT REVIEW –

Chairman Vicaretti stated that the review was done earlier in the day, access to the property was granted by the Applicant. Town Engineer, County Coordinators and Chiefs from Cuddebackville Fire Department, were also present and notes were taken. Chairman Vicaretti went on to say that Cuddebackville Fire Department expressed concerns and plan to schedule a drill and would also like to test existing equipment and pump stations that are currently in place on the property to make sure apparatus is still operative. Al Fusco III, Town Engineer stated that their office was also present at the time of the inspection and they took notes on the concerns of the Fire Department, Emergency Management and County Coordinators and will have comments for the next meeting. Bob Vicaretti stated that Dragon Springs were very cooperative and this is just the beginning of the Fire Plan. Mr. Fusco stated that applicant has a copy of GML 239 response from Orange County Department of Planning, and those concerns will also be a part of the comments for next month's meeting. Chairman Vicaretti questioned if the Town Engineer will have some comments for the next meeting on what they saw at Dragon Springs and their concerns. Al Fusco III, stated that it will be a part of their comments along with anything from the GML 239. Town Attorney stated that the next meeting's agenda will have the 239 GML, Engineering Review and possibly the Fire Department Review.

APPROVAL OF AUGUST 12, 2015 MINUTES –

Motion to Approve August 12 2015 Minutes.

Motion made by Tom Faggione, 2ND by Craig Wagner to Approve August 12, 2015 Minutes.

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

MOTION CARRIED

OTHER BUSINESS –

- Glen Plotsky stated that he sent out two letters; one to Blue Rill and the other to Nancy Gibson regarding the issues discussed at the last meeting and he has not had any communication from their side as of yet.
- Bob Vicaretti also stated that an updated Environmental Action Form has been submitted by Dragon Springs.
- Al Schock questioned the 6 month extension to just check the dates he believed it would be February not March. Town Attorney concurred Councilman Schock's date of February, and suggested Board modify motion for Martell Holdings.

Motion to modify the 6 month extension for Martell Holdings from March 25, 2016 to February 25, 2016.

Motion made by Theresa Santiago, 2nd Mike Hunter by to modify the 6 month extension for Martell Holdings.

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

MOTION CARRIED

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OTHER BUSINESS CONTINUED –

- Planning Board Member, Tom Faggione stated that there are some concerned neighbors from the Town of Mount Hope and they were questioning if a brief synopsis could be given about what is going on with Dragon Springs and where the application is going. Town Attorney, Glen Plotsky stated that Dragon Springs has an application pending before the Planning Board, previously they submitted several applications individually and it was recommended to consolidate all to one. He further went on to explain that at a previous public hearing photographs of the site came into record and it brought about a sight inspection by the Planning Board Members. As a result of that inspection a review from the local Fire Department and Emergency Management Services was performed to construct a Fire Protection Plan. Mr. Plotsky continued stating that an Environmental Review is underway along with other things on going.

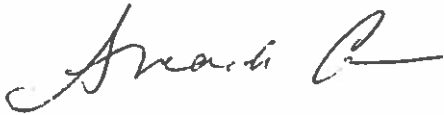
Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND Craig Wagner, to Adjourn Meeting at 7:31p.m.

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

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary