



TOWN OF DEERPARK PLANNING BOARD – DECEMBER 9, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, December 9, 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

OTHERS PRESENT:

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

Meeting brought to order at 7:04 pm.

Pledge of Allegiance

Chairman Bob Vicaretti explained that DaTang Development has withdrawn their application so the Public Hearing Scheduled is cancelled and New Hope Farms for a pre-application are not going to be presenting either.

MULLER LOT LINE CHANGE –

Michael and Melissa Muller –Applicant

Town Attorney, Glen Plotsky stated that this was presented to the Planning Board in 2006, there was a conditional approval to grant an easement to allow the Town access to the D&H Canal, no final approval was given and no maps were signed. Since then the procedure has changed regarding Lot Line changes and the Town Board has agreed that no easement is required anymore. Town Attorney suggested that the Planning Board refer Mr. and Mrs. Muller to the Town of Deerpark Building Department and Assessor's Offices. Chairman Vicaretti asked Mrs. Muller if Mr. Plotsky's interpretation is correct and if she had maps they could just review quickly. After review of the maps Willard Schadt acknowledged that the Lot Line change will correct the existing non-conformity on the lot. Town Attorney confirmed yes it will.

Motion to Refer Michael and Melissa Muller to the Town of Deerpark Building Department and Assessor's Office.

Motion made by Tom Faggione, 2ND by Mike Hunter to refer Mr. and Mrs. Muller to the Town of Deerpark Building Department and Assessor's Office.

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

MOTION CARRIED

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HAWK’S NEST CAFÉ INC. – RONALD BABCOCK – REAPPROVAL –

John Fuller – Engineer

John Fuller explained that after last meeting Mr. Babcock paid his outstanding escrow balance. Glen Plotsky stated that after speaking with Planning Board Secretary fees are paid up to date excluding current meeting. He further suggested to grant a conditional approval contingent on payment of fees including current meeting and offer 30 days to pay. Chairman Vicaretti stated that he felt hesitate to put a time frame on the approval. Town Attorney declared that he insists a time frame be put on the approval because if he does not pay he will have to start over at the beginning and refile an application and start the process over again. Mr. Fuller questioned if due to holiday can the time frame be extended to 60 days.

Motion to give a conditional approval contingent on fees paid within 60 days.

Motion made by Theresa Santiago, 2ND by Craig Wagner to give a conditional approval contingent on all outstanding fees paid within 60 days, if not paid within that time frame Mr. Babcock will have to file a new application.

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

MOTION CARRIED

MC CUNE 11-LOT SUBDIVISION – LOREN MCCUNE – PRE-APPLICATION –

John Fuller – Engineer

Mr. Fuller explained this was property located in a HM-U Zone, across from New Hope Farms, road frontage on 209 and the rear of the property goes to Airport Rd. There is also one existing driveway located off of Route 209 which four of the lots will share and all other proposed driveways will come off of Airport Rd. He further explained that each lot will have 1 to 1½ acres with one lot being 12 acres. John Fuller stated that a soil test has been done and there should not be an issue with septic. Chairman Vicaretti questioned if it had to be a deeded right-a-way, Glen Plotsky answered there will have to be a shared driveway agreement, and it should be noted in the deeds. Bob Vicaretti asked if the current driveway could be shifted to the property line, Mr. Plotsky stated that there will still be a shared driveway agreement. John Fuller answered that the driveway could be moved. Willard Schadt questioned if there was a right-a-way on the property for Orange and Rockland. John Fuller stated that to his knowledge there is not a right-a-way. Chairman questioned if the wetlands were in DEC jurisdiction, Mr. Fuller stated no they are Federal Wetlands. Town Attorney declared that this will require a GML 239 because it is right off of Route 209. Town Attorney stated that an Escrow Agreement needs to be established and signed, \$1500 for Town Attorney, and Town Engineer stated \$3000.

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OTHER BUSINESS –

Chairman Vicaretti stated he received a letter from Alan Lipman’s office for Orange and Rockland; they are looking to be put on the January 13, 2016 Agenda. The wetland issue has been resolved and the pole will exceed the 75 feet height requirement so they will have to go before the Zoning Board also.

Chairman declared he received another email from a property owner questioning the steps for a solar farm. Al Fusco III stated to have the property owner call his office regarding the solar farm.

Chairman Vicaretti acknowledged he received a letter from Animal Manor regarding the Mining going on by the property. Glen Plotsky stated that there is a proposed application for Mining up by that area.

Chairman noted that he also received a letter from John Fuller regarding Nancy Gibson’s subdivision and she is withdrawing her application.

Chairman stated that Town Clerk Flo Santini was present to discuss a Training Course for Planning and Development given by the Association of Towns and ask if anyone from the Planning Board would like to attend.

APPROVAL OF OCTOBER 28, 2015 MINUTES –

Motion to Approve October 28, 2015 Minutes.

Motion made by Theresa Santiago, 2ND Mike Hunter by to Approve October 28, 2015 Minutes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Willard Schadt, Bob Vicaretti. Tom Faggione abstained.

MOTION CARRIED

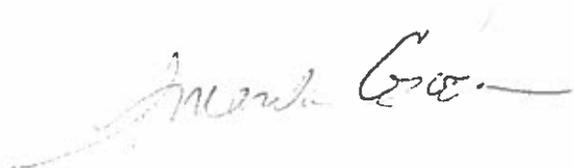
Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND Craig Wagner, to Adjourn Meeting at 7:45 p.m.

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

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary