

TOWN OF DEERPARK PLANNING BOARD – MARCH 23, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, March 23, 2016 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
Rob Whitney

Craig Wagner- Vice Chairman
Mike Hunter
Willard Schadt



APPROVED

BOARD MEMBER ABSENT:

Tom Faggione

OTHERS PRESENT:

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

Meeting brought to order at 7:01 pm.

Pledge of Allegiance

PEENPACK MEADOWS EXTENSION –

Town Attorney stated that the Applicant sent a letter requesting the extension, he sent a correspondence to clarify the need for an extension, the Applicant's Attorney responded with a follow up letter stating that due to the economic climate a 6-month extension is needed.

Motion to adopt a 6 month extension for Peenpack Meadows for September 28, 2016.

Motion made by Mike Hunter, 2nd by Theresa Santiago to adopt a 6 month extension for Peenpack Meadows.

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

MOTION CARRIED

SOUTHERN REALTY & DEVELOPMENT, LLC – DOLLAR GENERAL SITE PLAN –

Zachary Peters – Engineer
John Joseph – Applicant

Mr. Peters explained that this is a preliminary sketch plan to just get some feedback from the Board, he continued that the parcel is located on Route 209 it is approximately 1.6 acres, and the applicant would like to construct a 9,224 sqft Dollar General Store. He went on to say that it will have on site well and sewer system and a storm water facility as well. Mr. Peters continued to state that there will be 38 parking spaces, he stated that attached to the application there was a few suggestions of potentially what the store could look like. Chairman Vicaretti asked Town Attorney and Town Engineer if they had a chance to look at the proposal and if they had any feedback. Al Fusco Jr., Town Engineer stated that he is familiar with the Applicant's work product from other Planning Boards; he continued a GML-239 will have to be done as soon as a completed application and Full EAF is submitted. Mr. Peters confirmed that this was just a pre-application and they are only here to get initial feedback and make sure the project is feasible. Town Engineer acknowledged that he has looked at the parcel and sees no problem. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$1000** and Al Fusco Jr., stated that **Engineering Escrow** will be **\$2500** the Escrow Form was filled out and signed by Town Attorney, Town Engineer and 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. Application fee has also been paid.

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PARAGON SUBDIVISION – LOREN MCCUNE – 11-LOT SUBDIVISION –
John Fuller – Engineer

Mr. Fuller explained that this is an 11-lot Subdivision located on Route 209; it is across from the old New Hope Farms and is bounded between U.S. Route 209 and Airport Rd. He further stated that all 11 lots conform to current Zoning, he acknowledged that the one flag lot needs to have the right-a-way widen to 50ft, as per Fusco Engineering commetns. Al Fusco Jr., then stated that a Full EAF with DEC Mapper Summary needs to be submitted because it is considered a Major Subdivision, also it will require DOT approval because of the location on a State Highway and landscaping needs to be shown on the maps. A copy of the comments will be put in file. Mr. Fuller stated in order to proceed with DOT; Lead Agency needs to be established. Town Attorney stated without the Full EAF cannot do Lead Agency or 239. He suggested making a motion subject to the receipt of the Full EAF from Applicant.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Theresa Santiago, 2ND Craig Wagner by to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes, contingent on the receipt of Full EAF form from applicant.

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

MOTION CARRIED

Motion to authorize GML-239 Review.

Motion made by Theresa Santiago, 2ND Craig Wagner by to begin the 239-GML review, subject to the receipt of Full EAF form from applicant.

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

MOTION CARRIED

Town Attorney stated that both Engineering and Attorney Escrows have been funded pursuant to the Escrow Agreement that was signed back in December of 2015.

ASPEN RIDGE – REBECCA HWANG- 15-LOT SUBDIVISION –
Michael Morgante – Principal Engineer

Mr. Morgante stated that this parcel is located across from Box Baum Rd on Peenpack Trail; all lots will have an individual well and septic system, along with individual driveways. He further stated that there will be a 2000ft road that will loop around for access to all the proposed parcels and it will have two entry points off of Peenpack Trail. He continued to say that the Applicant is asking that the proposed road be accepted as a Town Rd; but Mr. Morgante sees the Applicant having no problem with making it a Private Rd and apart of the Home Owners Association to maintain. Town Attorney declared that the Application is incomplete and with regards to the proposed road it is a decision for the Town Board the Planning Board can only give recommendations. Town Attorney continued that **Attorney Escrow** will be **\$1500** and Al Fusco Jr., stated that **Engineering Escrow** will be **\$4000** the Escrow Form was filled out and signed by Town Attorney, Town Engineer, form still needs to be signed by Applicant or Representative for Applicant so copies can be made and given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy placed in the file as soon as signed by Applicant been paid.

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ASPEN RIDGE – REBECCA HWANG- 15-LOT SUBDIVISION – continued

Mr. Morgante also stated that all lots conform to Zoning with the smallest being 1.5 acres and most others being 3-5 acres each. Town Engineer went through the list of comments made by Fusco Engineering; copy will be placed in file. Chairman Vicaretti questioned what the area of disturbance would be for SEQRA, Town Engineer answered that it is up to the Applicant to determine and if it is over 10 acres it will be considered a Type 1. Chairman also questioned if there was any wetlands, Mr. Morgante stated he didn't think there was but could have someone walk the property and determine. Chairman Vicaretti acknowledged that a site visit will be conducted; Mr. Morgante declared that the Applicant did sign off on the Site Inspection Authorization Form and Town Attorney confirmed.

**HAROLD SCHMIDT – PRE-APPLICATION - OLD ALEXANDER MOTEL –
John Fuller – Engineer**

Mr. Fuller explained that this was a property located on Berme Rd and Route 97 it was a fairly small lot and currently has a 16 unit Motel on it and the Applicant would like to convert it into a 4 unit Multi-Family Dwelling, with 1-2 bedrooms in each, he continued that the building is structurally sound and the footprint will not change just the interior will be renovated. Mr. Fuller further stated that the sewage was pumped across the street on a different parcel from the Motel, they are proposing the new septic will be under the parking area. He went on to state that because the Motel has not been in use for more than a year he knows that they will have to go to the Zoning Board. Town Attorney stated that variances will be needed and suggested to Chairman Vicaretti that a motion be made to refer the Applicant to the Zoning Board for Variances.

Motion to Refer Mr. Schmidt to Zoning Board of Appeals.

Motion made by Craig Wagner, 2ND by Theresa Santiago to send a referral to Zoning Board for a variance for the proposed conversion.

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

MOTION CARRIED

APPROVAL OF MARCH 9, 2016 MINUTES –

Motion to Approve March 9, 2016 Minutes.

Motion made by Mike Hunter, 2ND by Rob Whitney to Approve March 9, 2016 Minutes.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Bob Vicaretti. Willard Schadt abstained from voting because he was not present at the March 9, 2016 Meeting.

MOTION CARRIED

OTHER BUSINESS –

Town Attorney declared that he would advise the Planning Board to go into Executive Session to discuss Procedures and Potential Litigation, and would also suggest inviting Town Engineer, Al Fusco Jr.; Town Attorney, Glen Plotsky and Deputy Supervisor, David Dean to participate in the Executive Session.

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EXECUTIVE SESSION –

Motion to enter Executive Session.

Motion made by Mike Hunter, 2ND by Theresa Santiago to close Regular Session and enter into Executive Session.

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

MOTION CARRIED

Motion to exit Executive Session.

Motion made by Theresa Santiago, 2ND by Mike Hunter to close Executive Session and return to the Regular Meeting.

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

MOTION CARRIED

OTHER BUSINESS – continued

Rob Whitney questioned if all property needs to have a site visit, Dave Dean stated that not all are done but if there is a question the Board will go look at it. Town Attorney declared that all Applicants sign a Site Inspection Authorization Form so any member of the Board can go and inspect the property. Willard Schadt stated that it has been found in the past that looking at a map and looking at a site is two totally different things.

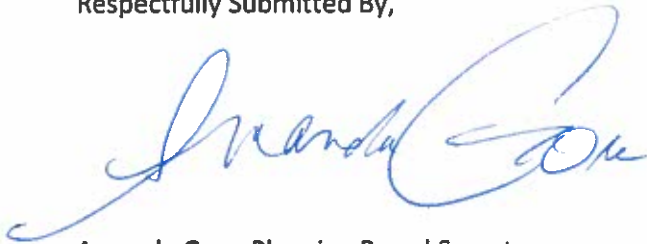
Motion to Adjourn Meeting.

Motion made by Willard Schadt, 2ND Theresa Santiago, to Adjourn Meeting at 8:37 p.m.

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

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary