

TOWN OF DEERPARK PLANNING BOARD – SEPTEMBER 23, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, September 23, 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

Mike Hunter
Tom Faggione



ABSENT BOARD MEMBER: Craig Wagner- Vice Chairman

OTHERS PRESENT:

David Dean, Town Councilman
Al Fusco Jr., Fusco Engineering for Town

Meeting brought to order at 7:05 pm.

Pledge of Allegiance

DATANG –

Dave Zigler – Engineer from Atzl, Nasher & Zigler

Mr. Zigler explained that the property is located on Galley Hill Rd, it is an existing 3-lot Subdivision and the applicant wants to move the lot lines. Theresa Santiago, Planning Board Member questioned what the plans were for the property after the lot line changes. Dave Zigler stated that long range the applicant plans to build something on two (2) of the properties. Willard Schadt, Planning Board Member asked if there were any improvements on the property. Mr. Zigler declared there are a couple old barns and foundations. Dave Zigler questioned if the subdivision process could be waived because it is only a lot line change. Chairman Vicaretti stated that everything will be taken under advisement subject to the review of the Town Engineer and Town Attorney, Chairman further stated any application and maps will have to be submitted 2 weeks prior to the next meeting to be on agenda. Town Engineer stated that Engineering Escrow \$1500 and Town Attorney Escrow \$750 but subject to change being Glen Plotsky is absent from meeting.

ORANGE AND ROCKLAND UTILITIES –

Alan Lipmann –Attorney for Applicant
Diego Morales-Principal Engineer
Mark Licari-Senior Electrical Engineer
Mike Homenick– Senior Civil Engineer

Mr. Lipmann stated that he received the report from Fusco Engineering this evening; he continued that according to the report no further action can be taken without knowing the height of the tower and a Jurisdictional Determination is completed. Town Engineer questioned how long it would be before a decision would be made on the height. Diego Morales, Principal Engineer for applicant stated that it will take 4 weeks to decide. Alan Lipmann declared it will be within 5 feet of the required 75' but definitely 80 feet or less.

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ORANGE AND ROCKLAND UTILITIES – continued

Alfred Fusco Jr., questioned how close there was in a decision for Jurisdictional Determination with the DEC, Mr. Morales stated that within this week or next week Orange and Rockland will have the documents. Mr. Lipmann explained that everything that was asked of the applicant was submitted; Town Engineer stated that he has gone over most of the information but is still reviewing the SWPPP and Habitat Analysis. He further stated that there are a few minor things like some notes that will have to be made, and the height on the EAF will have to be changed before anything can go to County for review. Town Engineer continued that one thing to look at is the landscaping that they are proposing and the care of it. Willard Schadt stated that with everything so detailed and thorough, he questioned the issue in determining the height of the tower. Mike Homenick, Senior Civil Engineer for applicant explained that it all depends on how the lines come to the pole; the height should come in between 73-78 feet. Chairman Vicaretti acknowledged that the height of the tower is what is holding the application from moving forward.

STEVEN WEINER'S RESIGNATION -

Motion to Accept Steven Weiner's Resignation.

Motion made Theresa Santiago, 2ND by Mike Hunter to accept Steven Weiner's Resignation.

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

MOTION CARRIED

APPROVAL OF SEPTEMBER 9, 2015 MINUTES –

Motion to Approve September 9, 2015 Minutes.

Motion made by Tom Faggione, 2ND by Theresa Santiago to Approve September 9, 2015 Minutes.

Vote 4 Ayes: Theresa Santiago, Tom Faggione, Willard Schadt, Bob Vicaretti. Mike Hunter abstained from voting.

MOTION CARRIED

OTHER BUSINESS –

Alfred Fusco Jr., stated that his office received a letter from the DEC with regards to Dragon Springs, stating that Town of Deerpark Planning Board can be Lead Agency on the project. Willard Schadt questioned if until Dragon Springs satisfies the DEC, can they be back before the Planning Board. Town Engineer answered that yes they can come back because there are still the issues with the Fire Inspection from Cuddebackville Fire Department, but no action will be taken moving the application forward until they satisfy the DEC. Mr. Schadt clarified that this is only one application. Al Fusco Jr., confirmed yes everything is all on one application now. Willard Schadt questioned what the structural heat issue was, Town Engineer stated it is the heat load and what they are heating with.

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OTHER BUSINESS – continued -

David Dean declared that the application for the Orange & Rockland Substation is a good project for the Town and the people of the Town. Bob Vicaretti stated that it was his opinion, if there wasn't an issue with the height of the tower then this application could move along quickly. David Dean believes that the Zoning Board will be cooperative if O&R do need a variance; he feels there is going to be more of an issue with the wetlands than the height.

A resident from Galley Hill Road in Cuddebackville acknowledged her concern with not having enough water for her house with the capacity of people at Dragon Springs. Bob Vicaretti stated that no comments could be made tonight; Theresa Santiago further stated that she would have to wait till the public hearing to address any concerns.

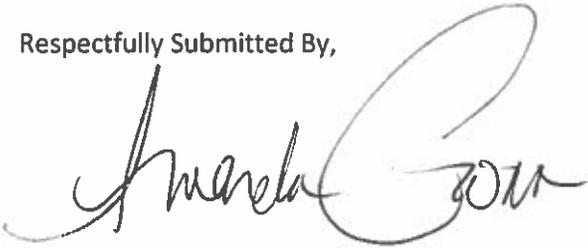
Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND Mike Hunter, to Adjourn Meeting at 7:47 p.m.

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

MOTION CARRIED

Respectfully Submitted By,

A handwritten signature in cursive script that reads "Amanda Gorr". The signature is written in black ink and is positioned below the text "Respectfully Submitted By,".

Amanda Gorr, Planning Board Secretary