

DEERPARK PLANNING BOARD - AUGUST 14, 2013 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 14, 2013 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

PLANNING BOARD MEMBERS

Derek Wilson, Acting Chairman Craig Wagner Willard Schadt
Theresa Santiago Mike Hunter *arrived at 7:06 p.m.

OTHERS

Mr. Alfred A. Fusco, Jr, Town Engineer Mr. Glen A. Plotsky, Town Attorney
Mr. Timothy Gottlieb, Gottlieb Engineering

THE PLEDGE OF ALLEGIANCECAMP DEERPARK - #08-0802

Represented by Mr. Timothy Gottlieb, Gottlieb Engineering 794-5506

Owner/ Applicant Camp Deerpark is proposing a site plan amendment to their camp expansion, located on Brandt Rd., Cuddebackville, N.Y.

It is in the RR Zone.

Section – Block – Lot = 7 – 1 – 38

Application submitted March 4, 2010.

Tim Gottlieb said that this is an amendment to the approved site plan, in that the Camp Deerpark people have moved some small buildings, and added a porch to one building, thus changing its' size. He said that the well and water distributor will be looked at and that the Town Building Department is aware of the changes.

Al Fusco referred to his technical memo, dated August 14, 2013:

1. Show handicap signs;
2. Show dumpster locations with enclosure details;
3. Board comments.

Al Fusco said that the board has the option to waive a public hearing.

MOTION

Schadt made a motion to waive a public hearing. Santiago second. Roll call vote: Santiago, aye; Wagner, aye; Wilson, aye; Schadt, aye. Motion carried.

MOTION

Santiago made a motion for conditional approval, based on the town engineers' comments, dated August 14, 2013 and payment of all fees. Schadt second. Roll call vote: Santiago, aye; Wagner, aye; Wilson, aye; Hunter, aye; Schadt, aye. Motion carried.

COMMUNICATION FROM THE PLANNING BOARD ATTORNEY

Glen Plotsky said that the Montague, New Jersey Land Use Board had approved the Mervi Stack application, for a parking lot for the restaurant that she is re-storing. He said that they gave

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Mrs. Stack a waiver, because of its' prior use as a restaurant, and their approval is contingent upon her receiving approval of this Board. He said that he will send that resolution to the secretary, to distribute to the Planning Board members.

Glen Plotsky told the Board that the Town has accepted a bid to sell real property in Cuddebackville, on condition that the purchaser provides an ingress and egress. He said that the Town will prepare a lot line change, to allow the sale to go through, and to allow the purchaser his rights concerning the property. He said that he will write a letter to the Board, to the extent that the Town is exempt, and does not have to go through the formal Planning Board process. He said that the access is for the benefit of the Town and the purchaser.

APPROVAL OF MINUTES - JULY 24, 2013

Derek Wilson said that in the minutes from July 24, 2013, under the applicant "Flanagan and Stein," the second motion, which was for conditional approval should read, "...based on the shielding of the exterior lighting, as per the Town Zoning Ordinance"; rather than, "based on the placement of exterior lighting..."

Santiago made a motion to approve the minutes from the July 24, 2013 meeting, with the one change. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Wilson, aye; Schadt, aye. Motion carried.

ADJOURNMENT

Hunter made a motion to adjourn. Santiago second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Wilson, aye; Schadt, aye. Motion carried

Meeting adjourned at 7:13 p.m.

Respectfully submitted,

Barbara Broliier, secretary