

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, October 22, 2014 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman  
Theresa Santiago

Craig Wagner  
Mike Hunter

Steve Weiner  
Bob Vicaretti

OTHERS

Mr. Glen A. Plotsky, Town Attorney  
Mr. David Dean, Town Board Liaison .  
Ms. Lynn Feasley, Applicant

Mr. Al Fusco, III., Town Engineer  
Mr. John Donnelly, Applicant  
Mr. Ross Winglovitz, P.E.

THE PLEDGE OF ALLEGIANCE

BLUE RILL LLC. - # 14-0603

Represented by Ms. Lynn Feasley, Applicant & Mr. Ross Winglovitz, P.E. 457-7727  
Owner/ Applicant Blue Rill LLC wishes to rehab several existing on-site structures for a bed and breakfast and accessory uses, on property located at 1106 Route 42, Sparrowbush, N.Y.  
It is in the RR Zone.  
Section - Block -Lot = 12 - 1 - 3 & 4.3  
Application submitted on June 24, 2014

Mr. Winglovitz had submitted more detailed plans and said that the existing residence will be renovated directly into a bread and breakfast

Al Fusco reviewed his technical memo, dated October 20, 2014:

1. The site has numerous driveway entrances onto State Highway 42. We would suggest That the plans are reviewed by the NYSDOT prior to approval.

Mr. Winglovitz indicated on the map, the circular driveway, where the proposed entrance is at the south end, and the exit will be on the north end. He said that there will be angled parking off of that driveway.

2. The driveway that exists from Route 42 to the proposed four bedroom bed and breakfast located on tax lot #3, appears to be only 10 foot wide, this driveway should be enlarged to 18 feet, to allow for 2 way traffic.

Al Fusco suggested widening that driveway for 2 way traffic, and also for emergency and fire apparatus.

3. Provide a NYSDOT sight distance chart on the site plan.

4. Our office will want to witness percolation and deep soil testing for the proposed Sub-surface sewage disposal systems. The percolation testing shall be pre-soaked 24 hours prior to witnessing.

Al Fusco said that the applicant will be submitting to the New York State Health Department, and his department does not have to witness the deep perc tests.

Mr. Winglovitz said that if the septic system will end up being over 1,000 gallons a day, then the Health Department will be monitoring.

5. The applicant should supply to the Board, an engineers' report on the structural integrity of the concrete bridge. It would appear that this is more than just a bridge, and may be a dam.

Mr. Winglovitz said that there is no decking on the bridge, it is all gone. He said that if and when the applicant decides to use that, then she will apply for a building permit, and can provide the structural design at that point.

Al Fusco asked if the applicant wishes to include hiking trails over top of that bridge?

Mr. Winglovitz said that yes, to provide access on the other side of the stream.

Mr. Plotsky said concerning decking, and asked what is the structure?

Mr. Winglovitz answered the existing stone dam, that at one time had decking, so that people could access one side of the stream from the other. He said that that decking is completely gone.

Mr. Plotsky said that a note should be added to the plan "no access to trails, without further Planning Board review." He said that some sort of blockage should be shown on the map, so that no attractive nuisance will be set up to entice the guests.

6. Provide information to the Board, as to why the existing dam does not need to be regulated by the NYSDEC.

7. Provide a lighting plan. Sidewalks, parking areas and entrances to buildings should all be illuminated.

8. Provide limits of disturbance.

Mr. Winglovitz said that he will put a note on the map to that effect.

9. Provide an erosion and sediment control plan.

11. Provide a flood zone elevation.

12. Provide inverts on all septic tanks and the pump chamber.

13. Provide inverts on the distribution box and also provide inverts on the first and last lateral.

14. Provide a 200 foot radius from the proposed wells.

Al Fusco said that a 200 foot radius of the proposed wells, should be shown on the map, and show location of the pump control units, etc.

Mr. Winglovitz said that there is no wells drilled yet, and there's only two cisterns.

15. The location of the pump control unit with high level sensor, audible and visible alarm; this alarm system should be shown on the pump chamber detail.

16. Provide the lowest sewerable elevation and the first floor elevation of the buildings, that will be connected to the sanitary disposal system.

17. The septic design should also include the number of employees.

18. The applicant should discuss with the Board, proposed activities at the day spa. It would appear that the discharge of only 200 gallons a day of effluent may be under-designed.

19. Will the gift shop have a bathroom or water service?

Mr. Winglovitz answered that the gift shop will be an old barn, and will not have a bathroom, as people can go into the main house for those facilities.

20. The applicant should provide the Board with water tests. The septic system design does not yet account for water treatment..

Al Fusco said that there is a 200 gallon a day effluent, and Mr. Winglovitz should give the Board an idea of what will be going on, i.e., day spa, haircuts, showers, etc.

21. It would appear that the proposed wells may require review from the Orange County Department of Health. The proposed wells appear to be a Transient Non-Community Water Supply.

22. Will the conference center serve food?

Mr. Winglovitz asked the owner if the conference center will have a kitchen and serve food?  
Ms. Feasley answered yes.

Al Fusco said that things like grease traps and such need to be addressed.

23. Provide a landscaping plan.

Mr. Winglovitz said that the large pine trees already there, will stay,

Al Fusco said that the zoning calls for buffer plantings, but there seems to already be lots of trees on the property.

24. Preliminary architectural plans for the proposed renovations, indicating typical floor plans,

elevations, height, and general design or architectural styling.

Al Fusco said that elevations and floor plans need to be addressed.

Ms. Feasley said that she has already applied for building permits.

25. The hours of operation should be shown on the plan.

26. The applicant should provide an area for delivery trucks.

Al Fusco asked about delivery trucks, and will there be a loading area?

Mr. Winglovitz answered that he has provided that on the map, and for the conference center, the service area will be around back, out of sight.

27. The site plan should also contain a boundary survey.

Mr. Winglovitz answered that a boundary survey was performed when the property was purchased by Ms. Feasley.

Al Fusco said that an enclosure around the dumpster should also be created and maintained.

28. All adjoining should be shown on the site plan.

Bob Vicaretti asked for more dimensions on the drawings, concerning the widths of the driveways at certain areas.

Al Fusco replied that the drawings are to scale.

Mr. Winglovitz agreed, and said that he can put more dimensions on the drawings. He said that he will make updated site plans, and re-submit them, and then come back before the board.

Mr. Plotsky said that a 239 GML review will also be required for this application, and therefore, 30 days will have to pass, in order to give the agencies time to submit their input, before a public hearing.

Bob Vicaretti asked if curbing is required?

Al Fusco answered no, and said that NYSDOT will be looking at these drawings as well.

Ms. Feasley said that she has applied to the National Registry for Historical Buildings, and is confident that it will be approved.

Mr. Winglovitz and Ms. Feasley thanked the board for their time.

JOHN DONNELLY - LOT LINE CHANGE

Represented by himself 735-3526

Owner/ Applicant John Donnelly wishes a lot line change on property located on Guymard Turnpike, Cuddebackville, N.Y.

It is in the Rural Residential (RR) Zone.

Section - Block - Lot = 28 - 1 - 52

Application submitted September 5, 2014.

Mr. Donnelly referred to his maps that he had submitted with his application.

Mr. Plotsky said that there is no need for a public hearing for a lot line change. He said that all that is needed is for the Town Engineer to review the maps, and for himself to review the deeds.

MOTION

Hunter made a motion for the Board to waive a public hearing for the Donnelly lot line change and for conditional approval for the John Donnelly lot line change, subject to the submission of a new deed, and payment of all fees. Santiago second. Roll call vote: Santiago, aye; Vicaretti aye; Wagner, aye; Weiner, aye; Hunter, aye; Schock, aye. Motion carried.

Mr. Donnelly thanked the Board.

APPROVAL OF MINUTES - OCTOBER 8, 2014

Santiago made a motion to approve the minutes from the October 8, 2014 meeting. Wagner second. Roll call vote: Santiago, aye; Vicaretti aye; Wagner, aye; Weiner, aye; Hunter, aye; Schock, aye. Motion carried.

COMMUNICATION FROM THE TOWN BOARD LIAISON

BLUE RILL LLC

David Dean encouraged the board for moving the Blue Rill application along, as it will be a good business for the town. He said that it is a historic place and has a lot of character. He said that the applicant has to do a lot of work to put the business back together, but it is a treasure, and he said that he hopes that Ms. Feasley does well with this business.

ALEXANDER HOTEL

David Dean told the Board that the Alexander Hotel has been condemned and cannot be used.

THE HUB AMENDED SITE PLAN 1

Steve Weiner asked about this site plan?

Mr. Plotsky answered that it is the function of this Board to determine what type of parking lot, if any, is required. He said that the argument is being made by the applicant, if any additional parking is even required. He said that it will be up to the engineers to figure out whether or not additional parking is even necessary. He said that since the time of this applicants' last approval, the Zoning Law and the Bulk Regulations, with regard to how many parking spaces is needed per square foot, have changed. He said that the applicant may not even need anything. He said that the issue basically was whether or not they were required to have this private extra parking

lot, or if he can do it with the State. He said that that was all of the guidance that the bankruptcy court needed, so that they can figure out what they need to do. He said that any determination was fine, as long as the Planning Board made one, which they did.

Al Schock asked about the status of New Hope Farms?

David Dean answered that the Town Board only knows that ownership has changed, but cannot verify that ownership. Mr. Plotsky concurred with Mr. Dean.

ADJOURNMENT

Santiago made a motion to adjourn. Hunter second. Roll call vote: Santiago, aye; Vicaretti aye; Wagner, aye; Weiner, aye; Hunter, aye; Schock, aye. . Motion carried.

Meeting adjourned at 8:38 p.m.

Respectfully submitted,

Barbara Brollier, secretary