

The Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MARCH 8, 2017 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Theresa Santiago
Willard Schadt

Craig Wagner-Vice Chairman
Rob Whitney

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

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

Meeting brought to order at 7:00 pm.

Pledge of Allegiance

CUDDEBACKVILLE SERVICE CENTER – JOHN THIBODEAU – 989 ROUTE 209 – SITE PLAN REVIEW –

John Thibodeau-Applicant

Mr. Thibodeau explained that the lot line change has been done. Town Attorney stated that the previously approved Lot Line Change and consolidation went through and now Mr. Thibodeau is here for a Site Plan Review. Town Attorney acknowledged that he does also represent Mr. Thibodeau but as he has said before his loyalty is to the Town but if the Board feels there is a conflict other counsel can be used. Mr. Thibodeau stated that he is proposing to add used car sales to the Service Center, which includes a 50x80 addition to the back of the existing building and he will pave from the back of the building and where the spaces for car sales will be. Chairman Vicaretti asked if there are two entrances already present, Mr. Thibodeau answered yes.

Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$500 and Alfred Fusco III, stated that **Engineering Escrow** will be \$1000 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.

Motion to authorize GML-239 Review.

Motion made by Theresa Santiago, 2ND by Craig Wagner to begin the 239-GML review, contingent on formal application, updated maps, application fee and escrows paid.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

THE SENTINEL AT PORT JERVIS – 2247 GREENVILLE TURNPIKE – SITE PLAN –

Eric Newhouse-Representative for Applicant

Alfred Fusco III explained that the 239 was sent out on February 7 and because there is only 28 days in the month so the 30 days expires on March 9. Town Attorney suggested the Planning Board declare Lead Agency subject to no objection from outside agencies and to schedule a Public Hearing.

Mr. Plotsky stated that April 12 is the second night of Passover so it could be a conflict; Mr. Newhouse also stated that he would be out of the country that day, but would like to have this on the agenda as soon as possible. Town Attorney stated that the SEQRA and possibly an approval could be done same night as public hearing. Alfred Fusco III acknowledged that all comments needed to be addressed before public hearing.

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THE SENTINEL AT PORT JERVIS – 2247 GREENVILLE TURNPIKE – SITE PLAN – continued –

Town Attorney added that a conditional approval could be given contingent on outside agencies approvals, but public comment could slow the approval. Mr. Newhouse stated that without Planning Board approval the IDA cannot act.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Theresa Santiago, 2ND by Craig Wagner to declare Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes subject to any objections from outside agencies because of the 239-review.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to Schedule a Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to schedule a Public Hearing for Wednesday, April 12, 2017 at 7:00 PM for The Sentinel at Port Jervis.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

EDWARD WARD – 120 BRANDT ROAD –

Edward Ward-Applciant

Chairman Vicaretti questioned if the Town got the certification about the septic, Alfred Fusco III stated that he received two, one saying it was setup for three family, and a second that said it is functioning properly. Mr. Ward asked Mr. Fusco how long he had till the permit expired, Mr. Fusco answered 1 year from date of permit and also 2 extensions with fees paid.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Theresa Santiago, 2ND by Craig Wagner to declare Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to declare a Negative Declaration for SEQRA Purposes.

Motion made by Craig Wagner, 2ND by Rob Whitney to declare a negative declaration for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to approve application for Edward Ward.

Motion made by Theresa Santiago, 2ND by Craig Wagner to approve application for Edward Ward for a 3 Family Dwelling conditional to all payment of fees.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

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SAUSCHUCK MAINTENANCE & BACKHOE – HOOK ROAD – RANDY & BARBARA SAUSCHUCK –

Randy Sauschuck-Applicant

John Fuller- Engineer for Applicant

William Onofry-Attorney for Applicant

Mr. Fuller explained that there are 7 properties involved in this Amended Site Plan Review and these properties are located on Route 97 and Hook Rd. He continued by saying that over a decade ago there was an approval for the current business but there are new uses for a few lots and a need for an amended site plan, he further explained with an approved amended site plan that Mr. Sauschuck wishes to consolidate all the parcels to one large parcel. Chairman Vicaretti asked if the consolidation can be done before the site plan approval. Town Attorney stated that there are 4 parcels without violations that are being consolidated, but the other lots have violations so if the modified site plan is approved then he can consolidate all parcels. Chairman Vicaretti questioned if any of the parcels meet Route 97, Alfred Fusco III answered yes. Town Attorney added that a GML-239 would need to be done. Mr. Fuller then went through the comments from Fusco Engineering and stated that the new map will show the septic, also the hours of operation are on the current map, and he further said that there will be no issue with getting a survey map. Mr. Fuller asked being it is an amended site plan if a public hearing is required. Town Attorney replied that yes it will require a public hearing because the site plan is 11 years old and there is new use of the lots. Mr. Fuller added that the nature of the business has not changed, there is now Mulch and Rocks that were not on the original site plan but neither were the lots. Town Attorney stated that a public hearing is required and will be 30 days out because of the 239 Review and it will be third on the schedule due to the two other before this application.

OTHER BUSINESS –

Chairman Vicaretti thanked Fusco Engineering for the comments to help sum up the report received from the DEC regarding Big Pond Mine. Town Attorney acknowledged that Fusco Engineering drafted a 3 page letter on behalf of the Town to the DEC and they threw them down. Alfred Fusco III stated that the DEC took exception to the pig farm idea and went through the DEIS (Draft Environmental Impact Statement) with a fine tooth comb, he also stated that the report addressed a lot of the things the Town had questions about.

Dave Dean acknowledged that John Fuller is the Engineer for New Hope Farms and the next visit will be better.

Chairman Vicaretti stated that he received a certified letter from M & M Blasting on behalf of Lock & Roll; the storage place on Route 209 which said that if Orange and Rockland Utilities do blasting it will ruin the buildings. Alfred Fusco III stated that Orange and Rockland approached him about 2 weeks ago on the Town's Blasting Policy, but there is nothing in the Zoning. They would have to get a licensed New York State Engineer to get a pre-blast and a post blast survey and before blasting they would need to notify Town Clerk, Police Department, Fire Department and Building Department. Chairman asked what the difference between fracturing and blasting, Mr. Fusco explained that fracturing is a low impact, there is no financial benefits for either one and there is pros and cons to both, but the adjoining parcels do have a right to be concerned but the Town will make sure everyone is protected.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner, to Adjourn Meeting at 7:57 p.m.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary