

TOWN OF DEERPARK PLANNING BOARD – JUNE 22, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, June 22, 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

Mike Hunter  
Willard Schadt



**APPROVED**

ABSENT BOARD MEMBERS: Tom Faggione, Rob Whitney, Craig Wagner

OTHERS PRESENT:

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

Meeting brought to order at 7:07 pm.

Pledge of Allegiance

JOHN THIBODEAU – WESTBROOKVILLE AUTO BODY – CUDDEBACKVILLE SERVICE STATION –

John Thibodeau - Applicant

Glen Plotsky stated for the record that his office represents Mr. Thibodeau and if the Board feels it is a conflict he will find other counsel. The Board agreed they could see no issue. Town Attorney continued that a couple of years ago Mr. Thibodeau had asked to get a part of a parcel from the Neversink Valley Historical Society, but it had to go to the Attorney General for review and he was ready to approve but then retired. The new Attorney General has approved it and the closing is in the next 2 weeks. Town Attorney further stated that this is a lot line change and it will just be moving 3-lots to become one big lot, so the Board could waive a public hearing and motion for a conditional approval subject to the review of maps by Town Engineer, review of deeds by Town Attorney and all fees paid. Glen Plotsky also stated that Mr. Thibodeau will be coming back for a site plan approval later on down the road that will need a public hearing.

**Motion to Waive a Public Hearing.**

Motion made by Mike Hunter, 2<sup>ND</sup> by Willard Schadt to waive a public hearing for John Thibodeau, Cuddebackville Service Station.

**Vote 4 Ayes:** Theresa Santiago, Mike Hunter, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Motion to Approve Lot Line Change.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Mike Hunter for a conditional approval for lot line change for John Thibodeau, Cuddebackville Service Station, contingent on review of maps by Town Engineer, review of deeds by Town Attorney and all fees paid.

**Vote 4 Ayes:** Theresa Santiago, Mike Hunter, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes June 22, 2016**

**DICK'S CONCRETE (PJ QUARRY) – DEERPARK WEST INDUSTRIAL PARK –**

Jim Ullrich- Representative for Dick's Concrete (PJ Quarry) from Alpine Environmental Consultants  
Dick Penaluna Jr. - Applicant

Mr. Ullrich stated he received the comments from Fusco Engineering, he continued by saying that he sees no issue with the revisions to the EAF, and redoing the 239-GML distribution. He further stated that intent for lead agency has been done and they were asking that Lead Agency be established, a positive declaration be voted on and a public hearing be scheduled. Town Attorney suggested Lead Agency could be established contingent on receiving the revised EAF form.

**Motion to Declare Town of Deerpark Planning Board Lead Agency.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Mike Hunter to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes subject to the receipt of a revised EAF Form.

**Vote 4 Ayes:** Theresa Santiago, Mike Hunter, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Motion to Declare Positive Declaration for SEQRA purposes.**

Motion made by Mike Hunter, 2<sup>ND</sup> by Theresa Santiago to declare a positive declaration for SEQRA purposes contingent to the receipt of a revised EAF Form.

**Vote 4 Ayes:** Theresa Santiago, Mike Hunter, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Motion to Schedule a Public Hearing.**

Motion made by Mike Hunter, 2<sup>ND</sup> by Theresa Santiago to schedule a Public Hearing for Wednesday, August 10, 2016 at 7:00 PM for Dick's Concrete (PJ Quarry) Deerpark West Industrial Park subject to the receipt of a revised EAF Form.

**Vote 4 Ayes:** Theresa Santiago, Mike Hunter, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Mr. Ullrich also stated that a traffic study has been done, a wildlife study is underway and the wetlands have been marked.

**APPROVAL OF JUNE 22, 2016 MINUTES –**

**Tabled until next week.**

**OTHER BUSINESS –**

Chairman Vicaretti questioned the new regulations for solar in the Town. Town Attorney stated the Board is currently working on drafting the Ordinance, he continued that there are three parts to the Proposed Solar Ordinance two for residential; one is for roof mount, the other is for ground mount and then one for commercial or Solar Farms. Dave Dean stated that he is cautious of commercial solar because they are trying to figure a user fee or tax levy to be paid to the town. Town Attorney stated that the determination of commercial is going to determine the kilowatt (KW) hours and also the KW hours will determine which projects will go to Planning Board for approval and which projects will just go to the Building Department for a Permit.

Dave Dean asked about Workshops and stated the Board needs to figure out what meeting they want to use for them.

**Planning Board Minutes June 22, 2016**

**Motion to Adjourn Meeting.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Mike Hunter to Adjourn June 22, 2016 Planning Board Meeting at 7:53p.m.

**Vote 4 Ayes:** Theresa Santiago, Mike Hunter, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Respectfully Submitted By,

A handwritten signature in blue ink that reads "Amanda Gorr". The signature is written in a cursive, flowing style.

Amanda Gorr, Planning Board Secretary