



**TOWN OF DEERPARK PLANNING BOARD – SEPTEMBER 28, 2016**

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, September 28, 2016 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  
Willard Schadt

Theresa Santiago  
Rob Whitney

**BOARD MEMBERS ABSENT:** Craig Wagner-Vice Chairman, Mike Hunter

**OTHERS PRESENT:**

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

Meeting brought to order at 7:03 pm.

Pledge of Allegiance

**PEENPACK MEADOWS EXTENSION –**  
Alan Lipmann – Attorney for Applicant

Mr. Lipmann stated that the current problem is the same that has existed for the last several years and is the reason for the newest extension request. He continued by saying that they have tried to get a real estate broker to post the listing but there is no market right now. Chairman Vicaretti questioned how long this has been going on for, Mr. Lipmann answered since October 2013.

**Motion to adopt a 6 month extension for Peenpack Meadows until March 22, 2017.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to adopt a 6 month extension for Peenpack Meadows.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**ORANGE & ROCKLAND UTILITIES – SEQRA REVIEW –**  
Representatives for Orange and Rockland –  
Diego Morales-Principal Engineer  
Mark Licari-Senior Electrical Engineer  
Mike Homenick-Senior Civil Engineer  
Alan Lipmann-Attorney for Applicant

Town Attorney explained that the conditional approval was subject to the DEC Review and Approval; DEC stated that they will take no further action without a negative declaration from the Planning Board. Willard Schadt stated he sees no problem, it seems like they are stuck until a decision is made. Chairman Vicaretti questioned if there was still an issue with the Army Corp of Engineers, Mr. Lipmann stated there are quite a few outstanding approvals that are needed but without the SEQRA review cannot move forward. Mr. Lipmann also stated that they are on the edge of their 6 months since the approval. Chairman Vicaretti stated that Planning Board would have to extend.

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ORANGE & ROCKLAND UTILITIES – SEQRA REVIEW – continued –

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

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to declare a negative declaration for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Motion to adopt a 6 month extension for Orange and Rockland Utilities until March 22, 2017.**

Motion made by Willard Schadt, 2<sup>nd</sup> by Theresa Santiago to adopt a 6 month extension for Orange and Rockland Utilities 69K Substation.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

YORK DONG – TIAN YIN MUSIC STORE –

York Dong – Applicant

Chairman Vicaretti stated that a larger site plan was needed; Town Engineer continued that more information was needed to continue this application. Mr. Dong stated he could ask the surveyor for a larger map. Town Attorney added that a 24x36 Site Plan was needed along with a formal application and that the next submission needs to have everything/anything he proposes to do with the property because if this is approved a note will be put on the approved plans that states no further development is allowed.

APPROVAL OF SEPTEMBER 14, 2016 MINUTES –

Chairman Vicaretti stated he would abstain from voting because he was absent from the meeting, Town Attorney acknowledged that they would have to push the approval of minutes over to the October Meeting because with the Chairman's abstaining there was not a quorum to vote.

OTHER BUSINESS –

Dave Dean stated the only business was to keep Mike Hunter in their thoughts.

**Motion to Adjourn Meeting.**

Motion made by Theresa Santiago, 2<sup>ND</sup> by Rob Whitney to Adjourn Wednesday, September 28, 2016 Planning Board Meeting at 7:36 p.m.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary