

DEERPARK PLANNING BOARD - APRIL 23, 2014 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, April 23, 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	Bob Vicaretti	
Theresa Santiago	Mike Hunter	Steve Weiner

OTHERS

Mr. Glen A. Plotsky, Town Attorney	Mr. Al Fusco, Jr., Town Engineer
Mr. David Dean, Town Board Liason	Mr. Gary Flieger, Applicant
Ms. Minzy Pan, Applicant	

THE PLEDGE OF ALLEGIANCEGARY FLIEGER - PUBLIC HEARING - # 14-0102

Represented by himself 672-3533

Owners/ Applicants Gary & Judy Flieger wish to turn 73 acres over to the State of New York, located at 180 ShinHollow Rd., Town of Deerpark, Orange County, New York.

Half of the property is located in the Town of Greenville, and Huckleberry Ridge State Park is the adjoining property.

It is in the HMU Zone.

Section - Block - Lot + 50 - 1 - 50

Application submitted March 3, 2014

SEE ATTACHED PUBLIC HEARING RECORD

Al Schock asked, why is this a lot line change and not a subdivision?

Mr. Plotsky answered that it should be a subdivision, because it's not being annexed into another municipality. He said that he doesn't know what lot line is being moved, and he said that he thinks that it is adding a lot line to separate the two lots. He said at this time, the board either consider conditional approval, or the board could request an inspection from the Building Department to address that second issue raised by Mr. Terpening, or the board could just adjourn the matter for further consideration and think about it.

Theresa Santiago asked about the dumping, is it a dump site?

Gary Flieger answered that there are a couple of cement forms there, but not even near a dump site.

Al Schock asked if the subdivision should be granted conditionally based upon the purchase by the Land Trust and ultimately being transferred to the State, so that the board is not agreeing to create a landlocked parcel.

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Gary Flieger said that he would consent to the above suggestion by Al Schock being added to the motion.

MOTION

Hunter made a motion to grant conditional approval based upon submission of a licensed survey, for approval by the Town Engineer, and the filing of a metes and bounds description with drafted deeds for the Town Attorney's approval, and subject to an inspection to be conducted on the lot line by the Building Inspector to determine whether or not there has been any dumping, and if there are any violations on the property, the approval would be subject to those violations being corrected and that the purchase by the Orange County Land Trust be ultimately transferred to the State, and payment of all fees. Santiago second.

Roll call vote: Santiago, aye; Hunter, aye; Weiner, aye; Vicaretti aye; Schock, aye.
Motion carried.

Mr. Flieger was told to get the survey to the Town Engineer as soon as possible, so that he can review it, and then the applicant can be added to the next available agenda.

Mr. Flieger thanked the board.

TIAN YIN MUSIC SHOP - # 11-0202

Represented by Ms. Minsy Pan

Owner/ Da Tang Development, LLC; Applicant/ Mr. Yuexing Dong is seeking a 2 lot subdivision and a site plan to create a music shop in a house on property located at 400 Galley Hill Road, Cuddebackville, N.Y.

It is in the HMU Zone.

Section - Block - Lot = 22 – 1 – 5.222

Application received December 23, 2013.

Ms. Pan indicated on the map where the driveway was re-located to the loading area. She said that landscaping will be provided as a buffer, which was a concern of the board at the last meeting.

MOTION

Hunter made a motion for lead agency. Weiner second. Roll call vote: Santiago, aye; Hunter, aye; Weiner, aye; Vicaretti aye; Schock, aye. Motion carried

After a brief discussion, the board determined that no public hearing or a SEQRA review had been held on this application yet.

MOTION

Hunter made a motion to schedule a public hearing for May 28, 2014. Weiner second. Roll call vote: Santiago, aye; Hunter, aye; Weiner, aye; Vicaretti aye; Schock, aye. Motion carried

APPROVAL OF MINUTES - APRIL 9, 2014

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Santiago made a motion to approve the minutes from the April 9, 2014 meeting. Vicaretti second. Roll call vote: Santiago, aye; Hunter, aye; Weiner, aye; Vicaretti, aye; Schock, aye. Motion carried.

COMMUNICATION FROM THE TOWN BOARD LIAISON

David Dean told the board that Steve Weiner has officially been appointed as a full term Planning Board member.

EXECUTIVE SESSION

Hunter made a motion for the board to go into executive session, for the purpose of discussion of litigation by Dragon Springs Buddhist Inc., and invite the Town Attorney, Town Board Liaison, and Town Building Inspector.. Santiago second. Roll call vote: Santiago, aye; Hunter, aye; Weiner, aye; Vicaretti, aye; Schock, aye. Motion carried.

The board went into executive session at 8:55 p.m.

Santiago made a motion for the board to come out of executive session. Vicaretti second. Roll call vote: Santiago, aye; Hunter, aye; Weiner, aye; Vicaretti, aye; Schock, aye. Motion carried.

The board came out of executive session at 9:12 p.m.

ADJOURNMENT

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

Meeting adjourned at 9:13 p.m.

Respectfully submitted,

Barbara Brollier, secretary