

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, June 11, 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 Craig Wagner Steve Weiner
Theresa Santiago Mike Hunter

OTHERS

Mr. Glen A. Plotsky, Town Attorney Mr. Al Fusco III, Town Engineer
Mr. David Dean, Town Board Liason Mr. Timothy Gottlieb, P.E.

THE PLEDGE OF ALLEGIANCE

HUGUENOT ESTATES MHC – PRE-APPLICATION CONFERENCE

Represented by Mr. Doug Cronk 845-4545

Owner/ Applicant Huguenot Estates East Mobile Home Community wishes to place approximately 4 “home sales and rental” signs at the entrance, located on Cherry St., Huguenot, NY

It is in the HMU zone. Section-Block-Lot = 50 – 1 – 40.11

Applicant has spoken with the Building Department.

Applicant had contacted the secretary before the meeting, and asked to be re-scheduled for June 25, 2014.

GARY BUTLER SUBDIVISION – UPDATE - # 07-0501

Represented by Mr. Timothy Gottlieb, Gottlieb Engineering 794-5506

Owner/ Applicant Gary Butler wishes a 2 lot subdivision on property located on Franke Rd., Huguenot, N.Y.

It is in the RS zone. Section – Block – Lot = 27 – 1 – 16.22

Application received April 30, 2007

Mr. Gottlieb told the board that his client had gotten conditional final approval from this board approximately one year ago, conditioned up the nearby property, the YMCA, allowing drainage for the property. He said that he has not been able to work out an amicable agreement with the YMCA.

Mr. Gottlieb said that he had received a copy of the Town Engineers' letter, that was sent to the Planning Board, dated June 11, 2014. It reads:

“Dear Chairman Schock,

We have reviewed the file and the recent attempts by the owners' engineer to assist in the mitigation of the storm drainage, through the lands of the YMCA, across from the subject property.

Mr. Gottlieb has demonstrated adequate effort to comply, but has been unsuccessful. We, therefore, recommend some on-site mitigation for the stormwater.

I am suggesting the stone-lined ditches over the individual driveways, and the common driveway, be converted to bio-retention swales with check dams to dissipate the water before it reaches Franke Road. Mr. Gottlieb also investigated other techniques to dissipate the flow and we will consider those.

If the board wishes, they may issue an approval subject to compliance with the Town Engineer, or he can come back to the board at a subsequent meeting.

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.”

MOTION

Santiago made a motion for the board to extend the conditional final approval for 60 days, with the understanding that Mr. Gottlieb will submit new plans for the Town Engineer to review, and then come back before this board for final approval. Hunter second. Roll call vote: Santiago, aye; Weiner, aye; Hunter, aye; Wagner, abstain; Schock, aye. Motion carried.

Mr. Gottlieb thanked the board.

GARY FLIEGER - UPDATE - # 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

Public hearing was held on April 23, 2014

Application submitted March 3, 2014

Applicant had asked to be re-scheduled for July 9, 2014.

APPROVAL OF MINUTES - MAY 28, 2014.

Santiago made a motion to approve the minutes from the May 28, 2014 meeting. Wagner second. Roll call vote: Santiago, aye; Weiner, aye; Hunter, aye; Wagner, abstain; Schock, aye. Motion carried.

COMMUNICATION FROM BOARD MEMBERS

Theresa Santiago asked the Town Building Inspector about the status of John's Mower Shop on Route 42/97, as they had constructed a 2 bay garage, without Planning Board approval.

Al Fusco answered that his department contacted that business, and will be meeting to discuss what can be done and what cannot be done on that property.

Mr. Plotsky said that he also will meet with Al Fusco III before the next board meeting on June 25, 2014, and report back to the board, as to the status of John's Mower Shop

ADJOURNMENT

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

Meeting adjourned at 7:09 p.m.

Respectfully submitted,

Barbara Brollier, secretary