

DEERPARK PLANNING BOARD - AUGUST 10, 2011 - PAGE

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 10, 2011 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Vice-Chairman Bob Vicaretti Mike Breitenfeld Craig Wagner

OTHERS

Mr. David Bavoso, Town Attorney Mr. Alfred A. Fusco, Jr., Town Engineer Mr. David Dean, Town Board Liaison
Mr. Karl Brabenc, Town Supervisor Mr. John Fuller, Civil Engineer Mr. Timothy Gottlieb, Gottlieb Engineering

THE PLEDGE OF ALLEGIANCE

THE HUB - PUBLIC HEARING - # 08-0602

Represented by Mr. John Fuller, Civil Engineer 856-1536
Owner/Applicant Dominick Alfieri wishes to modify the site plan for property on Route 6,
Town of Deerpark, Orange County, New York.
It is in the IB Zone. Section – Block – Lot = 57 – 2 - 14
New application submitted May 25, 2011.

SEE ATTACHED PUBLIC HEARING RECORD

The Board reviewed the SEQRA form, Part I, and answered “no” to all questions.

MOTION

Vicaretti made a motion for a negative declaration. Schock second. Roll call vote: Wagner, aye; Breitenfeld, aye;; Vicaretti, aye;
Schock, aye. Motion carried.

MOTION

Breitenfeld made a motion for final conditional approval, based on all the previous and current town engineers’ comments being satisfied,
and subject to the Town Building Departments’ enforcement of the certificate of occupancy submittal and payment of all fees. Wagner
second. Roll call vote: Wagner, aye; Breitenfeld, aye;; Vicaretti, aye; Schock, aye. Motion carried.

DA TANG DEVELOPMENT, LLC - PUBLIC HEARING - CONTINUED - #11-0202

Represented by Timothy Gottlieb, Gottlieb Engineering 794-5506
Owner/ Applicant Da Tang Development wishes a lot line change and a site plan for
a proposed Bed & Breakfast located on Galley Hill Rd., Cuddebackville, NY
It is in the Residential Settlement Section –Block –Lots = 22-1-5.21, 5.221 & 5.222
Application received February 8, 2011
ZBA granted use variance on May 19, 2011

SEE ATTACHED PUBLIC HEARING RECORD

The Board decided to place the continuation of this public hearing on the September 14, 2011 agenda.

DRAGON SPRINGS BUDDHIST, INC. - PUBLIC HEARING - CONTINUED - #10-0401

Represented by Ms. Lana Han, Esq. & Mr. Chun Feng, Architect 845-754-7400
Owner/ Applicant Dragon Springs Buddhist, Inc. wishes to enlarge the lake and build a new dam on
property located at 140 Galley Hill Rd., Cuddebackville, N.Y.
It is an RR zone Section –Block –Lot = 31 —.22
Application received April 28, 2011

The applicants had requested that they be on the next agenda.

The Board decided to place the continuation of this public hearing on the September 14, 2011 agenda, so that they will have time to
complete the traffic study.

SHELLEY LAMBROU – PRE-APPLICATION CONFERENCE EXTENDED

Represented by herself 201-956-4371
Owner/ Robert Farnel
Applicant/ Shelly Lambrou wishes to create a day care center in the building
located at 287 Route 209, Town of Deerpark, Orange County, New York.
It is an HMU zone. Section – Block – Lot = 51 – 3 – 36
Applicant has spoken with the Building Inspectors’ Office.

The applicant did not appear.

MARTEL SUBDIVISION

Represented by Mr. Timothy Gottlieb, Gottlieb Engineering 794-5506
 Owner/ Applicant Martel Holdings LLC wishes a 16 lot subdivision on
 property located off of Wilson Rd., and Hawk Mountain Dr., Sparrowbush, N.Y.
 It is in the RRC Zone. Section – Block – Lot = 21 – 1 – 62.32
 Application submitted October 11, 2007
 This Board granted a 6 month extension on June 8, 2011.
 Applicant is seeking an amended site plan.

Tim Gottlieb said that this was a last minute discussion with his client. He said that Mr. Martel wishes to remove lots 21 through 28, from the subdivision, which he then indicated on the amended maps. He said that construction of that 1,600 foot road, in these market conditions, does not warrant that construction. He said that Mr. Martel would like to amend his site plan, so that lots 211 through 216, and the balance, which would be approximately 39 acres, which would be the last lots, so it would become a 9 lot subdivision. He indicated all of this, on the site plan. He said that he had spoken with the Orange County Health Department, saying that they do not have a problem with this change. He said that he is in the process of testing right now, and make this test an addition lot down on the lower portion, so he would be testing 3 lots. He said that as soon as the test is done, he would like to come back before this Board with an amended site plan.

Al Fusco recommended that Mr. Gottlieb amend the plans, and submit them, along with some Health Department information.

Mr. Gottlieb answered that what he would like to do is finish the testing with the Health Department, and then once he got that, he would revise the plans and get them back to the Board, before he went to the Health Department.

Al Fusco concurred with Mr. Gottlieb. He asked if Mr. Martel was going to keep that one lot, as one single lot?

Mr. Gottlieb answered yes.

Al Fusco asked if Mr. Martel was going to alter his conservation area?

Mr. Gottlieb answered no, the conservation area, as is, will be kept the same.

Mike Breitenfeld asked about the two blanks lots on the map, there are no numbers for them?

Al Fusco clarified by saying that they are lots 209 and 210, and are not marked well, and he asked Mr. Gottlieb to move the numbers down on the map, so they would be easier identified.

Bob Vicaretti asked about lot #214, located on the cul-de-sac, and said that it says C-23, and asked if there's a road frontage requirement?

Mr. Gottlieb answered that it does meet the road frontage, and explained how it was changed on the map.

COMMUNICATION FROM THE TOWN ENGINEER

Al Fusco said that he had written a comment sheet on the Orange County Terminals application, who were asking for another extension, and asked the Board members to keep it for the next meeting. He explained that this application is on Sleepy Hollow Road, and is a fuel company that has fuel tanks and a containment around it, and they have a NYSDEC application in, to put in a storm drain. He said that they are asking for an extension because the NYSDEC is taking a considerable time to review it. He said that he sees no problem with giving another 6 month extension, and that this should be on the next agenda.

The Board decided that a representative from Orange County Terminals will not have to appear at the next meeting.

COMMUNICATION FROM THE TOWN BOARD LIAISON

David Dean welcomed Mike Breitenfeld back to the Board this evening, and also welcomed Craig Wagner, who was attending his first meeting tonight.

ADJOURNMENT

Vicaretti made a motion to adjourn. Breitenfeld second. Roll call vote: Wagner, aye; Breitenfeld, aye; Vicaretti, aye; Schock, aye.

Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Barbara Brollier, secretary