

Town of Deerpark Planning Board – February 11, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, February 11, 2015 at 7:00 at the Town of Deerpark Town Hall, 420 Route 209, Huguenot, NY 12746.

The following were present:

BOARD MEMBERS

Bob Vicaretti, Sr.-Vice Chairman

Craig Wagner

Mike Hunter

Willard Schadt

Theresa Santiago

Tom Faggione

Absent: Steven Weiner

OTHERS

Al Fusco, III - Town Engineer

Glen Plotsky-Town Attorney

Johnny Zhou, Applicant

Pledge of Allegiance – Bob Vicaretti, Sr.

Bob Vicaretti introduced Tom Faggione to the board as the new member.

MARTEL SUBDIVISION - #03-0501

Represented by Timothy Gottlieb, Gottlieb Engineering 794-5506

Owner/Applicant Chad Martel is seeking an extension for the conditional final approval for an 8 lot subdivision on property located off of Wilson Road, Sparrowbush, NY. It is in the RRC zone.

Section – Block – Lot = 23-1-62.32

Application received October 11, 2007

Six month extension granted on August 13, 2014

Board's last approval extends to February 13, 2015

Willard Schadt thought they discussed this once where they don't have to keep coming back every six months. Mr. Gottlieb said they were there in August and their six months is up. Mr. Viacaretti asked if anything changed with the project and Mr. Gottlieb answered that nothing had changed, they weren't ready to put it on the market yet.

Motion to Approve the Six-Month Extension to Martel Subdivision

Motion by Theresa Santiago, 2nd by Michael Hunter to approve the six-month extension to Martel Subdivision (23-1-62.32).

Vote: 6 Ayes: Bob Vicaretti, Sr., Tom Faggione, Willard Schadt, Mike Hunter, Craig Wagner, Theresa Santiago

1 Absent: Steven Weiner

MOTION CARRIED

Roll Call was taken by the Secretary (Kathy Basile for Barbara Brollier)

DRAGON SPRINGS BUDDHIST, INC. - #10-0401

Represented by Mr. Johnny Zhou 754-7400

Owner/Applicant Dragon Springs Buddhist, Inc. is seeking approval of changes made to the cafeteria building structure, including an addition of extra square footage, stories to the structure, residential and office uses added and the addition of a new music hall building, and the addition of a wastewater treatment building, with treatment capacity of 100,000 gpd on property located at 140 Galley Hill Rd., Cuddebackville, NY. It is in the RR zone.

Section – Block – Lot = 31-1-21.22

Application submitted September 10, 2014

Al Fusco, III updated the board with a recap of what is going on. They came in and wanted to do a waste water treatment plant to remove all sewage of the site. In addition to that, they wanted approval for a 10,000 square foot addition that had previously been built without approval. In addition to that, they want to change a Meditation Hall that was approved to a garment room. In their last meeting and subsequent meetings with their firm, they suggested they split the application because the waste water treatment plant would require a longer path than the two items. They recommended they split them because they are in a hurry to get the Meditation Hall and approval for the other addition. So, they have submitted two plans to them for their review: one for the waste water treatment system and another set of plans for the Meditation Hall and the addition. The Meditation Hall shares a waste water treatment system that is standard will not be impacted by the waste water treatment plant. He came to find that it was existing and will be expanded. There is a septic system there and they will expand it to accept the 40 additional units. The waste water treatment plant application—they gave a list of requirements in January and a lot of those have not been revised as of yet. They met with them today and had the comments.

Bob Vicaretti asked if that was the communication from February 9th.

Al Fusco commented that the February 3rd was the waste water treatment plant. That's the larger one for the future. The one for the addition was for February 9th.

Bob Vicaretti said for clarification they were not discussing the wastewater plant tonight.

Al Fusco said that moving forward with the application for the Meditation Hall, a note should be placed on the overall site plans and in the future phase that there is not enough clarification to the plans so it gets a little confused. They want that for clarity. This application is for this and this map is for this application, so they know what they are approving. There was a short form and a long form given to them, and neither was really complete which was more of a clerical issue. The long form EAF needs to be completed as discussed. (Refer to attached Memo for all comments on Plan submitted.) Al said he wanted to be involved with the soil testing. He asked Mr. Zhou if they had a SPEDES permit and he will check.

Johnny Zhou said that he will respond back to all those comments.

Al Fusco read through the remainder of the comments. It was an existing, but not approved addition and the Meditation Hall was existing, though there was no sewage and no water and they want to convert that to bathrooms, etc. One of his ideas would be that there were not a whole lot of issues that are large enough for the Planning Board, but a lot of technical stuff that he believed they could send this out once these are addressed, depending on the board's wishes.

Bob Vicaretti asked about the Fire Department, and asked if that was scoping before or after the final site plan.

Al Fusco said they could be approached at any time. It is a courtesy. It is nice to have another set of eyes.

Bob Vicaretti asked who makes contact with the Fire and Highway Departments.

Al Fusco answered that the Town could if you want to submit another plan.

Mr. Zhou said he could provide another site plan.

Al Fusco instructed Mr. Zhou to give it to the Building Department.

Bob Vicaretti asked for any other comments from the Board.

Willard Schadt had a question about an existing leech field. Discussion continued over the map with Al Fusco and Mr. Zhou explaining what they were looking at.

Glen Plotsky said they need to verify they have the right applications. Once they have that and the EAF's, the updated information, the GML review will probably be appropriate and then we can schedule a public hearing. Just know that after the GML review is sent out they have 30 days. They want to set the timing of the public hearing up with the review.

Johnny Zhou will respond to them by the next day.

Glen Plotsky said that if the applicant and the engineer think that all those revisions could be done by next week, the board maybe should schedule a public hearing in March. That would give the 30 days for the GML review and plus, frankly they would have the information in advance to review it.

Bob Vicaretti looked at the calendar and mentioned the next meeting was the 25th ... so if they could answer the questions and get them back to them tomorrow, usually the board has two weeks to review and asked if they still have time.

Glen Plotsky replied he was suggesting March 25th for a public hearing. But, if they want to have another meeting with applicant before you set a public hearing, and before you do the GML distribution, you certainly have that option as well.

Bob Vicaretti preferred meeting again the 25th to make sure the site plans are correct and send out the GML 239 and then set the Public Hearing. It's only a matter of two weeks.

Johnny Zhou said he would like to see it set for March 25th.

Bob Vicaretti asked if that would give them enough time though.

Glen Plotsky said not if we wait until after the February 25th meeting because they wouldn't be able to make a decision because you don't have the precise 30 days. He repeated that if the Board was so inclined they could allow for the applicant to make the adjustments he needs to make, give them to Al and if Al thinks they have complied, give Al authority tonight to send out the GML distribution when it is ready. If at that point you want to have a meeting with just the applicant, before the public hearing he wasn't sure if that really was necessary, but if you wait until the next meeting of the Planning Board, the first authorized GML distribution then realistically they're moving the applicant to the first meeting in April.

Willard Schadt said he was satisfied with what he sees and thought they could go ahead and schedule for the 25th of March and if something comes up that needs to be resolved, they just have to resolve it.

Johnny Zhou said yes.

Bob Vicaretti said to Mr. Zhou they would be coming back the 25th of February before the Planning Board anyway.

Johnny Zhou said he just had a little problem for the sewage system.

Bob Vicaretti didn't have a problem with them putting in a review but they could do the GML 239.

Glen Plotsky said they could request a motion for a public hearing to set on March 25th, 2015 at 7:00 or as soon thereafter and authorizing the Town Engineer to distribute pursuant to GML 239 upon the receipt of appropriate documentation from the applicant.

Motion to Set Public Hearing for Dragon Springs – Meditation Hall/Cafeteria Application

Motion by Theresa Santiago, 2nd by Mike Hunter to set the Public Hearing regarding the Dragon Springs Meditation Hall and Cafeteria application for March 25, 2015 at 7:00 p.m. at the Town Hall, 420 Route 209, Huguenot, NY 12746.

Vote: 6 Ayes: Bob Vicaretti, Sr., Tom Faggione, Willard Schadt, Mike Hunter, Craig Wagner, Theresa Santiago

1 Absent: Steven Weiner

MOTION CARRIED

Glen Plotsky said they had a public hearing on the smaller application of two buildings on March 25th. Apparently, Dragon Springs will come back on February 25th with their Waste Water Treatment Plan, but they are also going to bring the information the board wants to look at for the buildings on February 25th they can do that too.

Bob Vicaretti said they have to bring back the site plan map anyway.

Johnny Zhou said he also wanted to mention that he wants to submit another application for the Green House. He will turn in another application for that. He will be back on February 25th.

Glen Plotsky addressed Mr. Zhou clarifying to him that when he brings in the application for the Meditation Hall and Cafeteria, and then an application for the Waste Water, and then an application for a Green House, and then an application for a partridge in a pear tree ... he needs to bring the board everything at the same time. They can't keep going forward piece meal, in little bites, it is not how it works. They need to know what their whole overall plan is. This was not the first time he asked that, so he asked him to be guided by that please.

Johnny Zhou said he got that and tried to do his best.

Bob Vicaretti had a note from John Fuller for a Gibson Subdivision and they requested being put on the agenda for February 25th.

Glen Plotsky said it was his understanding that Barbara will be out for the unforeseeable future. Flo, Kathy, Tippy—basically their office will be trying to help them out. He said thank you. His understanding is that frequently engineers will call Barbara at home, opposed to the office. So, they have somebody checking the voice mail in case people are trying to leave messages for the Planning or Zoning Boards here. Barbara's daughter is monitoring the home phone and contacting Flo's office. All that is being funneled for him. If Glen gets the request, he'll just call the board and they can say yea or nay. The rule is two weeks in advance, or 10 days in advance.

Glen will work with Flo on the agenda. Right now for February 25th the agenda has Dragon Springs and Gibson.

Bob Vicaretti asked who has the list of email addresses and Glen replied that they would still get their information the same way. If information comes from Flo's office, Glen's staff will have the board contacted. They just need Tom Faggione's. Kathy had a list that was passed from one to the other to verify the correct information and Tom added his.

The Dragon Springs translator requested to speak and was allowed. However, she began speaking of non-Planning Board issues. She was asked by Bob Vicaretti to speak on relevant issues to the Planning Board.

David Dean spoke that Tom Faggione was added to the board and was outstanding and smart and though the learning will take time, it is a well worth job. He said that he thought everyone up there would agree with him. The board welcomed him. Mr. Dean went on to say the other good news was he thought everyone would want to join him in welcoming Al Schock to the Town Board. That's a plus for the citizens in the town. He said he was counting on everyone to do a great job and was sure they would.

Bob Vicaretti asked about the Chair/Vice-Chair now of the board.

David Dean recommended they discuss it amongst themselves and make their recommendation to the Town Board, and they will decide. He said he will still visit their meetings, but won't be the liaison. He said the Planning Board is very important and his heart has been there.

Bob Vicaretti said they will wait for the Town Board's lead before they decide on the Chair and Vice Chair.

David Dean suggested they discuss it and make their recommendation because they have to live with it.

The New York State Association of Towns school in February was not known by the board and want to be informed in the future.

Motion to Adjourn at 7:46 p.m.

Motion by Michael Hunter, 2nd by Theresa Santiago to adjourn at 7:46 p.m.

Vote: 6 Ayes: Bob Vicaretti, Sr., Tom Faggione, Willard Schadt, Mike Hunter, Craig Wagner, Theresa Santiago

1 Absent: Steven Weiner

MOTION CARRIED

Respectfully submitted by

Kathy Basile (for Barbara Brollier)