



APPROVED

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JUNE 14, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Robert Vicaretti –Chairman
Theresa Santiago
Rob Whitney

Craig Wagner- Vice-Chairman
Willard Schadt

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

Glen Plotsky – Town Council
Alfredo Fusco III, Fusco Engineering for Town
Al Schock – Town Councilman

Meeting was brought to order at 7:00 pm

Pledge of Allegiance

Schroeder Solar – 15 North Culver Street – Pre-Application
No one present.

William Rohner – Proposed Garage – 207 Route 209 –
Cesare Rotundo – Engineer for Applicant
William Rohner –Applicant

Mr. Rotundo stated that all comments from Fusco Engineering have been done; Town Attorney acknowledged that the next step would be to start the GML-239 review and schedule a public hearing. Mr. Fusco stated that most of the comments were technical, the Board should review the landscaping, he continued that there was existing shrubbery and a proposed fence in the rear of the property. Mr. Rotundo added that they plan on continuing with the fence on the right side of the property as well. Chairman Vicaretti asked what type of fence; Mr. Rohner answered some sort of privacy fence. Chairman then asked about the separation of well and septic, Mr. Rotundo stated there is 130 feet and Mr. Fusco reminded the Board that it is existing from when the mobile home was on the lot. Rob Whitney asked about lighting, Mr. Rohner stated that it will all be directed down, Mr. Whitney then asked about a sign, Mr. Rotundo stated that it was included on the plans, it will be a double sided 4x8 sign. Willard Schadt asked if it would be illuminated, Mr. Rotundo answered No, Chairman Vicaretti questioned what the verbiage was going to be Mr. Rohner replied the business name and phone number.

Motion to authorize GML-239 Review.

Motion made by Theresa Santiago, 2ND Craig Wagner by to authorize the 239-GML review.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to Declare Intent for the Town of Deerpark Planning Board to be Lead Agency.

Motion made by Craig Wagner, 2ND by Rob Whitney to declare intent for the Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to Schedule a Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to schedule a Public hearing for Wednesday, July 26, 2017 at 7:00 pm a Proposed Garage/Service Station.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

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Gumaer Lot Line Change – 1132 Route 42 –
Kevin Preston – Attorney for Applicant – from MacVean, Lewis, Sherwin & McDermott

Mr. Preston stated that he sent over a copy of the deed for review, Chairman Vicaretti asked if the maps were good, Mr. Fusco answered yes.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Theresa Santiago, 2ND by Craig Wagner to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to declare a Negative Declaration for SEQRA Purposes.

Motion made by Theresa Santiago, 2ND by Craig Wagner to declare a negative declaration for SEQRA purposes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to waive a Public Hearing.

Motion made by Willard Schadt, 2nd by Rob Whitney to waive a Public hearing for Gumaer Lot Line Change.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Motion to approve Lot Line Change for Gumaer.

Motion made by Willard Schadt, 2ND by Craig Wagner to approve application for Gumaer Lot Line Change contingent on all fees paid.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to approve May 10, 2017 Minutes.

Motion made by Theresa Santiago 2nd by Craig Wagner to approve Wednesday, May 10, 2017 minutes.

Vote 3 Ayes: Theresa Santiago, Craig Wagner, Willard Schadt. Rob Whitney and Bob Vicaretti abstained because they were not present at meeting.

MOTION CARRIED

Motion to approve May 24, 2017 Minutes.

Motion made by Theresa Santiago 2nd by Craig Wagner to approve Wednesday, May 24, 2017 minutes.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt. Bob Vicaretti abstained because he was not present at meeting.

MOTION CARRIED

Planning Board Minutes March 8, 2017

OTHER BUSINESS –

Willard Schadt questioned about Oakland Valley Raceway and any expansions, Mr. Fusco stated that only repaving has gone on, Willard Schadt added that he thinks a new track has been done and suggested that the Building Department check it out. Willard Schadt also questioned if there was any information on Sauschuck, Secretary stated that they are slated for the next meeting. Willard Schadt then asked about Sprint and the variance and why it took so long to discover that they needed one, Mr. Fusco replied that the plans have changed so many times and they don't know what to do.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn Wednesday, June 14, 2017 meeting at 7:46 pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary