

**TOWN OF DEERPARK  
TOWN BOARD MEETING  
TOWN BOARD REGULAR MEETING  
MONDAY, DECEMBER 7, 2015**

**Invocation** by Alan Schock (Participation Optional)

**Attendance**

**Supervisor:** Gary Spears

**Councilmember's:** Alan Schock, Ken Smith, David Dean, Arthur Trovei

**Attorney:** Glen Plotsky

**Pledge of Allegiance** by Councilman Smith

A Moment of Silence was encouraged in observance of Pearl Harbor Day, as it was the 74<sup>th</sup> anniversary, to honor the men and women who gave their lives that day.

**Call to Order** at 7:35 p.m.

Additions/Changes to Agenda

Presentations/Communications

*Jack Flynn, Emergency Management Coordinator* – He spoke about Orange County implementing a new radio replacement. He said they have a low band system for about 30 years. Three years ago when the Fire Department had them move over to an ultra-high frequency, the eight channels that were on low band, they never changed the channel on low band that you would use to contact the county and vice versa. At this point, they are going to spend 10.5 million dollars and they will outfit the Police, EMS and Fire. They will go over to a 700/800 trunk system and it will be more secure. In order for Deerpark Emergency Management to maintain communications with them, they would need to purchase an APX 6500 Radio on their bidding because they are getting it much cheaper. It costs \$3,305.00 plus the installation fee of probably \$500 or less and that is a large amount of money. They are trying different methods to see if perhaps their Orange County Representative is trying to help them. Basically, it will go into effect in 2017. They have all the other radios and they do need that particular one station notification. It is a necessary item. He doesn't know how they'll go about it. Supervisor Spears asked about the time table for the purchase. Mr. Flynn said the County Executive just approved them this week, so he doesn't know exactly but thinks it's coming up pretty quick. He did hear they may allow five years for them to make a purchase. Councilman Dean asked if there was a way to reserve one even if they need to give a deposit. Mr. Flynn said that's what he is trying to work on with them, but wanted to discuss with the board first. Supervisor Spears offered to talk to Tom Faggione and asked Jack Flynn to keep them updated with the deadlines and deposits and they'll do a resolution and authorize him with any information he needs.

*Florence Santini, Town Clerk*- Reported on families in need and received a call from Norma and Demetri and Mrs. Decker and have 4 or 5 women who took care of their families from HBE and ASK for this Christmas season. There are over eight families signed up for the House Decorating contest next weekend, Friday or Saturday night. She said that she talked to someone at the Board of Elections about charge backs and this year they will be charged back two-thirds and next year will be one-third. Next year will be good because there will be four or five elections. Next year will be quite a bit of savings to the town. The County Executive Steve Neuhaus did fulfill his promise to them and by 2018 there will be no charges to the town, the county will take it over. The elections ran from \$5,000-\$7,000 before the county took over. When the county took over the elections were \$13,000-\$18,000. Because they get charged for everything and no matter what you do, there has to be two Republicans and two Democrats. The town gets charged with everything used in the election cycle. They still don't have election inspectors, so it wasn't the \$200 a day they were paying.

Public Comment Period (3 minutes per person/agenda items only)

John Clark (Zoning) – 513 Galley Hill Road, Cuddebackville. He was there as a follow up after the previous month when a group of residents came and made their case for the zoning change on Galley Hill Road back to Rural Residential and they were interested in hearing what the Board has to say about it, if they discussed it and what the next steps ... and they are really there as interested parties. He had nothing new to add, it was pretty well explored the last time they were there. He hoped the Board would address that during the Old Business. Supervisor Spears replied they have been presented with petitions from a

**TOWN OF DEERPARK  
TOWN BOARD MEETING  
TOWN BOARD REGULAR MEETING  
MONDAY, DECEMBER 7, 2015**

group to speak and they held that open for that night for more petitions and for more speaking. When they get to the old business part where they would address it, they may take it into the future for more discussion or they may make a resolution to change ... but they don't know what they are going to do, but they want everyone to speak for a pro or con because if they go to make a change after that point, there will be a public hearing set and everybody would come again and present their plan. Tonight is more informational for anybody wanting to add to the subject on both sides. Mr. Clark asked if there was any concern regarding this they need to hear from the public what they would like addressed, because one of the issues was there was a number of people who signed the petition and he didn't know if the quantity or number of people that signed matters to the board. He was certain they could get another 50 signatures. Supervisor Spears said they are open for discussion now, but they want to make sure they hear from both parties. If there is a resolution, they would allow for a public hearing.

Dasanka Murasic – 260 Galley Hill Road, Cuddebackville. She added a few points to the presentation last month, but she is having a little trouble finding the old zoning map, but Flo is kind enough to show her more accurately what the new zoning map was. She noticed that when compared to documents from the Town of Deerpark and Orange County, it smacked in the middle along the aquifer...the other bodies of the wetlands and the floodplains, so the entire HMU that was created directly affects that...the Neversink Aquifer. When she compares that to the protected lands of Orange County, namely the Shawangunk Ridge and Morrison and apparently it is a conservation easement and lower Bashakill, includes the Neversink Preserve. She started reading the town's Comprehensive Plan and noticed a few objectives that she wants to bring to their attention. Land Use Recommendations: It says the town should incorporate requirements in its land use regulation protecting the Neversink Aquifer. Requirements for Hydro-geological studies in case of projects over the aquifer which require attention to this matter in an SEQRA processing particularly in the lower portions of the aquifer. That's one point in the zoning in how it was done and where it was expanded and in another part it says, the actual aquifer is over a mile wide especially in the Town of Deerpark. That should have been taken into consideration when zoning is considered. One last point, is it speaks to the special features of the area that are in the Town of Deerpark, in Cuddebackville on Galley Hill Road or directly adjacent to it. She asked them to take it into consideration when they decide how to proceed.

Joanne Vicaretti – 243 Shinhollow Road. She was there to read a letter from Grace Woodard who couldn't be there that night dated December 7, 2015. (A copy of the letter is attached to the official minutes.)

Approval of Minutes – None

Old Business

*Save Deerpark One Road at a time. Zoning Issue.* Councilman Dean said the public should be aware they are working on this. It is not something that has been brought and forgotten. He said one needs to be diligent with the steps they take going forward to go back and review the law because there are effects that are going to happen on everyone. They have to look at that and they have to understand what they are going to be, how that will influence their decision. They are working on it and haven't discounted it at all. They appreciate everyone coming out again that night, and there probably will not be a decision made that night. They are studying it with the Town Engineer and Town Attorney. Councilman Trovei also said they are working on it and talking about it and it is not a quick process. When they undertook looking at the zoning and revamping the zoning when they first got into office, it was a project that took a year and a half or two years and it is not something that happened overnight. A lot of thought went into it and they looked for a lot of input, unfortunately they didn't have this input when they first started changing that zoning and it would have been good if people would have come out and said something then. The process takes a little time. Councilman Smith agreed with Councilman Trovei in response to what people are asking them all the time about what are they doing...it is a long process and it is something they try to get right. He thanked them for their patience. Supervisor Spears said they have been reviewing the current zoning map and have actually taken a bunch of names and information from the Assessor's Office to see where possible development could be. Is it going to be more along the 211 corridor, less along Galley Hill ... they want to make sure they have a tremendous amount of information before they make a decision. He thought they were open either way, but he doesn't want to lead them or mislead them; he thought they needed more time to study it. Both their Town Attorney and Town Engineer Al Fusco have been working on it. The information everyone has given them has been very helpful. If they do come up with a plan or resolution or law to change it, they will go through this process again where they will do a Public Hearing. They would send out public notices in the newspaper and put it on the website so if anyone has any input from either side of the argument has ample time to come and make comments.

**TOWN OF DEERPARK  
TOWN BOARD MEETING  
TOWN BOARD REGULAR MEETING  
MONDAY, DECEMBER 7, 2015**

That's where they should leave it that night. They will put it on the website and on their agenda when they will discuss it again. Probably due to the holidays, it will come up again on their January meeting. They did have a meeting scheduled on the 21<sup>st</sup> of December, which was moved to the 31<sup>st</sup> of December to accommodate the close out meeting with all their departments and their accountant and stuff like that. That was all he had. Councilman Trovei would not be opposed if they had more people sign a petition and bring it forth and to him it was input. Just make sure they are on Galley Hill Road residents. Some of the last ones were not people from Galley Hill. So, he would like to see that.

Dasanka Murasic said people outside of Galley Hill are very interested in signing the petition from the Town of Deerpark because they realized that the traffic that comes on 211 and 209, potential development will affect that directly and indirectly and they care about what happens in their town. She doesn't want to discourage anybody from signing the petition.

Councilman Trovei said he would just encourage those who would be directly affected by the zoning by a percent.

Councilman Dean said he thinks it is important also they focus on folks from the Town of Deerpark. That is pretty critical because if there is a challenge, it would be best to have names from the Town of Deerpark.

Ken Porada lives on Galley Hill Road and is also a member of Birch Hunting Club and they have 25 members and they've been there for 21 years. They pay taxes on their property. Not everyone lives on Galley Hill Road but again, they do pay taxes. He thinks they should be allowed to have input. The one list he gave them was all members, but he didn't have them all. He will have more.

Councilman Trovei said that was what he was looking for.

Supervisor Spears said he was open to everyone who lives in Deerpark because eventually it is going to affect all of us one way or the other.

New Business

Ed Hughson, Highway Superintendent – reported on a resolution saying that the Governor and the New York State Legislators to fund a New York State road program. There is a lot of money that has been going to the MTA to help them but nothing going to local municipalities to help out the roads that are really deteriorating. 85% of the roads and bridges are maintained by their local government and they give a lot to the MTA, but they are not equally sharing it with municipalities in New York State. If the resolution is passed by the Town Board, it will be sent to the Governor, New York State Legislators and also any of the local representatives so they could start getting some money back for their bridges and roads.

**Motion to Add to the Agenda Resolution 18 of 2015**

Motion by Gary Spears, 2<sup>nd</sup> by Arthur Trovei to add to the Agenda Resolution 18 of 2015 petitioning the state to get more road money to the local government.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, David Dean, Arthur Trovei, Gary Spears

**MOTION CARRIED**

**Motion to Adopt Resolution 18 of 2015 – Transportation and Infrastructure Funding**

Motion by David Dean, 2<sup>nd</sup> by Ken Smith to adopt Resolution 18 of 2015 – Transportation and Infrastructure Funding to sign the Resolution and send it on to the state and the county and anyone else having to do with it.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, David Dean, Arthur Trovei, Gary Spears

**MOTION CARRIED**

**Motion to Adopt Resolution 19 of 2015 – Stop DWI Contract**

Motion by Gary Spears, 2<sup>nd</sup> by Ken Smith to adopt Resolution 19 of 2015 – Stop DWI Contract for 2015/2016 and authorize the Police Chief to sign the contract.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, David Dean, Arthur Trovei, Gary Spears

**MOTION CARRIED**

**TOWN OF DEERPARK  
TOWN BOARD MEETING  
TOWN BOARD REGULAR MEETING  
MONDAY, DECEMBER 7, 2015**

Supervisor Spears reported that steel arrived for the temporary repair on Shinhollow and Ed Hughson, Highway Superintendent stated they were dealing with two different problems. The I-Beams and hardware came from Newburgh Steel and the grating is coming from another company out of New Jersey and they had to order it so it will take a couple weeks. They will start the next morning laying out the I-Beams and start repairing it. The grating will be the last thing to go on anyway, so they have a lot of preparation to do before they get that far. Supervisor Spears asked if there were still asphalt plants open and Mr. Hughson replied there are. He said that Tetz was open and as long as the weather stays good, they should be open. Even if it gets cold, they will work it out so people can still get across it.

**Motion to Transfer \$20,000 From Highway Unreserved Fund Balance to Line Item 5110.4**

Motion by Gary, 2<sup>nd</sup> by Ken Smith to transfer \$20,000 from the Highway Unreserved Fund Balance to Line Item 5110.4 for the Shinhollow Bridge Repair.

**VOTE: 5 AYES (Roll Call):** Alan Schock, Ken Smith, Arthur Trovei, David Dean, Gary Spears

**MOTION CARRIED**

Supervisor Spears said they applied for funding through the CDBG program to get money to completely replace that bridge. They also applied to the Federal Highway and he hopes that comes out well. They did do very well with the Big Pond Bridge, which hopefully they'll start on this year for a complete replacement being paid for by FEMA. He said that Ed Hughson and Al Fusco had worked hard on that and thanked them for a good job.

Appropriations, Budget, and Payment of Bills

**Motion to Pay Bills and Budget Officer's Report**

Motion by David Dean, 2<sup>nd</sup> by Alan Schock to pay bills that have been signed by three council members and may be viewed in the Town Clerk's Office and accept the Budget Officer's report:

General Fund Abstract #22 of 2015 in the amount of \$385,063.18  
Highway Fund Abstract #22 of 2015 in the amount of \$49,463.74

**VOTE: 5 AYES:** Alan Schock, Ken Smith, Arthur Trovei, David Dean, Gary Spears

**MOTION CARRIED**

Flo Santini, Town Clerk asked if they could make a motion to pay bills in between this meeting and the 31<sup>st</sup> and Supervisor Spears said that when she had them ready, she should email him and he'll email the board to come to the office to sign them.

Glen Plotsky, Attorney said he did have some litigation to talk about afterwards.

**Motion to Enter Executive Session at 8:30 p.m. to Discuss Litigation after a Recess**

Motion by Ken Smith, 2<sup>nd</sup> by Alan Schock to enter executive session at 8:30 p.m. to discuss litigation after a recess and invite in the Town Attorney Glen Plotsky.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, Arthur Trovei, David Dean, Gary Spears

**MOTION CARRIED**

Closing Board Comments

Alan Schock – None

Ken Smith - None

Arthur Trovei thanked everyone for coming out and they sure do appreciate the input. They are not there to do anything on their own, they appreciate everyone who comes out to help them with the decisions.

David Dean also wanted to thank everyone for coming out. They understand that this is a paramount item with everyone and they need to know they are fully aware of it, but it requires a little bit of patience. Laws don't change overnight. It is under advice of council and the engineer and the information they gathered from the county, they are working on it, and asked people would be patient.

**TOWN OF DEERPARK  
TOWN BOARD MEETING  
TOWN BOARD REGULAR MEETING  
MONDAY, DECEMBER 7, 2015**

Supervisor Spears added that he too was grateful for everyone coming out and he thanked them for their input and said the process is still open. If anyone has written input, they should feel free to email them or write them or speak to them when they see them around town. He told the Ed he did a good job and appreciated the work he was doing. They were lucky they haven't plowed or sanded this year, but they had done it three or four times last year by December. Every day without snow is a dollar saved for your budget. He thanked everyone for coming.

**Motion to Re-Enter Regular Session at 10:40 p.m.**

Motion by David Dean, 2<sup>nd</sup> by Gary Spears to re-enter Regular Session at 10:40 p.m.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, Arthur Trovei, David Dean, Gary Spears

**MOTION CARRIED**

**Motion to Authorize Supervisor to Sign Contract for Demolition for 1514 Route 209**

Motion by Ken Smith, 2<sup>nd</sup> by Alan Schock to authorize the Supervisor to sign the contract for demolition for 1514 Route 209.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, Arthur Trovei, David Dean, Gary Spears

**MOTION CARRIED**

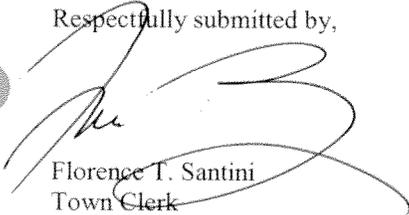
**Motion to Adjourn at 10:45 p.m.**

Motion by Arthur Trovei, 2<sup>nd</sup> by Ken Smith to adjourn at 10:45 p.m.

**VOTE: 5 AYES:** Alan Schock, Ken Smith, Arthur Trovei, David Dean, Gary Spears

**MOTION CARRIED**

Respectfully submitted by,



Florence T. Santini  
Town Clerk

Dusanka Marusic  
260 Galley Hill Road  
Cuddebackville, NY 12729

(mailing:  
1299 Seawane Drive  
Hewlett Harbor, NY 11557)

December 9, 2015

Page 1 of 3

RECEIVED  
DEC 07 2015

Town of Deerpark  
Town Clerk

Town of Deerpark Planning Board  
Town Hall  
P.O. Box 621  
420 US Route 209  
Huguenot, NY 12746

**Re: Public Hearing on Da Tang Development LLC's Application for Lot Line Changes**

Dear Chairman Vicaretti and Members of the Planning Board,

Da Tang Development, LLC (DTD) owns 191 adjacent acres and is requesting lot line changes on 4 of their 9 lots. But before the Planning Board takes any such action, I ask you to first address the impacts future development of all 9 lots will have on local residents, wildlife and environment of this property and its rural surroundings.

Before approving ANY actions like lot line changes and to ensure that DTD's water resources and biodiversity are protected, I ask you to please conduct a thorough environmental review, as SEQR requires. DTD's request for these changes is also premature because this is a step in what promises to be a much larger project.

SEQR requires agencies to look at environmental impacts of projects as a whole to avoid segmentation. Lot line changes are premature, because documents submitted are incomplete, inadequate and may be precursors to who knows what?

**Request for filing of appropriate, complete documentation:**

- *Long Form EAF Needed* - The Short EAF is inadequate to address potential negative impacts to all of the applicant's property and to the Town of Deerpark -- including natural resources, quality of life and community character. Please require a Long Form EAF so you can closely monitor impacts on this sensitive environment and the area's rural character.
- *Historic Preservation Letter Needed* - State Office of Historic Preservation needs to certify that there are no structures of historical significance on the site. At the July 13, 2011 Da Tang Public Hearing (PB), Project Engineer Tim Gottlieb stated they were proposing a bed and breakfast and said: "...during the Zoning Board meeting, one of the members brought up the subject of historical significance on the property, so we have a phase one historical study done, and that came back negative, and we'll provide that to the Board, as far as our submittan (sic), when we have the final copy." (Planning Board Minutes, Page 1). Now 4 years later I did not find a final copy in the file.

- 239 Review Needed - Orange County Division of Planning and Environmental Management should weigh in on whether lot line changes should be granted at this time. Lot line changes may include impact to County Route 211 and corner traffic at GHR and Port Orange Rd.

**Please also consider the following information:**

**Long Range Plans** - In the Sept 23, 2015 Planning Board (PB) Minutes, Dave Zigler states "long range applicant plans to build something on two (2) of the properties."

On October 26, 2015 Town Engineer Alfred Fusco commented that

"3. The Board should consider requesting a maximum development plan to give the Board insight as to the reasons for the changes." to which Mr. Zigler replied in a Nov 5 letter, "At this time the applicant has not developed a "Grand Plan" of development but has several inquiries on a commercial lot on a state road."

At the July 13, 2011 PB meeting Mr. Gottlieb, PE, PC requested "a lot change, and bed and breakfast."

On August 17, 2008 in an article in the Record an Alan Adler identified as "buying property on Galley Hill Road since 2005...proposal includes a new hotel and spa, shops, town houses and an international school." So which plan does DTD wish to pursue?

The board should require disclosure of future development plans.

**Aesthetic Impacts / Historical Significance** – In 2011 Project Engineer Tim Gottlieb requested variances to create a bed and breakfast on 5.21 & 5.22 (now part of lot 93) saying this "would not be considered a detriment to the neighborhood community... No undesirable change will be produced in the character of the neighborhood, or any detriment to nearby properties." 5/19/11 ZBA Minutes).

In fact it is the only visible structure that does not reflect the one family homes on Galley Hill Road (GHR). The unsightly all glass wall facing GHR has been unkept ever since it was built. It was built with disregard to the Town codes and setback requirements of the Rural Settlement zoning at the time. What plan does DTD have for the existing structures?

Written documentation is also needed to know if the old barn and farmhouse have historic value before any new lot line changes are granted.

And at the recent Sept 23 PB meeting when Mr. Zigler asked that the subdivision process be waived, he declared: "there are a couple of old barns and foundations" on said lots.

Please consider that the property at 425 Galley Hill Road was built by one of the original settler families of the area, the **Cuddebacks**, in **1772**. There is a large **barn** across the rural road by **Lake Helen** as well as several skeet shoot huts, storage sheds with old stone walls and garages. What plan does DTD have for this historic area?

**Community Character** - In response to Short EAF Item 6 "Is the proposed action consistent with the predominant character of the existing built or natural landscape?" YES is checked.

But I want to point out that the area is very rural and has remained so since it was first settled in the 1600's. Mr. Zigler's letter recognizes the need to keep "the rural roads of Galley Hill Road and

*Horseshoe Bend Road*” but also states the “*more intense commercial uses should be access off the State Highway.*”

That's a clear statement, the applicant's intent is to change the predominant character of the area.

**Environmental Concerns** - Galley Hill and Deerpark residents urge the Board to require a more comprehensive Long Form EAF so important issues can be addressed including:

- Potential impacts to these 191 acres of forests, streams, wetlands, Lake Helen, The Neversink Aquifer, mine, mine shafts, hills and mountainsides;
- Protections for threatened & endangered species and species of special concern including the Bog Turtle, Spotted Turtle, Wood Turtle, Dwarf Wedge Mussel, American Shad, the American Eel, the Indiana Brown Bat, and the Northern Long Eared bat;
- Stormwater runoff. In fact the slope of mountainsides plays a major role in water runoff that affects the streams and tributaries to the Basha Kill and the Neversink River.
- The area is surrounded by the Lower Basha Kill Preserve, Shawangunk Ridge, and Morrison Conservation Easement protected by OC Land Trust. The Nature Conservancy has also taken a leading role in the area to create the Neversink Preserve Floodplains.

Mr. Fusco's Oct 26 letter states: “*The Board should consider requesting a maximum development plan to give the Board insight as to the reasons for the change.*” But DTD has not clarified future development plans for all the lots they own, documents submitted are inadequate and incomplete (a Long EAF should be required), and impacts to the site and the community need to be determined.

Finally, we are all here because we care about Cuddebackville and the Town of Deerpark. In our democracy every citizen has a right to participate and also the responsibility to protect his or her property and way of life. I know all of you on the Board take that right and responsibility to heart. Therefore I urge you to seriously consider what I have presented to you.

Thank you again for your time and efforts on behalf of all of us and for this opportunity to address the Board. I hope the information presented here is helpful as you make an important decision regarding this community matter.

Sincerely,

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Dusanka Marusic

cc: Gary Spears, Town of Deerpark Supervisor and Town Board  
Alfred Fusco, Town Engineer  
Paula Medley, President, Basha Kill Area Association

December 9, 2015

Town of Deerpark Planning Board Huguenot

Re: Lot Line Changes: Applicant Da Tang Dev. LLC

Dear Chairman Bob Vicaretti, Sr., Members of the Planning Board and other Town Officials,

Tonight I draw your attention to apparent deficiencies in the applicant's request that is before you. Having reviewed a number of relevant documents in the project file, I believe there is just not enough information or work product dprovided by the applicant for the Planning Board to make an informed decision -- not just on the implications of 4 lot line changes, but on the implications of the eventual development of the *entire* 191-acre historically significant property located on both sides of Galley Hill Road.

The applicant, Da Tang, LLC, is requesting lot line changes on 157 of their 191 adjacent acres. In fact, in 2014 the Board previously approved a subdivision map incorporating lot 5.222 into lot 93. But State Environmental Quality Review (SEQR) regulations advise against such *improper segmentation* -- i.e. issuing approvals on large projects in step-by-step piecemeal fashion (an innocent lot line change at first blush would be the first step down that path).

**SEQR Part 617.3 (g) advises lead agencies that: "*Actions commonly consist of a set of activities or steps. The entire set of activities or steps must be considered the action...*"**  
Part 617.3 (g) (1) further states: "*Considering only a part or segment of an action is contrary to the intent of SEQR.*"

Full Environmental Review Needed:

The applicant's Nov 3 Short Form EAF is clearly inadequate for the Board to assess cumulative impacts to this historically significant site and to the community. A Long EAF and an EIS (Environmental Impact Statement) should be required. Nor has project sponsor disclosed any long range plans. I am concerned that much of the site's rich heritage could be lost if SEQR regulations are not complied with. I want to bring to your attention the following historic and environmental issues that I hope will be addressed in a full environmental review prior to any action being taken on lot line changes.

Historic Significance:

Applicant basically has stated that there is nothing in the parcels under discussion that has historic value. **I refute that assertion.** The Cuddeback Farm was part of the upper part of the Peenpack Patent of the late 1690s -- being the original extension which divided the Basha Kill and The Neversink River. Originally known as Magheckemack and after 1743 commonly known as the Peenpack Patent, this area is the first inland settlement of European settlers in Orange County. The Cuddeback parcels are part of what is known informally as the Historic Peenpack

District. The Settlement of the farmland goes back to the 18th c. Within the widely owned lands of the Cuddeback Family were and are the remains of limestone quarries, which were built by another member of the early families, P.E. Gumaer, who, among other things, wrote the History of Deerpark. Additionally, the Cuddeback Farm has mine shafts from the 19<sup>th</sup> c where lead and zinc were extracted for building New York City and use in the Spanish American War.

Archeological and Environmental Reasons:

A brief conversation with the NYS archeologist for Historic Preservation in our region (Timothy Lloyd) offered up an immediate familiarity of the pre-historic and pre-colonial heritage of this Neversink/Basha Kill area. I believe an archeological survey by that office would be warranted under SEQR and any permitting process that involved the DEC. I recommend at this time the town explore requesting an archeological survey by Historic Preservation, independent of the planning application process.

The issue of **dumping** arose as tires had been removed from the property. Dumps generate historical, environmental, and archeological concerns and interest. From early artifacts to farm tools, shingles, glass, ceramics to pits of buried oil (lined and unlined) from tractor repairs -- dumping in varied areas **had been** a standard practice on farms. An analysis of artifacts there on the site should be determined for everyone's benefit. There is definitely a need for soil testing/probing and an on-sight survey. Also, **water** on this geographically varied site is not an inconsiderable consideration and concern. In fact, the slope of mountainsides plays a major role in water run off here that impacts the steams and tributaries to the Basha Kill and Neversink River. The long form EAF needs addressing soil and water issues before anything moves ahead.

And, finally, on a personal note as a descendant of the original French Huguenot settlers to the area dating back to the late 1600's after whom this town's governing hamlet is named, it pains me to think that the site's rich heritage could be given short shrift if Da Tang Development LLC's project were to be approved bit by bit. In 2015, ad hoc building without context for community and our fragile rural way of life fail our needs. So I ask you to please **not approve** lot line changes until long range plans have been clarified, appropriate documents have been submitted and the project's cumulative impacts to the project site and to the community have been determined. Doing so protects everyone.

For Deerpark, I believe the key to sound economic development is our unique context, and will happen with well thought out projects. That is what I look forward to.

Thank you for your attention.

Grace Woodard    Guymard Lake, Godeffroy, NY



Flo Santini <flosantini2013@gmail.com>

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**ATTENTION: PLEASE read aloud into the record at tonight's TB meeting**

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Grace Woodard <grace.woodard@earthlink.net>  
Reply-To: Grace Woodard <grace.woodard@earthlink.net>  
To: gspears@townofdeerpark.org  
Cc: fsantini@townofdeerpark.org

Mon, Dec 7, 2015 at 3:21 PM

December 7, 2015

Dear Gary Spears and Members of Deerpark Town Board,

I regret that I am not able to attend tonight's Town Board Meeting, but I am happy you are continuing the discussion to reconsider the 2013 zoning change on Galley Hill Road that changed its status to HMU. This conversation is very meaningful to the community.

As much as we seek progress and economic growth in Deerpark, this zoning change from very restricted RS to the broadest development category has the unintended effect of undermining that goal because it weakens the strength and unique virtues of our beloved Deerpark -- its rural recreational and historic character, creating a more Rockland County-like development template.

Everything is context, and this zoning change, located within the historic original extension of the Peenpack Patent from the late 1690s, ignores both context and community and negates the rare and long preserved virtues of our town. And it will make it difficult to devise much more sustainable development and bring in the appropriate development we have been seeking.

So, full speed ahead as I encourage you to reinstate the earlier zoning.

Respectfully submitted,

Grace Woodard