

TOWN OF DEERPARK PLANNING BOARD – SEPTEMBER 9, 2015

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 26, 2015 at 7:03 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS:

Bob Vicaretti-Chairman
Theresa Santiago
Willard Schadt

Craig Wagner- Vice Chairman
Tom Faggione



ABSENT BOARD MEMBER: Mike Hunter

OTHERS PRESENT:

David Dean, Town Councilman
Al Schock, Town Councilman
Glen Plotsky, Town Attorney
Al Fusco III, Fusco Engineering for Town

Pledge of Allegiance

NEW LIFE MINISTRIES – 1ST CALL

No one present for Applicant.

DRAGON SPRINGS – FIRE REVIEW & ENGINEERING REVIEW

Johnathan Lee, President

Mr. Lee explained that he just received the comprehensive list from Fusco Engineering this morning; they will work to comply with all of the items on the list. Chairman Vicaretti questioned which list was being discussed. Al Fusco III answered the list contains comments from Fire Department and County Emergency Preparedness Office also from his Office. He further stated that him and Mr. Lee met this morning to discuss the comments. Mr. Fusco also stated that Dragon Springs is looking to comply with concerns and will their modify plans to do so. He went on to discuss that he spoke with a Representative from the DEC who wanted to know where the Application was headed, he advised her that the Planning Board has declared themselves Lead Agency and has started the SEQRA process. He further explained she was questioning the sewer layout and she also stated that she would not continue her review until this Board is done with their reviews. Glen Plotsky questioned if Applicant has all the documents that have been received by the Planning Board. Johnathan Lee stated that yes he has received all documentation including the letters from Fusco Engineering. Al Fusco III, stated that the comments are regarding stand pipes, dry hydrants and testing of them, drills by the Fire Department, Knox Boxes and traffic logistics. Chairman Vicaretti stated that the Applicant has not had time to comply with any of the comments or concerns because he has just been informed early that day. Mr. Lee agreed he is still gathering information regarding the comments given by Fusco Engineering and the Fire Department. Chairman Vicaretti questioned if there has been a response back from County regarding the 239 GML review. Mr. Fusco responded that the County concluded there was no adverse effects. Chairman questioned if Applicant has received a copy of findings, Johnathan Lee declared yes. Town Attorney, Glen Plotsky stated that there was also a letter from John Flynn, Director of Emergency Management for Deerpark; stating that an Emergency Plan be developed by Dragon Springs to include an evacuation plan of staff and guests in case of an emergency. Planning Board Member Tom Faggione questioned if the Planning Board could put a time table on Dragon Springs to answer the comments and concerns. Glen Plotsky explained that the Planning Board cannot do a review until Dragon Springs brings their submission 10 days prior to meeting; time frame is up to Dragon Springs. Tom Faggione quoted the comment made by Sean Aumick, Chief of Cuddebackville Fire Department "GIVEN THE CURRENT CONDITIONS THAT WE OBSERVED DURING OUR TOUR, IF A SERIOUS FIRE WERE TO OCCUR TODAY, THERE IS A HIGH LIKELIHOOD THAT HIGH VALUE BUILDINGS WOULD BE LOST AND CITIZENS WOULD BE HURT OR KILLED."

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DRAGON SPRINGS CONTINUED –

Mr. Faggione suggested that when Dragon Springs do review the comments to keep that in mind. Willard Schadt Planning Board Member raised the question about in Mr. Aumick's letter he stated that he saw no smoke or sprinkler systems, but not in the comments made by Fusco Engineering he did not see that listed. Chairman Vicaretti explained that the only reason that it was not listed was due to the fact that on the tour the only building they seen was one that was still under construction. Willard Schadt further questioned if all occupied buildings meet the code for sprinklers and detectors. Mr. Fusco stated that yes when they received their CO (Certificate of Occupancy) they did meet codes. Theresa Santiago, Planning Board Member, asked if there were Buildings that the Fire Department were not allowed in. Chairman acknowledged that they did not have time to go through all the buildings, there is just too many there it would take a "week straight" to go through each building on the property. Theresa Santiago further questioned if during the tour representatives from Dragon Springs stated that no one could enter certain buildings. Dave Dean, Town Councilman, answered that during the tour they were ushered to certain locations, some on the tour expressed interest in going into the Classrooms and Dormitories and that did not happen. Theresa Santiago questioned if the buildings were occupied, Dave Dean stated that he does not know, no one could get in them. Johnathan Lee confirmed that yes some of the buildings are occupied, and there are classes going on. Tom Faggione asked if college is in session, and how many students are enrolled in the college. The Applicant validated that yes class is in session and he could not give an exact number but there are one hundred (100) some students enrolled. Mr. Faggione further questioned if the volunteer fire officials know the occupancy right now. Mr. Lee indicated it was his understanding that was the first visit and more documentation was going to be needed. Tom Faggione restated that college is in session and more than 100 students are enrolled there, he wondered if they had gone through evacuation drills in case of an emergency. Mr. Lee responded no. Town Attorney informed Mr. Faggione that Mr. Lee is new to the facility and the position but believes after reviewing all information needed to comply with all concerns and comments he will have a better understanding of the property and more information to give. Willard Schadt expressed he is grateful how forth coming Mr. Lee has been; but he needs to appreciate that the Planning Board has been asking for this information for years and that he doesn't want it to feel like the Board is being "pushy" about the urgency to get the information but Dragon Springs is lucky that no fire has happened there so far and that the Planning Board have been stonewalled in the past by Mr. Lee's predecessor. Dave Dean questioned Al Fusco III if his Firm Fusco Engineering inspected the current buildings in place for sprinklers, fire extinguishers, smoke alarms etc., and if they are all up to code. Mr. Fusco answered yes. Tom Faggione suggested that Mr. Lee takes the time to read through the letter from Mr. Aumick and address his concerns along with the comments made by the Town Engineers. He further suggested reading through the New York State Office of Fire Protection Control it outlines colleges and fire safety procedures.

NEW LIFE MINISTRIES – 2nd Call

No one present for Applicant.

Town Attorney explained that there was a meeting about a month ago with John Fuller, representative for Applicant, and at that meeting it was discussed that someone would appear at this meeting. Glen Plotsky suggested that either Planning Board Secretary or himself will contact Mr. Fuller and ask when he will be prepared to come back to Board.

APPROVAL OF AUGUST 26, 2015 MINUTES –

Motion to Approve August 26, 2015 Minutes.

Motion made by Craig Wagner, 2ND by Tom Faggione to Approve August 26, 2015 Minutes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Tom Faggione, Willard Schadt, Bob Vicaretti

MOTION CARRIED

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OTHER BUSINESS –

Glen Plotsky suggested that the Planning Board accept the Letter of Resignation from Steve Weiner. Chairman Vicaretti acknowledged that Mr. Weiner has taken a job in Washington D.C., which created a vacancy and this was his formal letter of resignation.

Dave Dean, Town Councilman commented on the latest information from Mr. Aumick, Chief of Cuddebackville Fire Department in regards to Dragon Springs, he stated that the visit was helpful , he was surprised and amazed by the work up there. He went on that it is a beautiful facility but he is horrified by the concern that Mr. Aumick shares for the people at Dragon Springs and also his fellow firemen of someone getting seriously injured. He urged all Members of the Planning Board to be diligent on this application because it is a heavy burden to bear if something were to happen. Dave Dean continued by saying that all Town of Deerpark Boards are responsible along with Town Attorney and Town Engineer's guidance that right decisions are being made. He further declared some of the buildings already present up there are adjudicated by a judge, but some of the things agreed upon could potentially create a "calamity". Al Schock, Town Councilman, the one building was not designed to be a college but now it was just found out it is a college and dormitory. Theresa Santiago questioned if the State of New York can go in and do inspections because it is a college. Town Attorney confirmed that yes they can, but suggested that this conversation should be addressed when applicant is present.

Al Schock asked if Planning Board received the letter from Mr. Lipman regarding an extension for his applicant Peenpack Meadows. Glen Plotsky stated that it will be addressed at the October 14 Meeting.

Willard Schadt questioned the letter from Nancy Gibson regarding the mining going on. Glen Plotsky stated there was a public hearing with public comment held about a month ago and her letter is probably too late, he believed that everything has already been submitted to DEC.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND Willard, to Adjourn Meeting at 7:45 p.m.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Tom Faggione, Willard Schadt, Bob Vicaretti

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary