

TOWN OF DEERPARK PLANNING BOARD – January 13, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, January 13, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:



APPROVED

BOARD MEMBERS:

Bob Vicaretti-Chairman
Theresa Santiago
Tom Faggione

Craig Wagner- Vice Chairman
Mike Hunter

ABSENT BOARD MEMBER: Willard Schadt

OTHERS PRESENT:

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

Meeting brought to order at 7:00 pm.

Pledge of Allegiance

ORANGE & ROCKLAND UTILITIES – PHASE II - DEERPARK 69KV SUBSTATION –

Representatives for Orange and Rockland:

Diego Morales-Principal Engineer
Mark Licari-Senior Electrical Engineer
Mike Homenick– Senior Civil Engineer
Alan Lipman- Attorney

Alan Lipman, Attorney for Applicant stated that as it looks right now in reference to the issue with the poles height they will be under the 75 ft requirement. He continued that they should come in around 74 ft., but if they are higher than the applicant will go before the Zoning Board for a variance. Glen Plotsky, Town Attorney acknowledged that the Planning Board will move forward on the application but if the height is above then the application will be at a standstill. Alan Lipman confirmed if that does happen then they will go to ZBA. He further questioned if the Planning Board could declare Lead Agency to move the application along, start the GML-239 process and classify SEQRA. Chairman Vicaretti affirmed that Lead Agency can be declared and then start GML-239 but Board is not ready for SEQRA yet. Al Fusco III, Town Engineer explained that the height of the pole is a big issue and also there is a buffer that encroaches a NYS wetlands. There are also proposed underground conduits and drainage pipes that will run under the buffer, the applicant is currently in the process of going to the DEC for permits, and in Town Engineers opinion he is not sure if it will affect SEQRA. He continued that declaring Lead Agency is fine and along with starting the GML-239 process. Town Attorney confirmed that Lead Agency and GML-239 can be done and a Public Hearing could be scheduled 30-45 days to get the determination on the GML-239 and also give time for the height of the poles to be determined. Glen Plotsky further explained that if the pole is higher than the requirement the Public Hearing can be canceled or rescheduled, also if the DEC decides they should be Lead Agency because of the encroachment on the wetlands that issue can also be addressed. Alan Lipman asked if the Planning Board could type the action for SEQRA.

ORANGE & ROCKLAND UTILITIES – PHASE II - DEERPARK 69KV SUBSTATION – continued -

Motion to Declare Town of Deerpark Planning Board Lead Agency.

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

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Glen Plotsky clarified that the Applicant types the classification when they fill out the SEQRA form on what they feel the action is and the Planning Board reviews it and confirms if it is correct. Craig Wagner, Vice-Chairman stated that the Long Form SEQRA has been filled out and classified as unlisted by the applicant. Chairman Vicaretti stated that the Applicant proposes the classification and Planning Board reviews and confirms.

Motion to start the GML 239 process.

Motion made by Theresa Santiago, 2ND by, Craig Wagner to start the GML 239 process.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Motion to Schedule a Public Hearing.

Motion made by Mike Hunter, 2ND by Theresa Santiago to schedule a Public Hearing for February 24, 2016 for Orange and Rockland Utilities.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Alan Lipman stated that once the Planning Board declares Lead Agency that all the other agencies listed on EAF need to be notified. Town Attorney declared that when Lead Agency is declared the DEC is notified and there is a separate notice that goes out to all the agencies listed on the EAF form, that is why the Public Hearing was scheduled out so far to get back any feedback for them.

GEORGE ECKES – LOT LINE CHANGE – PRE-APP –

Applicant stated that this is a subdivision started in 1977 and finally completed and signed in 2002. He continued that they are just moving a line to make the lots make more sense. Glen Plotsky questioned if the lots acreage are all conforming, George Eckes stated yes. Town Engineer confirmed that the Zoning requires 1 acre lots and they all will comply. Town Attorney suggested that the Planning Board refer the applicant to the Town of Deerpark Building Department and Assessor's Offices.

Motion to Refer George Eckes to the Town of Deerpark Building Department and Assessor's Office.

Motion made by Tom Faggione, 2ND by Mike Hunter to refer George Eckes to the Town of Deerpark Building Department and Assessor's Office.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Planning Board Minutes January 13, 2016

APPROVAL OF DECEMBER 9, 2015 MINUTES –

Motion to Approve December 9, 2015 Minutes.

Motion made by Theresa Santiago, 2ND Mike Hunter by to Approve December 9, 2015 Minutes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

OTHER BUSINESS –

Chairman Vicaretti questioned if Babcock has cleared his debts with the town. Secretary, Amanda Gorr stated that he still owes money to Engineering Escrow.

Chairman asked for a clarification on the mailings for the Public Hearings, Town Attorney answered that the applicant needs to provide proof from the Post Office that notices were sent and list of adjoining properties.

Chairman Vicaretti questioned if there has been anything else from Dragon Springs recently, Town Engineer stated that they are putting together plans, they have some of them complete, and are trying to satisfy the last list of comments given by Fusco Engineering.

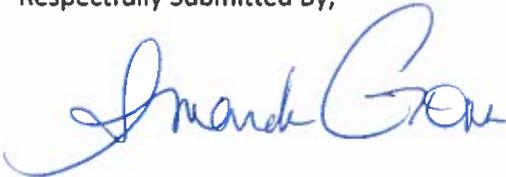
Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND Craig Wagner, to Adjourn January 13, 2016 Planning Board Meeting at 7:27 p.m.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary