

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, OCTOBER 10, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Theresa Santiago
Rob Whitney

Craig Wagner-Vice Chairman
Willard Schadt

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

Town Attorney-Glen Plotsky
Town Engineer-Alfred A. Fusco III
Dave Dean-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:15 p.m.

DEERPARK VILLAGE EXTENSION – WILSON ROAD –

No one present will recall

KERRY HUGHSON – 357 NEVERSINK DRIVE – SUBDIVISION PROPOSAL –

Kerry Hughson-Applicant

Mr. Hughson explained that he had been before that Board earlier in the year and has since made changes suggested and was back for an informal discussion. He continued that it was a 2-lot Subdivision and wondered what the next steps were. Chairman stated that he needed to make a formal application with the amount of maps that is required, also a perk test would need to be done on the lot that will be created and will be vacant. He further stated that all set backs on the one with the current home needed to be shown and also where the proposed home will be on the other lot along with separation of well and septic and driveway cuts.

296-320 GUYMARD TURNPIKE – PROPOSED DRIVEWAY –

Holly Fuller-Representative for Applicant

Mrs. Fuller stated that the newest map submitted is response to the Fusco comments, there are a few technical comments that still need further clarification. Town Engineer acknowledged that any changes made from their current comments will not significantly change the site plan. Town Attorney stated that the Owner's Endorsement has been provided with all owner's signatures. Willard Schadt asked where the use falls under in the Zoning. Chairman Vicaretti questioned why Dragon Springs does not modify their current driveway, Town Attorney stated that the understanding is this is just to be used for emergencies. Mrs. Fuller added it is proposed for that use but as stated at an earlier meeting it will be hard to enforce, she continued that it will be a shared driveway with an easement to let Dragon Springs use it. Town Attorney stated to answer Willard's question it is just a driveway, Town Attorney further stated that if the Board is uncomfortable they could send the applicant to the ZBA for interpretation. Mrs. Fuller explained that the traffic study will show that there will be 2 buses May/June-December and then in December 5 buses will leave and then return around May, it is not all the time. Town Attorney stated that could be put on the site plan, Willard Schadt acknowledged that right now the Board's concern is the 2 lots, when Dragon Springs comes back with their site plan that's when the use should be dealt with.



APPROVED

Planning Board Minutes-October 10, 2018-continued-

296-320 GUYMARD TURNPIKE – PROPOSED DRIVEWAY – continued –

Motion to schedule a public hearing.

Motion made by Craig Wagner, 2ND by Theresa Santiago to schedule a public hearing for 296-320 Guymard Turnpike Driveway Proposal for Wednesday, November 14, 2018.

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

DRAGON SPRINGS SITE PLAN DISCUSSION –

Town Attorney stated the reason for this discussion was following a letter received from the consultants of Dragon Springs asking for the site plan to be taken off the website, he went on to say that the site plan and scoping information is on the website. He continued by stating that there are 2 site plans currently on there and Dick's because they are the only ones right now going through a full environmental review.

Motion to remove site plan from Town website.

Motion made by Craig Wagner, 2nd by Theresa Santiago to remove just the site plan off the Town website.

Vote 3 Ayes, 2 Nays: Ayes-Theresa Santiago, Craig Wagner, Rob Whitney. Nays-Willard Schadt, Bob Vicaretti

MOTION CARRIED

RECALL – DEERPARK VILLAGE EXTENSION – WILSON ROAD –

Alex Roberts-Representative for Applicant

Mr. Roberts explained that they are trying to find a way, he doesn't believe there is a market for this, they have had 3 brokers. He questioned if there was another use the Town would want for the property or possibly subdivide a portion off for another use and scale down the project. Chairman Vicaretti suggested that Mr. Roberts go to the Town Board to ask for ideas to do with the property. Alex Roberts stated he has spoken with the Supervisor a few years ago. Town Attorney acknowledged that the issue has been raised that there are several applications where the economy is bad and keep getting 6-month extensions. He continued that there is a problem with some of the older applications, because the Engineering standards have changed since their original approvals. He further stated that he is currently in the process of drafting a letter to send out to the applicants that a 90-day approval will be given unless they can show a formal market analysis of why there is no sales. Willard Schadt asked if it can be rezoned, Town Attorney stated that the PRRD (Planned Residential Retirement District) has to be designated somewhere in the Town. Willard Schadt stated that he felt the 6 months should start after the letters go out. Theresa Santiago asked if there was a limit to the amount of extensions an applicant could get, Town Attorney answered no. Town Engineer acknowledged that the Zoning has not changed its more with SWPPP (Storm Water Pollution Prevention Plan) requirements with the DEC (Department of Environmental Conservation).

Motion to approve extension.

Motion made by Theresa Santiago, 2nd by Craig Wagner to grant a 6-month extension till April 10, 2019 to Deerpark Village.

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

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MOTION TO APPROVE MINUTES.

Motion to Approve September 26, 2018 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, September 26, 2018 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn October 10, 2018 Planning Board meeting at 8:05 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary