

## DEERPARK PLANNING BOARD - NOVEMBER 10, 2010 - PAGE # 1

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, November 10, 2010 at 7:00 p.m. at Deerpark Town Hall, 420 Route 209, Huguenot N.Y.. The following were present:

### BOARD MEMBERS

Willard (Skip) Wilson, Chairman  
Derek Wilson

Theresa Santiago  
Willard Schadt

Dan Loeb  
Mike Hunter- Alternate Board member

Mike Breitenfeld

### OTHERS

Mr. Glen Plotsky, Town Attorney  
Mr. John Fuller, Civil Engineer

Mr. Alfred A. Fusco Jr., Town Engineer  
Mr. Damian Brady, Deerpark Village, Esq.

Mr. Ernie Larson, Applicant

### THE PLEDGE OF ALLEGIANCE

#### ERNIE LARSON - PRE-APPLICATION CONFERENCE

Represented by himself 858-1105

Applicant/ Ernie Larson wishes to create a motorcycle repair shop at 406 Route 97, Sparrowbush, N.Y.

It is an HMU zone Section 44, Block 2, Lot 1.2

Mr. Larson told the Board that he would like to have a business in the existing building, a repair and customize and install parts on motorcycles. He said that he would have 2 or 3 employees, and would only operator during daylight hours.

The Board determined that the use is a special use, and is allowed in the HMU zone, and is listed in the Zoning Book under Retail Sales and Vehicle Services.

The Board had no issues with this applicant.

Skip Wilson told the applicant that he would have to submit an application and pay the Planning Board application fee of \$200. along with site plans. He told him that he would have to establish two escrow accounts, one for town engineering fees of \$1,000 and another one for town legal fees of \$500.

#### ART TROVEI - PRE-APPLICATION CONFERENCE

Represented by John Fuller, Civil Engineer 856-1536

Owner/ Rowley Lumber Applicant/ Art Trovei wishes to buy the vacant Rowley Lumber Yard property located on Route 6, and create a parking area for his heavy equipment vehicles.

It is an HMU Zone. Section 57, Block 1, Lot 96

Mr. Fuller told the Board that the applicant wishes to have vehicle sales at the site. He said that no additional building will be put onto the property, and no additional impervious surface will be laid down. He said that the parking lot will remain the same, as it is, gravel.

Mr. Plotsky asked Mr. Fuller what his client intends to do with the old vacant motel building on the premises?

Mr. Fuller answered that he is not sure, and will discuss it with his client.

Dan Loeb asked about the security of the applicants' equipment in the isolated location that the property is located on, and will he use storage containers as fencing, as the applicant has done at his other business location?

Mr. Fuller answered that there is a security fence surrounding the entire property, approximately 10' high, and that his client does not intend to use storage containers as fencing.

Derek Wilson asked what the name of this business will be?

Mr. Fuller answered that it will be "Vehicle and Equipment Sales."

Mr. Fusco said that he has no issues with this application.

Skip Wilson told the applicant that he would have to submit an application and pay the Planning Board application fee of \$200. along with site plans. He told him that he would have to establish two escrow accounts, one for town engineering fees of \$1,000 and another one for town legal fees of \$500.

Al Fusco did ask Mr. Fuller to drop off three sets of maps to his office, so that he can send them for review to the appropriate agencies.

#### DRAGON SPRINGS BUDDHIST INC. - DISCUSSION

Mr. Fusco referred to a draft SEQR Negative Declaration, dated November 9, 2010. He said that the applicant still needs approval from the NYSDEC. He said that the applicant still needs to submit information on bald eagles in the area to the NYSDEC.

#### MOTION

Willard Schadt made a motion to adopt the draft SEQR Negative Declaration for the Dragon Springs Buddhist Inc., application, and have it signed by the Planning Board Chairman. Dan Loeb second. Roll call vote: Santiago, aye; Schadt, aye; Breitenfeld, aye; Hunter, aye; Loeb, aye; D. Wilson, aye; W. Wilson, aye. Motion carried.

CAMP DEERPARK - DISCUSSION

MOTION

Theresa Santiago made a motion for the Board to direct the town engineer to write up a formal resolution for the approval of the Camp Deerpark expansion application. Derek Wilson second. Roll call vote: Santiago, aye; Schadt, aye; Breitenfield, aye; Hunter, aye; Loeb, aye; D. Wilson, aye; W. Wilson, aye. Motion carried

DEERPARK VILLAGE - DISCUSSION

EXECUTIVE SESSION

Theresa Santiago made a motion for the Board to go into executive session for the purpose of discussion of pending potential litigation at 7:45 p.m.. Derek Wilson second. Roll call vote: Santiago, aye; Schadt, aye; Breitenfield, aye; Hunter, aye; Loeb, aye; D. Wilson, aye; W. Wilson, aye. Motion carried.

Derek Wilson made a motion for the Board to come out of executive session at 8:35 p.m. Dan Loeb second. Roll call vote: Santiago, aye; Schadt, aye; Breitenfield, aye; Hunter, aye; Loeb, aye; D. Wilson, aye; W. Wilson, aye. Motion carried

Mr. Plotsky told the Board that he will have the latest final draft of the FEIS to the Board members, at least a week before the next meeting.

COMMUNICATION FROM THE CHAIR

Skip Wilson told the Board that there would not be a Planning Board meeting on Wednesday, November 24, 2010, and that the next meeting would be on Wednesday, December 8, 2010.

ADJOURNMENT

Dan Loeb made a motion to adjourn. Theresa Santiago second. Roll call vote: Santiago, aye; Schadt, aye; Breitenfield, aye; Hunter, aye; Loeb, aye; D. Wilson, aye; W. Wilson, aye. Motion carried.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Barbara Brollier, Secretary