

TOWN OF DEERPARK PLANNING BOARD – February 24, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, February 24, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS:

Bob Vicaretti-Chairman  
Mike Hunter  
Tom Faggione

Craig Wagner- Vice Chairman  
Willard Schadt  
Rob Whitney



APPROVED

ABSENT BOARD MEMBER: Theresa Santiago

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 7:05 pm.

Pledge of Allegiance

Chairman Vicaretti welcomed Rob Whitney as the new member to the Planning Board.

MARTELL HOLDINGS – EXTENSION –

Chad Martell- Applicant

Chairman Vicaretti asked Mr. Martell to give a brief presentation and explanation on why the extension is needed.

Chad Martell stated that this is a subdivision on Wilson Rd, and he is just waiting for the economy to straighten back out.

**Motion to adopt a 6 month extension for Martell Holdings for August 24, 2016.**

Motion made by Tom Faggione, 2<sup>nd</sup> by Willard Schadt to adopt a 6 month extension for Martell Holdings.

**Vote 5 Ayes:** Craig Wagner, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti

**MOTION CARRIED**

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 Lipmann started the presentation stating that a mobile facility was built about a year ago and will function until the potential new station is up and running. He further stated that this will benefit the Town because the tax increase, he calculated that it will increase by \$742,543. He then turned the presentation over to Mark Licari, the Electrical Engineer for the project. Mr. Licari stated that the Town of Deerpark is at the end of the system and with this proposed station it will increase restoration times and voltage and quality of electric. He further stated if approved construction will start at the end of the last quarter of 2016 and take about a year to build. Mr. Licari continued the substation budget is roughly \$17 Million and will feed relatively 750,000 customers half will be directly in the Town and then will help serve the Port Jervis, Cuddebackville, Westtown and Otisville substations. He also stated that the mobile substation currently present will be taken down when the proposed station is complete.

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

Mike Homenick, Civil Engineer for Orange and Rockland Utilities continued the presentation by stating that the proposed station will be approximately 200x200 in size, it will be further away from the road and be screened by a 4ft high berm that will be placed closer to the road than the proposed station, which will help in screening. He further stated that because of certain constraints on the property including a large outcropping of rock and DEC wetlands, the station had to be placed farther to one side of the lot. Mr. Homenick continued that the driveway will be where the temporary driveway is now; they are in the process of getting permits from DOT for a permanent driveway that will be a paved roadway into the station and where the poles will be it will be rock to help with the grounding when workers are in the station.

**Motion to open Public Hearing to the Public for comment.**

Motion made by Mike Hunter, 2<sup>ND</sup> by Tom Faggione to open Public Hearing to Public for comment.

**Vote 5 Ayes:** Craig Wagner, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti

**MOTION CARRIED**

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

Chairman Vicaretti asked if the receipts for mailings were done, Secretary and Town Attorney concurred everything was in order. Chairman opened the floor for Public Comment, no Comment from the Public. Mike Homenick stated that if there were any concerns with lightening, the only time lights will be on is for an emergency when the workers are on the location; there is an offsite security system step up to monitor the facility 24/7. Chairman suggested that the Public Hearing be closed to Public Comment but left open for Written Comment, Glen Plotsky confirmed. Willard Schadt questioned why the Public hearing would have to left open for comment, Chairman Vicaretti answered because once public hearing is closed there is 62 days to act on the application and to avoid asking for an extension, being there is still more reviews that need to come in from the DEC and other agencies along with the Town Engineers, it needs to be left open.

**Motion to Close Public Hearing to the Public for comment.**

Motion made by Mike Hunter, 2<sup>ND</sup> by Craig Wagner to close Public Hearing to Public for comment but leave open for 30 days for written comment.

**Vote 5 Ayes:** Craig Wagner, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti

**MOTION CARRIED**

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

Al Fusco III entered the comments made by Fusco Engineering into record regarding reports from DEC, DOT and the GML-239 from the County Department of Planning, also the recently submitted site plans and EAF form (a copy will be placed in the file). He further stated that the responses from Orange and Rockland he received are not a part of these comments because there was not enough time given to review, so they will be made a part of the next meetings comments. Willard Schadt questioned what will become of the temporary substation when new one is completed, Mike Homenick answered the fence and mobile station will be pulled off the site and the rock will be removed then the area will be seeded but the berm will remain for screening. Chairman asked how the rock will be removed for the new station to be built; Mr. Homenick acknowledged it will be blasted out, there will be monitoring for existing adjacent properties. Chairman Vicaretti stated that there is just a concern with the adjoining properties and wells with the blasting. He further queried that this proposed station would not replace the Cuddebackville or Port Jervis stations, Mark Licari declared no. Chairman then asked about input from Fire Department, Mike Homenick stated that Orange and Rockland provides training for the local Fire Dept., he continued by saying that since the beginning of the project he has been in contact with Ian Hicks, from the Huguenot Fire Dept., and have discussed with him that protocol is for the Local Fire Department to contain the fire to the fence line. He went on to say that Orange and Rockland does not want them to enter the facility because the equipment could still be energized so for the safety of the Fire Fighters they are to wait for someone from O & R to enter first.

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

Chairman Vicaretti confirmed that there is a sheet in the application that the Local Fire Department needs to sign off on; he continued stating that a clearer set of plans will be needed; Mike Homenick declared a clear set will be provided. Al Schock, Town Councilman acknowledged that he attends church down the street and blasting will be more preferential than hammering, because the storage place next door hammered the rock and it was long and noisy. Diego Morales, Principal Engineer for Orange and Rockland, questioned if the Town approves the SWPP, Al Fusco III answered that once the open issues with the DEC are taken care of, then an approval can be considered. Town Attorney asked if the Town Engineer approved the SWPP, Mr. Fusco confirmed yes. Mr. Morales acknowledged that there will be no surprises, Al Fusco III stated he sees no issues if DEC makes any changes they will be reviewed and considered in the approval. Town Attorney suggested putting Orange and Rockland on Agenda for March 23, 2016 to close Public Hearing, review any new information and start deliberations on application. Willard Schadt added that he wanted to thank O & R for their great plans they are very informative and comprehensive.

**OTHER BUSINESS –**

Chairman Vicaretti questioned if Ronald Babcock is up to date on Escrow, Planning Board Secretary stated that according to Escrow Manager, Danielle Glynn Mr. Babcock is up to date, but did not receive Mylar maps. Chairman stated to get in contact with Mr. Fuller and coordinate to get maps to be signed.

Chairman then acknowledged that Planning Board Member Theresa Santiago was absent tonight due to the passing of her father and that our thoughts and prayers are with her and her family.

Willard Schadt questioned about the car dealerships going up and why there was no Planning Board approval, Glen Plotsky stated that to his knowledge it was determined that because it was a retail establishment before this use is still retail so no Site Plan Approval would be needed.

**APPROVAL OF JANUARY 13, 2016 MINUTES –**

**Motion to Approve January 13, 2016 Minutes.**

Motion made by Tom Faggione, 2<sup>ND</sup> Mike Hunter by to Approve January 13, 2016 Minutes.

**Vote 4 Ayes:** Craig Wagner, Mike Hunter, Tom Faggione, Bob Vicaretti. Willard Schadt abstained because he was not present at Meeting.

**MOTION CARRIED**

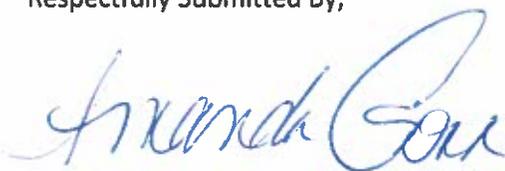
**Motion to Adjourn Meeting.**

Motion made by Craig Wagner, 2<sup>ND</sup> by Tom Faggione, to Adjourn February 24, 2016 Planning Board Meeting at 7:51 p.m.

**Vote 5 Ayes:** Craig Wagner, Mike Hunter, Tom Faggione, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary