

TOWN OF DEERPARK PLANNING BOARD – APRIL 13, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, April 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
Mike Hunter
Tom Faggione

Craig Wagner- Vice Chairman
Theresa Santiago
Rob Whitney

ABSENT BOARD MEMBER: Willard Schadt

OTHERS PRESENT:

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

Meeting brought to order at 7:03 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 started off the presentation stating he feels the site plan has been satisfied and that an approval could be granted, contingent on the compliance with the items listed on Fusco Engineering Comments. He continued by saying that documentation will be sent when approval is given by the various agencies, and that if they cannot get the approvals before the deadline could an extension be granted. Town Attorney answered the conditional approval is good for 6 months. Chairman Vicaretti questioned if the other comments from before had been satisfied, Al Fusco III acknowledged that most of them were, the Orange County Planning Department wanted more screening to be shown. Town Attorney stated that is discretionary on the Planning Board to do, he continued that the Town Engineers waved Bond requirement and authorize a separate Escrow be created after final approval is given; for site inspections to monitor the storm water installment of \$6,000. Chairman stated maps cannot be stamped yet without the compliance with Fusco Engineering Comments. He went on to say if a conditional approval is given will the Applicant be ok with that decision. Alan Lipman stated yes.

Motion to grant a conditional approval to Orange and Rockland Utilities Phase II.

Motion made by Theresa Santiago, 2nd by Craig Wagner to grant a conditional approval to Orange and Rockland Utilities for their 69KV Substation contingent on the comments from Fusco Engineering being satisfied.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti

MOTION CARRIED

Glen Plotsky asked about the Boards position on the screening recommendation, Mr. Lipman answered that they plan to accommodate that suggestion. Town Attorney questioned if the Escrow should be voted on now, Town Engineer stated that it can wait till final approval.

Planning Board Minutes April 13, 2016

DRAGON SPRINGS –

Johnathan Lee- Applicant

Rick Goldman- Attorney for Applicant

Mr. Goldman started off the presentation stating it was suggested that all the open applications be brought together into one comprehensive site plan. He continued with going through all the proposed additions and changes the applicant wants as part of this new application. First he started with the sewer treatment plant a 100,000 gallon/per day is proposed, presently there is an 8,000 gallon/per day and a 12,000 gallon/per day one on site. He continued by stating that the DEC has permitted an additional 18,400 gallon, but eventually the 100,000 gallon one will be built; the 8,000 gallon one will be taken out and the 12,000 gallon one will be piped to the proposed new tank. He went on to say that currently capacity is 100 residents, 200 commuters and approximately 50 construction workers which they have Porta Potties for them; with the new proposed treatment station the new capacity will be 500 residents, and 100 commuters. Next he stated previously approved Mediation Hall #2 will be converted to a resident hall, and a Rehearsal Hall addition it is presently existing but not approved for occupancy, right now it is used as storage as permitted by Building Inspector. Fourth is a Music Hall which will be a new building and will go where there is presently a parking lot, the next is where the concrete plaza is a 4 level Parking Structure is proposed. There will also be a previously approved but not yet built pre-fab shed which is 35x50 construction shed that will be relocated, also a Fire Pump Gazebo was approved by the Lake will be relocated. Next is a previously approved 30x70 construction shed that will be moved southeast of the proposed parking structure, and a Gazebo (#13) that was approved and built where approved by the Temple and they would like to move it behind the Academy of the Arts and add a bell. Tom Faggione questioned the size of the Gazebo; Johnathan Lee stated it is less than 20x20. Tom Faggione questioned the size of the proposed bell, Johnathan Lee stated it is like 3x5 ft., Mr. Goldman stated on future plans dimensions will be provided. Lastly is an existing fence and they would like to add more to the fence it is wrought iron but is not included on the current plans. Mr. Goldman also stated a revised EAF will be submitted; also additional environmental studies will be submitted such as traffic and species. Rick Goldman questioned if Lead Agency had been established, Town Attorney answered that on July 22, 2015 GML-239 was authorized and Lead Agency declared. Glen Plotsky suggested the Planning Board start new and declare intent to be Lead Agency and authorize the 239 Review contingent on the new EAF, Chairman questioned without the EAF. Town Attorney acknowledged that without the EAF the motion will not happen.

Motion to authorize the GML 239 process.

Motion made by Theresa Santiago, 2ND by, Craig Wagner to authorize the GML 239 process contingent on the receipt of a revised EAF.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Bob Vicaretti **1 Nay:** Tom Faggione.

MOTION CARRIED

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Theresa Santiago, 2ND Craig Wagner by to declare intent for Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes subject to the receipt of a revised EAF.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Bob Vicaretti **1 Nay:** Tom Faggione.

MOTION CARRIED

Planning Board Minutes April 13, 2016

DRAGON SPRINGS – continued

Chairman questioned Town Engineer if he wanted to go through the list of comments from Fusco Engineering, Al Fusco III stated that it is very lengthy and most of the comments are technical in nature. Rick Goldman added that the new submission will respond to the comments. Chairman Vicaretti questioned if Escrow Accounts are up to date, Secretary, Amanda Gorr answered yes.

APPROVAL OF MARCH 23, 2016 MINUTES –

Motion to Approve March 23, 2016 Minutes.

Motion made by Mike Hunter, 2ND by Theresa Santiago to Approve March 23, 2016 Minutes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Bob Vicaretti. Tom Faggione abstained because he was not present at Meeting.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner, to Adjourn April 13, 2016 Planning Board Meeting at 7:51 p.m.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Tom Faggione, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary