



TOWN OF DEERPARK PLANNING BOARD – MAY 11, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday May 11, 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
Willard Schadt

Craig Wagner- Vice Chairman
Theresa Santiago
Rob Whitney

ABSENT BOARD MEMBER: Tom Faggione

OTHERS PRESENT:

David Dean, Town Councilman
Glen Plotsky, Town Attorney
John Nosek, Fusco Engineering for Town

Meeting brought to order at 7:03 pm.

Pledge of Allegiance

DICK’S CONCRETE (PJ QUARRY) – DEERPARK WEST INDUSTRIAL PARK –

Jim Ullrich- Representative for Dick’s Concrete (PJ Quarry) from Alpine Environmental Consultants
Dick Penaluna -Applicant
Dick Penaluna Jr. - Applicant

Mr. Ullrich started off the presentation by stating that the Applicant is before the Board to start the SEQRA process, he continued that this site plan has not changed much since the preliminary one brought in last summer, there is a new topographic map and there is a change in the storm water drainage. Mr. Nosek acknowledged that the comments made from Fusco Engineering pertained to the Long EAF form and sees no problem with declaring intent for Lead Agency.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Craig Wagner, 2ND by Theresa Santiago 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 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Chairman Vicaretti asked if the GML-239 could be done too, Town Attorney replied that there was a preliminary GML-239 submitted and there was a response from Orange County Department of Planning on August 20, 2015. Town Attorney continued that the updated plans have a DEC mapper and have delineated the wetlands; he went on to say that the Applicant should plan for the biggest building possible on the parcel because this is a generic site plan approval that he believes is more for a marketing basis. When the decision is made to start building then it will have to come back to the Planning Board for a revised approval. Chainman asked if another GML-239 could be done, Town Attorney answered yes but would suggest waiting the 30days for Lead Agency to be established, and further suggested putting them on the June 22, 2016 Meeting Agenda for Lead Agency and GML-239.

Planning Board Minutes May 11, 2016

DICK'S CONCRETE (PJ QUARRY) – DEERPARK WEST INDUSTRIAL PARK – continued

Chairman Vicaretti asked if there were any questions from the Board, Rob Whitney questioned if there was only one entrance to the site, Jim Ullrich replied yes there will also be an emergency exit through the city of Port Jervis. Willard Schadt asked about the easement to the existing Quarry will it be an actual easement and will the use to the Quarry be defined, Mr. Ullrich stated they will create a meets and bounds agreement. Town Attorney suggested that the Applicant affirmatively indicate that if the Applicant or Representative for Applicant are not present at the June 22 meeting can the Board still vote on the Lead Agency and GML-239, Mr. Ullrich answered yes.

LOT LINE CHANGE – DENNIS AND THERESA LAMB –

John Fuller – Engineer for Applicant

Dennis and Theresa Lamb – Applicants

Town Attorney declared that he wanted to make it part of the record that his office does work for Mr. & Mrs. Lamb and either himself or his partner will be preparing the deed for the Lamb's, but his loyalty is to the Town, All Board Members Agreed it will not be an issue. Mr. Fuller stated that this is a Lot Improvement Lot Line Change between Strunk and Lamb families; it is located on Georgian Terrace in the HMU district. He continued that both lots have single family homes and both have on site wells and septic, each property is above 1 acre of land. Mr. Fuller went on to say that because of the nature of the application he is requesting that the public hearing be waived. Chairman questioned if the houses that are on the maps are existing, John Fuller answered yes. Town Attorney stated that there was no EAF submitted and did suggest to waive the Public Hearing and approve subject to Engineer confirming map and EAF and Town Attorney approving Deed.

Motion to Waive the Public Hearing.

Motion made by Theresa Santiago, 2ND by Mike Hunter to waive the Public Hearing.

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

MOTION CARRIED

Motion to grant a conditional approval to Dennis and Theresa Lamb.

Motion made by Craig Wagner, 2ND by Mike Hunter to grant a conditional approval to Dennis and Theresa Lamb for a Lot Line Change contingent on the submission of the short form EAF, Engineering review of the EAF, Town Attorney review of the Deeds and payment of all Fees.

Vote 6 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Mike Hunter, Willard Schadt, Bob Vicaretti

MOTION CARRIED

Chairman Vicaretti asked if the Maps needed to be stamped and signed and Town Attorney stated yes a mylar and maps will be provided after contingencies were reviewed.

Planning Board Minutes May 11, 2016

APPROVAL OF APRIL 27, 2016 MINUTES –

Motion to Approve April 27, 2016 Minutes.

Motion made by Theresa Santiago, 2ND by Craig Wagner, to Approve April 27, 2016 Minutes.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Mike Hunter, Bob Vicaretti. Willard Schadt and Robert Whitney abstained because they were not present at last meeting.

MOTION CARRIED

OTHER BUSINESS –

David Dean stated that the discussion that was started at last meeting of holding a work session with Deerpark Commons is a good idea and the applicant also agreed it is too. He continued that it will give everyone an opportunity to get into detail, make comments and suggestions and ask questions. Chairman Vicaretti questioned if a workshop is scheduled and Applicant does not make it can the issue still be discussed. Town Attorney replied that yes as long as the Applicant is aware they are on the agenda it can still be discussed, the workshop is mostly for the Board, the applicant is only there to answer questions and no action will be taken on the Application. David Dean acknowledged that with the complexity of the proposal it would be better to have these workshops so everyone can see it in detail and understand the project before voting. Town Attorney suggested also having workshops for Dragon Springs, the Paragon Subdivision and also Aspen Ridge Subdivision. He further suggested having 1 workshop meeting and 1 regular meeting a month, Chairman questioned if a regular meeting and a workshop can be done on same night, Town Attorney stated yes. David Dean confirmed that at the workshop is when to make comments and ask questions so the Members can make an informed decision. Secretary declared that there is nothing on the Agenda for the May 25 meeting and that Deerpark Commons Representatives have asked to be on that agenda also, Members agreed to make May 25, meeting a workshop meeting for Deerpark Commons. David Dean asked if a motion had to be made to make that decision, Town Attorney asked no.

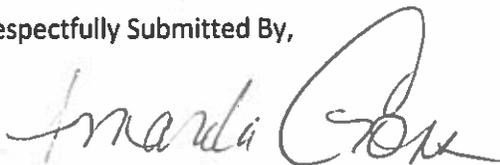
Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner, to Adjourn May 11, 2016 Planning Board Meeting at 7:45 p.m.

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

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary