

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, AUGUST 8, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman

Rob Whitney

Willard Schadt

Craig Wagner-Vice Chairman

Theresa Santiago

**BOARD MEMBER ABSENT:** Mike Hunter



**APPROVED**

**OTHERS PRESENT:**

Town Attorney-Glen Plotsky

Town Engineer-Alfred A. Fusco III

Dave Dean-Town Councilman

Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

**NEW CENTURY FILM-517 NEVERSINK DRIVE-FLEA MARKET –**

Holly Fuller-Representative for Applicant

Mrs. Fuller explained that at the last meeting there was a public hearing and all comments were positive for the project. She continued that the county asked for a traffic study to be done, but because of the history of the property it has had similar uses. Town Attorney added that the public hearing was closed and the Orange County Department of Planning requested a traffic analysis be done, to override the County a majority plus one is needed, at the last meeting there was not enough Board members to do that. He further stated that himself and the Town Engineer feel a traffic study is not needed because of the history of uses on the property. He suggested that the Board entertain a motion to waive the traffic study because other uses in the past had significantly more traffic and another motion to approve the application. Willard Schadt acknowledged that in the past there were more people and it also was being used at night as well, and he could see no reason to do the study.

**Motion to override the County comments.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to override the Orange County Department of Planning comments to have a traffic analysis done for New Century Film.

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

**MOTION CARRIED**

**Motion to declare a negative declaration.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to declare a negative declaration and an unlisted action for SEQRA purposes.

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

**MOTION CARRIED**

**Motion to approve the application.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to approve the application for New Century Film contingent on comments dated June 4, 2018 from Fusco Engineering being satisfied and fees paid.

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

**MOTION CARRIED**

**Planning Board Minutes-August 8, 2018-continued-**

**LITTLE POND SOLAR-WHITEHEAD ROAD –**

No one present.

Town Attorney explained that this project will be at the end of Whitehead road between Cahoonzie Club and Hartwood Club, it will be a 20 megawatt solar system. There was a meeting already with the Supervisor, Deputy Supervisor and himself and it was suggested they go to the Planning Board, the had requested a pre-application meeting but must have been confusion, if they ask for another pre-application meeting can do it. Dave Dean stated that this will not be on either of the Club's property it is adjacent to it and the parcel had been logged 2-3 years ago.

**MOTION TO APPROVE MINUTES.**

**Motion to Approve July 25, 2018 Minutes.**

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, July 25, 2018 meeting.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti. Willard Schadt abstained he was not present at the meeting.

**MOTION CARRIED**

**OTHER BUSINESS –**

Willard Schadt asked if someone could be present at the meeting by telephone or video chat, Town Attorney answered that the Town would have to adopt a local law, but right now it requires publication in the newspaper atleast 10 days prior to the meeting.

Theresa Santiago asked about Aspen Ridge and the rattlesnakes, she stated that she heard they were bulldozing and hit a rattle snake den. Town Engineer explained that they cut some trees for roads and for 2 test wells. He added that he received a phone call from the DEC asking if there were Building permits.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn August 8, 2018 Planning Board meeting at 7:19 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary