

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, SEPTEMBER 12, 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

OTHERS PRESENT:

Town Attorney-Glen Plotsky
Fusco Engineering-John Nosek
Dave Dean-Town Councilman
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:02 p.m.

PEENPACK MEADOWS – EXTENSION –

Alan Lipman – Representative for Applicant

Mr. Lipman stated that the property is still listed for sale, they have reduced the price and are asking for more time. Chairman Vicaretti acknowledged that they are making an effort. Town Attorney suggested that the Board could extend the permit for 6 months and either put the matter on the agenda for February 27, 2019 or extend 6 months and 1 day till the March 13, 2019 meeting.

Motion to Approve extension for Peenpack Meadows.

Motion made by Craig Wagner, 2nd by Rob Whitney to grant a 6-month extension until the March 13, 2019 Meeting for Peenpack Meadows.

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

MOTION CARRIED

CUDEBACKVILLE SERVICE CENTER – 981 US RTE 209 –

John Thibodeau-Applicant

Mr. Thibodeau explained that he had received approval for his site plan a couple of months ago and when he went to do the layout for the building he thought is was 50x100, but the site plan said 50x80. He continued that he spoke with Glen Plotsky and he stated that he needed to come back to the Planning Board. Mr. Thibodeau stated further that after looking at the 50x100 it was found it would encroach on the side yard setback so a 50x90 building was put on the new site plan. Town Attorney acknowledged that Mr. Thibodeau is a client and dear friend of his and after review of the application sees there are a few changes that need to be made, he also stated that the maps could be submitted to the Engineer for review and if nothing is wrong it can be approved at the next meeting. Town Attorney asked to have this matter added to the next agenda.

Planning Board Minutes-September 12, 2018-continued-

RICHARD DAVENPORT – 238 WILSON RD – LOT LINE CHANGE – PRE-APPLICATION –
Rich Davenport-Applicant

Mr. Davenport explained that this was a 3-lot subdivision done back in the 80's and there is a circular driveway of his son-in-law's which encroaches on his property so he would like to change the property line to make it all on his parcel. Chairman asked if it would make it a non-conforming lot, John Nosek answered no the minimum is 1 acre. Town Attorney suggested to submit an application and to also get him a copy of the deed and the deed description for review. Chairman Vicaretti added to get a survey.

CAMP DEEPARK – 200 BRANDT ROAD – AMENDED SITE PLAN –
Ben Cheek-Construction Supervisor
Ken Bontrager-Applicant

Mr. Bontrager explained that they had come to the Board earlier in the year for a pre-application to change an existing road and to change a building size 4ft. John Nosek stated that a GML-239 needed to be done because of the proximity to Sullivan County.

Motion to circulate the GML-239 Review.

Motion made by Craig Wagner, 2nd by Rob Whitney to circulate the GML-239.

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

MOTION CARRIED

Motion to schedule a Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to schedule a public hearing for October 24, 2018 at 7:00 PM for Camp Deerpark.

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

MOTION CARRIED

Ken Bontrager asked if the public hearing could be waived, Chairman Vicaretti stated that either way they would have to be at the meeting, and they did not want to set precedent. Town Attorney acknowledged he will not be present at that meeting.

JERRY WEINSTEIN – TRAILERS – ROUTE 209 –
Not Present.

15 Minute Recess

LM PROPERTY HOLDINGS – 167-175 PEENPACK TRAIL – 3-LOT SUBDIVISION –
John Fuller-Representative for Applicant

Mr. Fuller gave a brief description of the application stating that this was originally 4 non-conforming lots and was granted a variance from the ZBA. He continued that last time he was there the Board wanted a letter from the DEC (Department of Environmental Conservation) regarding rattle snakes on the property, the letter states there are no snakes. He added he was looking for conditional final approval. John Nosek stated that a surveyors stamp needed to be on the final drawings and the Town Attorney needed to approve the 25ft road dedication.

Motion to approve application.

Motion made by Craig Wagner, 2ND by Theresa Santiago to grant final conditional approval contingent on Fusco Engineering comments satisfied, Town Attorney approval of road dedication and fees paid.

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

MOTION CARRIED

Planning Board Minutes-September 12, 2018-continued-

296-320 GUYMARD TURNPIKE – DRIVEWAY PROPOSAL –
John Fuller-Representative for Applicants

Mr. Fuller explained this was a turnaround that would go through 296 Guymard Turnpike and 320 Guymard Turnpike, he continued that most of the technical comments from Fusco Engineering have been addressed. Town Attorney stated that the owner's endorsement needs to be signed by both owners of the two properties. John Nosek asked if anything could be done on the Dragon Springs entrance to make the driveway accessible to buses, John Fuller answered no because of roadway the terrain rises sharply. Town Attorney questioned if when the other entrance on Galley Hill is opened will this proposed driveway be used, John Fuller replied that he would check with applicant but it is for emergencies only. John Fuller asked to be put on the next agenda.

MOTION TO APPROVE MINUTES.

Motion to Approve August 22, 2018 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, August 22, 2018 meeting.

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

MOTION CARRIED

OTHER BUSINESS

Town Councilman, Al Schock stated that Dragon Springs has a history and Guymard Turnpike was not supposed to be used as a fulltime access only for emergencies and it is being beaten up with the large trucks up and down the road.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn September 12, 2018 Planning Board meeting at 8:24 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary