

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MARCH 22, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Theresa Santiago
Willard Schadt

Craig Wagner-Vice Chairman
Rob Whitney



APPROVED

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

Dave Dean – Town Councilman
Al Schock – Town Councilman
Glen Plotsky – Town Attorney
Alfred Fusco III – Fusco Engineering for Town

Meeting was brought to order at 7:00 pm

Pledge of Allegiance

PEENPACK MEADOWS –

Alan Lipman – Fabricant, Lipman & Frishberg, Representative for Applicant

Mr. Lipman stated that they are there for a 6 month extension, he continued that there is no market for the units, but they have hired a Broker to look at it before the next meeting in 6 months and will have answers then. Town Attorney acknowledged that the 6 months will be September 27.

Motion to approve 6 month extension.

Motion made by Theresa Santiago, 2nd by Craig Wagner to grant a 6 month extension until September 27, 2017 for Peenpack Meadows.

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

MOTION CARRIED

JERRY WEINSTEIN – 226 US ROUTE 209 – PRE-APPLICATION –

Jerry Weinstein-Applicant

Mr. Weinstein stated that he has cargo trailers on his property that he uses in the course of his business, they have been there for 7 years it is called CeraMaterials and is a commercial insulation internet business. He continued that all trailers are licensed, there are 3 currently on the property. Chairman Vicaretti acknowledged that he was referred to the Planning Board by the Building Department, Mr. Weinstein answered yes. Mr. Fusco explained that Mr. Weinstein has a licensed business and a complaint from a neighbor because of the growing business and the trailers added, the building department felt a Site plan should be done for the business, it is in a HMU District and is allowed with Planning Board Approval. Chairman further explained that Mr. Weinstein would need a Site Plan and Application, Mr. Weinstein asked if there were certain things that needed to be on the Site Plan, Town Attorney stated that it is described in the Application and that he will need to hire an Engineer and have a Survey also done. Town Attorney suggested to maybe put some visual screening on the Site Plan, he continued that this is classified as a Home Occupation and is permitted with Planning Board Approval. Mr. Weinstein stated that the screening will be temporary and explained that in 2 years he will be retiring and the business will be done. Mr. Fusco suggested that Mr. Weinstein take photos of the buildings and the trailers and submit them with the application and map.

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ASPEN RIDGE – 524 PEENPACK TRAIL – 15-LOT SUBDIVISION –
Michael Morgante-Arden Consulting Engineers-Representative for Applicant

Mr. Morgante explained the reason for the delay in coming back was because of issues with City of Port Jervis and the water supply and also the New York State DEC with rattle snake dens. He continued that the DEC sent a letter stating the requirements needed to continue with the subdivision, one was limit construction to certain months, snake fence around where the work is being done, snake monitor; which is a person hired to physically monitor during construction, and a deed restriction for the remaining undisturbed land. Mr. Morgante then went through the comments from Fusco Engineering about drafting the language for a homeowners Association. He then asked if a Public Hearing could be scheduled.

Motion to Schedule a Public Hearing.

Motion made by Craig Wagner, 2nd by Theresa Santiago to schedule a Public hearing for Wednesday, April 26, 2017 at 7:00 pm for Aspen Ridge 15-lot Subdivision.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to approve March 8, 2017 Minutes.

Motion made by Theresa Santiago 2nd by Rob Whitney to approve Wednesday, March 8, 2017 minutes.

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

MOTION CARRIED

OTHER BUSINESS

Dave Dean referenced that commercial with the security monitor and how it puts the whole issue about a snake monitor into perspective, he further stated that the snakes have always been there and always will be there.

Chairman Vicaretti stated that he had been on the Town website and he happened upon the comprehensive plan that was done in 2000 and wondered if it should be updated. Dave Dean and Alfred Fusco III acknowledged that work has been done on it but it is a major undertaking.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn meeting at 7:28 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary