

The Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, FEBRUARY 22, 2017 at 7:00 pm at the Deerpark Town Hall, 420 US 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:

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

Meeting brought to order at 7:00 pm.

Pledge of Allegiance

NEW CENTURY, INC – (OLD NEW HOPE FARMS) – 517 NEVERSINK DR –

Peter Wei – Applicant

Mr. Wei explained that the proposal is to change the use of the property to a Movie Production Company, by changing the Arena to a film studio, the 1st Barn or horse stable on the left of the Arena to sleeping quarters for the film crews and the building to the right of the Arena will be Administrative Offices. Chairman Vicaretti acknowledged that it was 3 buildings that were to be changed and questioned if the proposed office is a 1 or 2 story building. Mr. Wei stated answered that the first floor will be offices, the second floor they are not sure what they are going to do. Chairman questioned if the Arena was one big building and if the sleeping quarters were attached to it, Peter Wei answered no they are all separate buildings. Chairman also questioned if the septic was included on the map, Alfred Fusco III answered that they will need more information on the map and acknowledged that the sleeping quarters will have 8 rooms and asked if they would all would have separate kitchens. Mr. Wei replied no just bedrooms one common kitchen, Chairman questioned about separate bathrooms; Mr. Wei answered no just bedrooms and further explained that there are already 2 bathrooms presently in the building. Chairman Vicaretti stated that the dimensions of the exterior building should be on the maps. Mr. Fusco stated that also on the map should be where the septic is and if it can accept the proposed use. He continued that there will not be a lot of site work, maybe some lighting for parking area. He also stated that Fusco Engineering would type a list of comments. Chairman asked about landscaping, Mr. Fusco stated it would be part of the comments. Town Attorney asked if any of the residences on the property would be changed, Mr. Wei answered no. Chairman Vicaretti acknowledged that when the property was New Hope Farms he believes there was a deed restriction on the property for the two houses. Town Attorney also asked if the sleeping quarters would be permanent housing, Mr. Wei answered no it is for film crews and they change. Chairman Vicaretti also stated that Bulk Tables would have to be placed on the map also.

Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$1000 and Alfred Fusco III, stated that **Engineering Escrow** will be \$2500 the Escrow Form was filled out and signed by Town Attorney, Town Engineer and Applicant. A copy was given to each; also a copy will be given to Escrow Manager, Danielle L Glynn and a copy placed in the file.

Planning Board Minutes February 8, 2017

SPRINT – CELL TOWER – HUGUENOT FIRE HOUSE – PRE-APPLICATION –

Hillel Gedrich – Consultant for Sprint, from Azimuth Consulting

Rob Bertona– Sprint Radio Frequency Engineer

Mike Ahl- Sprint Network Program/Program Manager

Javier Rodriguez – Sprint Construction Manager

Alfred Fusco III went over his comments with the representatives from Sprint. Mr. Bertona questioned what #3 on Fusco comments was, Mr. Fusco stated that it pertains to the protection of the electric supply coming from the shed running on the ground in the conduit with the Jersey Bends protection. Chairman Vicaretti asked if it complied with the electrical code, Mr. Fusco stated he would look into it. Chairman Vicaretti questioned the fall zone of the tower, Mr. Gedrich stated it would not reach the road, Chairman acknowledged that the dimensions should be on the map. Willard Schadt asked what the deterioration of service was; Rob Bretona stated that from Wurtsboro to Port Jervis there is no Sprint service. Chairman Vicaretti so what would the temporary tower create for coverage; Mr. Bertona stated that the anticipated coverage would be a 4 miles radius from the temporary tower. Alfred Fusco III asked if they were to co-locate on the present antenna what coverage would look like then. Mr. Bertona stated the more height the more coverage. Mr. Fusco asked with the temporary tower if the coverage will reach to Wurtsboro, Mr. Bertona answered no Godeffroy. Willard Schadt asked how does this temporary tower stay temporary. Alfred Fusco III stated to have a note put on the map or create a bond to cover dismantling of equipment. Town Attorney stated that the removal bond would be used by the Town to remove the tower. Town Attorney also asked applicant what they would learn in 2 years that they couldn't in maybe 6 months time. Mr. Bertona stated that they could get the temporary tower in and get the idea of the coverage it will take. Town Attorney asked how long it would take to determine, Mr. Bertona answered up to a year. Town Attorney suggested that the Planning Board could give an approval for a year but applicant could ask for an extension to negotiate co-location or new site plan for new tower. Mike Ahl asked when the year runs from when the building permit is issued or approval. Town Attorney stated that his advice would be that the year start at Planning Board Approval. Chairman stated that the Board would like updates before the year is done and those updates can be made to the Town Engineer. Mr. Gedrich asked if there would be an extension it would have to be put in writing and done at a regular meeting, Chairman answered yes.

Motion to authorize GML-239 Review.

Motion made by Theresa Santiago, 2ND by Craig Wagner to begin the 239-GML review.

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

MOTION CARRIED

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Craig Wagner, 2ND by Theresa Santiago to declare Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion to Schedule a Public Hearing.

Motion made by Craig Wagner, 2ND by Rob Whitney to schedule a Public Hearing for Wednesday, April 12, 2017 at 7:00 PM for Sprint Spectrum Realty Company.

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

MOTION CARRIED

Planning Board Minutes February 22, 2017

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
- Aileen Sullivan – Manager-Regional Community Affairs
- Alan Lipman- Attorney

Mr. Lipman stated that they were waiting on two DEC Permits and asked for a conditional approval pending the approval from the DEC. Chairman Vicaretti asked Alfred Fusco III if they had reviewed all the submittals, Mr. Fusco answered yes everything looked good. Willard Schadt asked about the rattle snakes, Mr. Morales replied that was one of the outstanding permits waiting approval from the DEC.

Motion to grant a conditional approval to Orange and Rockland Utilities for 69KV Substation.

Motion made by Theresa Santiago, 2nd by Willard Schadt to grant a conditional approval to Orange and Rockland Utilities for 69KV Substation contingent on approval of two remaining DEC Permits.

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

MOTION CARRIED

APPROVAL OF FEBRUARY 8, 2017 MINUTES –

Motion to Approve February 8, 2017 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner to Approve February 8, 2017 Minutes.

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

MOTION CARRIED

OTHER BUSINESS –

Dave Dean stated that the temporary cell tower has him perplexed; Chairman Vicaretti said that it is to enhance the service until a final plan is done. Mr. Dean added that they would have a year it should be figured out by then. Chairman asked if maybe other Towns have done this and if some research could be done to find out. Al Schock stated that the "Fall Zone" will be hard to enforce and they need to prove in a year what the next step will be. Willard Schadt stated that they could possibly be looking to put additional towers up because they do not achieve coverage up to Wurtsboro.

Willard Schadt questioned the threshold for the rattle snake study, Alfred Fusco III stated that over an acre triggers the SEQRA, he continued that it is determined through the DEC mapper for the EAF (Environmental Assessment Form).

Chairman Vicaretti further stated the he received a response from DEC for the Mine in Huguenot, and can be discussed at next meeting.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner, to Adjourn Meeting at 8:07 p.m.

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

MOTION CARRIED

Respectfully Submitted By,


Amanda Gorr, Planning Board Secretary