



The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, JANUARY 11, 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

Craig Wagner-Vice Chairman
Rob Whitney

BOARD MEMBERS ABSENT: Mike Hunter, Willard Schadt

OTHERS PRESENT:

David Dean, Town Councilman
Alfred Fusco III, Fusco Engineering for Town

Meeting brought to order at 7:00 pm.

Pledge of Allegiance

Joseph Genova – 545 Route 209 – Proposed Garage – Pre-Application –

Representative for applicant – Self

Mr. Genova stated that this will be on his property located at 545 Route 209 in Godeffroy; he was proposing a 28-60 garage to be placed along Route 209. He continued that he is an already licensed car dealership; he doesn't propose a mechanic shop. He further added that it is on 2 acres in HMU and knows that his taxes will increase. He went on to say he plans to put cars out for sale by Route 209 but no repair work for the public. Chairman Vicaretti stated that on the SEQRA form the intended use for the garage needs to be defined. Chairman further asked if it was HMU district, Alfred Fusco III answered yes. Mr. Fusco continued that vehicle sales are allowed with Planning Board Approval in HMU (Hamlet Mixed Use). Craig Wagner questioned about the driveway, Mr. Genova stated that a new driveway would be made for the business. Chairman Vicaretti stated that an approval from DOT will be needed because it is a commercial access. Chairman continued that a 239-GML letter will go out to Orange County Planning Department and NYS DOT. He further stated that it sounds doable. Town Engineer stated it is permissible with Planning Board approval and Mr. Genova needs to submit a site plan and fit it in the setbacks, but does not see an issue with the sketch. Chairman questioned if there will be water and septic, Mr. Genova answered no. Theresa Santiago asked what the purpose of the garage will be for, Mr. Genova replied for storage of cars and tools. Chairman Vicaretti acknowledged that a formal application will need to be submitted along with a survey or site plan map and then Escrow will be set up and also the application fee needs to be paid. Mr. Genova asked if DOT should get involved now, Chairman Vicaretti answered not yet but will be with the 239-GML. He continued that a public hearing will be held and all adjoining within 500 feet will be notified. Craig Wagner stated that the plans need to be engineered, Chairman added as soon as he was ready to come back to Planning Board.

Planning Board Minutes December 14, 2016

Daniel Tarallo – 54 Wilson Rd - 3-lot Subdivision – Pre-Application –
Tom Ward – Engineer for Applicant
Daniel Tarallo – Applicant

Mr. Ward stated that it is a 3-lot Subdivision, Lot 1 will have the existing home with 5.2 acres, the 2nd lot will be vacant containing 7.7 acres and the 3rd will be the remaining of 27.9 acres and also be vacant. Chairman Vicaretti questioned the Zoning for the parcel; Alfred Fusco III stated it was in a RR (Rural Residential) Zone. Mr. Ward also added that the lots are large and there is an existing driveway on Lot 2 and for the proposed Lot 3 a driveway permit will be taken out and soil tests have been done for the two planned vacant lots. He further added that the existing home already has well and septic. Chairman Vicaretti acknowledged that the current well and septic need to be indicated on the map. Mr. Ward continued that Lot 3 has a Federal Wetland and has already been surveyed. Chairman asked the intentions for Lot 3, Mr. Tarallo stated that the proposal is not the sell the lots, he plans to keep it in the family and to make a new home on Lot 2. Chairman Vicaretti asked about the swamp area on Lot 3, Alfred Fusco III answered that is was not DEC regulated. Chairman Vicaretti stated that a topographical map will be needed; he continued that it seems doable, he sees no problems. Mr. Fusco added that the comments done by Fusco Engineering were a courtesy for the applicant to review. Mr. Ward asked if everything listed has to comply even for a minor subdivision. Mr. Fusco answered it was standard for all subdivisions. Chairman asked is the Short Form EAF was good and Alfred Fusco III answered yes it was fine.

APPROVAL OF DECEMBER 14, 2016 –

Motion to Approve December 14, 2016 Minutes.

Motion made by Theresa Santiago, 2ND by Craig Wagner to Approve December 14, 2016 Minutes.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

MOTION CARRIED

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner to Adjourn Wednesday, January 11, 2017
Planning Board Meeting at 7:29 p.m.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary