

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, OCTOBER 11, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman

Willard Schadt

**BOARD MEMBERS ABSENT:** Mike Hunter, Theresa Santiago

Craig Wagner-Vice Chairman

Rob Whitney



**APPROVED**

**OTHERS PRESENT:**

Glen Plotsky – Town Attorney

Alfred Fusco III – Fusco Engineering for Town

David Dean – Town Councilman

Al Schock – Town Councilman

Meeting was brought to order at 7:22 pm; meeting started late due to lack of quorum.

**Pledge of Allegiance**

**DEERPARK VILLAGE – EXTENSION –**

Alexander Roberts-Executive Director of Community Housing Innovations

Mr. Roberts stated that they have been marketing on MLS, real estate properties for sale, there was a developer that wanted age the restrictions removed and wrote a letter to the Town but there was no interest from the Town to change the zoning, they wanted it kept at 55 or older. He continued that they have had an offer and they are considering and are waiting for proof of funds. Mr. Roberts asked for a one year extension. Town Attorney stated that at the time of approval the total of 3 years of extensions, and with a potential buyer he suggested a 6 month extension.

**Motion to approve 6 month extension.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to grant a 6 month extension for Deerpark Village.

**Vote 4 Ayes:** Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**PINE GROVE PROPANE – US ROUTE 209 – PROPANE TANK INSTALLATION –**

Bill Povall-Engineer

Matt Feldman-Bottini

Mr. Povall stated that there were a few issues the last time they were before the Planning Board; the first was the letter from the County about the emergency access in the back that went across the canal. The second is the proposed entrance to the propane tank and the DOT. He continued in regards to the emergency access that they wrote a letter to the County entailing it was over an existing abandon trail to Lake View Drive, it is a 12 ft right-a-way that would be gated but no response from the County. He also said that there is another point of access on a parcel next to the park that they also own, where they have a storage garage on. He further stated that the DOT denied the proposed entrance and then they had met with DOT to discuss the concerns of the Planning Board had with buses and traffic; they then approved the new access. Town Attorney acknowledged that another GML-239 Review needed to be done; Bill Povall stated that there were no changes yet and the only change would be the different emergency access. Alfred Fusco suggested that they get with the Fire Department and get comments back regarding the new emergency access. Town Attorney stated that the emergency exit changes the plan so a new 239 needed to be done which would give 30 days to respond after the new plans are received.

**Motion to authorize GML-239 Review.**

Motion made by Craig Wagner, 2<sup>ND</sup> Rob Whitney by to authorize another 239-GML distribution for Pine Grove Propane.

**Vote 4 Ayes:** Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

**Planning Board Minutes October 11, 2017**

**PINE GROVE PROPANE – US ROUTE 209 – PROPANE TANK INSTALLATION –**

**Motion to Waive a Second Public Hearing.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to waive the public hearing for Pine Grove Propane contingent on the only modifications are the emergency access road and the minor technical comments by the Town Engineer.

**Vote 4 Ayes:** Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Mr. Feldman requested to be placed on the December 13 Agenda, Town Attorney stated that they would be on the Agenda for that day.

**SWEE SIM – 27 SHORE DRIVE – GROUND MOUNT SOLAR –  
Swee Sim-Applicant**

Mr. Sim stated that he has a background as an electrical engineer, he added that he bought the house at 27 Shore Dr and would like to place a 6.4 KW Ground Mount Solar on the .5 acre parcel. He went on to say that it will be 33ft by 7 ft and the backside facing the neighbor there will be low bushes for landscaping. Town Attorney acknowledged that after meeting with Orange and Rockland Utilities the kilowatts could change. Alfred Fusco went through the comments from Fusco Engineering stating the address and Section Block and Lot needed to be on the map along with the driveway along with details of the system and the landscaping. He went on to say that an accessory use has to be behind the front plane of the primary structure so that would mean the panel would have to move 15 ft. or they would have to go to the ZBA for a variance. Mr. Sim stated he would move the shed to avoid going to the ZBA.

**MOTION TO APPROVE MINUTES.**

Minutes could not be approved this meeting because Chairman would have to abstain and without his vote there was no quorum.

**OTHER BUSINESS –**

Town Attorney stated that Dick's Concrete changed their plans and their EIS and they have sent correspondence requesting a new GML-239 review.

**Motion to authorize GML-239 Review.**

Motion made by Craig Wagner, 2<sup>ND</sup> Rob Whitney by to authorize another 239-GML distribution.

**Vote 4 Ayes:** Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Willard Schadt questioned why ground mount solar has to come to the Planning Board for approval, Town Attorney answered to verify landscaping, screening, setbacks, buffers.

**Motion to adjourn meeting.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to adjourn Wednesday, September 27, 2017 meeting at 7:58 pm.

**Vote 4 Ayes:** Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary