



The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, AUGUST 23, 2017 at 7:00 pm at the Deerpark Town Hall, 420 Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Craig Wagner-Chairman
Theresa Santiago

Willard Schadt
Rob Whitney

BOARD MEMBERS ABSENT: Mike Hunter, Robert Vicaretti

OTHERS PRESENT:

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

Meeting was brought to order at 7:00 pm

Pledge of Allegiance

MARTELL HOLDINGS – EXTENSION –
Chad Martell-Applicant

Mr. Martell stated that he was there to request a 6-month extension; he continued that the economy is still not good and the cost of power has gone up, he explained it's just not economical to start building. He further stated that the county approval is up in November and they are in the process of getting an extension for that as well.

Motion to adopt a 6 month extension for Martell Holding until February 28, 2018.

Motion made by Theresa Santiago, 2ND by Rob Whitney to adopt 6 month extension for Martell Holdings.

Vote 4 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

MOTION CARRIED

OAKLAND VALLEY RACE TRACK – 305 OAKLAND VALLEY ROAD – PRE-APPLICATION –
Colleen Hannen-Applicant

Ms. Hannen stated that she is the owner of the racetrack and her son has a home on the property as well; she would like to add a room off the garage for herself. She continued that the garage is currently 16x19 and she wishes to extend it to 16x32 to add a bedroom and bath. Town Attorney questioned what zone she was in Alfred Fusco III answered he believed it was Rural Residential (RR), Mr. Plotsky then questioned if the addition was to the house, Ms. Hannen stated no the existing garage. Alfred Fusco III asked how many acres the property was, Ms. Hannen replied 64 acres, Town Attorney questioned if there would be a separate entrance to the house, Ms. Hannen answered yes. Town Attorney stated that 2 family dwellings are allowed in that zone; Willard Schadt asked if she had to come to the Planning Board for this or if she could just go to Building Department for a Building Permit, Town Attorney answered because of the use of the property they want to make sure it will be strictly used as residential. Alfred Fusco III added that a site plan would be needed but not for the whole parcel just the area that will be affected; have on the plan the extension, access to the extension, well/septic, and a note that it is strictly for residential use only. Alfred Fusco III also suggested calling his office so they can talk; Town Attorney stated this will just be an amended site plan.

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SKYLEX, LLC – 447 ROUTE 209 – SITE PLAN – PROPOSED OFFICE FOR COMIC BOOK BUSINESS –

John Fuller-Engineer for Applicant

Steven Trovei-Applicant

Mr. Fuller stated that the public hearing was opened there was no public comment and it remained open for written comment; he continued that the Board was not able to take action because they were waiting for responses from the County and DOT. He further stated that the disturbance is less than 1 acre. Town Attorney acknowledged that the County and DOT have sent comments back, and suggested the Planning Board entertain a motion to close the Public Hearing.

Motion to close Public Hearing.

Motion made by Theresa Santiago, 2ND by Rob Whitney to close the public hearing for Skylex, LLC.

Vote 4 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

MOTION CARRIED

Rob Whitney questioned the DOT comment about site distance, John Fuller stated that they can regrade and clear up the right-a-way but Mr. Trovei would have to get permission from the neighbor to remove trees, he continued that they will be using an existing driveway they are just upgrading it. Town Attorney suggested that a conditional final approval be given subject to DOT comments being satisfied.

Motion to grant a conditional final approval for Skylex, LLC.

Motion made by Theresa Santiago, 2ND by Rob Whitney to approve application for Skylex, LLC for an commercial building, conditional to DOT comments being satisfied and all fees paid.

Vote 4 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Town Attorney acknowledged that minutes could not be approved because Willard Schadt was not at last meeting and would have to abstain and without his vote there would not be a quorum to vote.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn meeting at 7:20 pm.

Vote 4 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary