



APPROVED

The Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY FEBRUARY 8, 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

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

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

Hillel Gedrich – Consultant for Sprint, from Azimuth Consulting
Rob Cobane – Project Manager for Sprint

Mr. Gedrich stated that this will be a cell tower on wheels; it will be self-contained and be up for about a year and have a lease with the Huguenot Fire Department. He continued that it is to expand coverage until a larger and permanent solution is made. Chairman Vicaretti acknowledged that according to the Site Plan the height of the antenna is 100 feet; Mr. Fusco stated that it is in a HM-U (Hamlet Mixed Use) district and the maximum height is 75 ft. Chairman added that the Planning Board will have to refer the applicant to the ZBA for a variance. Mr. Gedrich stated that the applicant could possibly reduce the height of the Cell Tower. Mr. Cobane added that it is a generic design and a height reduction is possible. He continued that the need for the tower is because of complaints of lack of service from subscribers. Mr. Fusco stated that the original plan was for 53 feet; Mr. Cobane declared that the height was for ample coverage. Town Attorney questioned why the applicant did not try to co-locate on the existing tower which is only 100 yards away, Mr. Gedrich answered that they could. Town Attorney acknowledged that the Town Zoning Ordinance states that the priority is co-location; Mr. Cobane stated that the temporary tower is until a permanent plan is done. Willard Schadt asked what happens at the end of the term and still there is no permanent plan, Town Attorney replied that a note could be put on the map for a deadline or a bond could be setup to require the removal, he continued that he has never heard of a temporary cell tower and the options would be to co-locate, build another tower and remove the temporary tower. He added the Fire Department could add a rider to the lease that they could not go past the year; Chairman asked if they could get a copy of the lease, Mr. Gedrich stated that he could get one. Chairman Vicaretti declared that when the applicant turns in the formal application it will be needed. Mr. Fusco told Mr. Gedrich to look at Section 230-29 in the Town Zoning Ordinance regarding Telecommunication Facilities, Mr. Gedrich asked if the code was available online, Mr. Fusco answered yes. Dave Dean stated that he has Sprint and he has service, Mr. Gedrich acknowledged that he has service but it is roaming and can be an additional fee to the subscriber. Chairman questioned if the project was feasible, Town Attorney stated that more information is needed to justify the need for a temporary tower. Chairman Vicaretti acknowledged the next step is to file the formal application. Mr. Gedrich asked if they could be placed on the next meeting's agenda, Chairman replied as long as the submission is in 10 days prior, Mr. Fusco added that new drawings would have to be submitted too with the change in the height. Town Attorney stated that the Planning Board needs to say no or the Building Department needs to say no to go to Zoning Board a referral is needed. Mr. Gedrich acknowledged they can get below the 75 feet and will try and get revised plans in to be on the February 22, Agenda.

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MARTELL HOLDINGS, LLC – 6 MONTH EXTENSION –

Chad Martell – Applicant

Chairman Vicaretti asked when the last extension was given he couldn't find it in the minutes, Planning Board Secretary answered it was done in the end of August. Mr. Martell stated that the economy is still the same and it doesn't pay to put money into.

Motion to adopt a 6 month extension for Martell Holding until August 23, 2017.

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

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

MOTION CARRIED

EDWARD WARD – 120 BRANDT ROAD –

Edward Ward-Applicant

Mr. Ward stated that this property is located in the HM-U (Hamlet Mixed Use) District; the house is currently a duplex one side is a mother-daughter and he wants to convert it to a 3-family home but he will need a sprinkler system and an approval from Planning Board. Chairman Vicaretti asked if Mr. Ward received a copy of Engineers Comments, Mr. Fusco stated that he gave him a copy. Willard Schadt stated that new plans would need to be submitted, Mr. Fusco explained that the maps submitted were original subdivision map approved in 2012 and that the map needs to be updated. Mr. Fusco continued that the basement is currently set up as a mother-daughter and it will be converted to 3 separate units. Willard Schadt asked if the building was there, Mr. Ward stated that the building was there before the subdivision. Mr. Fusco stated that a letter would be needed to sign off on the current septic capacity. Chairman Vicaretti questioned the maximum square footage, Mr. Fusco stated he has been to the site and it is adequate. Mr. Fusco continued that everything so far has been built with a permit to code.

Motion to waive the Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to waive the public hearing for Edward Ward.

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

MOTION CARRIED

Town Attorney stated that as soon as Mr. Ward comes back with updated maps then an approval can be given.

SOUTHERN REALTY AND DEVELOPMENT – DOLLAR GENERAL –

Zachary Peters-Mercurio Norton Tarolli Marshall, Engineer for Applicant

John Joseph-Southern Realty and Development

Mr. Peters explained that they sent in all DOT correspondence and Department of Health letter that was received. Mr. Fusco stated that Fusco Engineering is fully satisfied with everything received. Willard Schadt questioned if site distance could be met, Mr. Peters answered right now there will be a no left turn sign but could change once there is a site visit. Mr. Peters continued that the restriction would only be on the exit.

Motion to declare a Negative Declaration for SEQRA Purposes.

Motion made by Theresa Santiago, 2ND by Craig Wagner to declare a negative declaration for SEQRA purposes.

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

MOTION CARRIED

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SOUTHERN REALTY AND DEVELOPMENT – DOLLAR GENERAL –

Dave Dean stated that the Town Board is happy with this new construction.

Motion to approve application for Southern Realty and Development.

Motion made by Theresa Santiago, 2ND by Craig Wagner to approve application for Southern Realty and Development for a Dollar General conditional to all payment of fees.

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

MOTION CARRIED

APPROVAL OF JANUARY 25, 2017 MINUTES –

Motion to Approve January 25, 2017 Minutes.

Motion made by Theresa Santiago, 2ND by Craig Wagner to Approve January 11, 2017 Minutes.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti. Willard Schadt abstained from voting because he was not present at the January 11, 2017 Meeting.

MOTION CARRIED

OTHER BUSINESS –

Dave Dean questioned what a temporary cell tower, and stated that a temporary permit turns into permanent, he has never heard of a temporary cell tower. Craig Wagner stated that they have on parkway. Dave Dean acknowledged that a close eye should be kept on this project. Willard Schadt stated that as part of the approval an 18 month window for Sprint to make a decision for their permanent arrangement. Mr. Fusco acknowledged they are looking to survey subscribers in the Town and make a map to show where service is needed.

Craig Wagner asked if when he does site visits, if he would have some sort of ID, Town Attorney answered to talk to the Supervisor to use the Town vehicle. Mr. Wagner stated that he usually stops after work so taking the Town vehicle wouldn't be reasonable he would rather have a tag of some sort, Dave Dean said he sees no problem.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner, to Adjourn Meeting at 7:56 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