



The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, NOVEMBER 13, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice Chairman
Willard Schadt

Theresa Santiago
Rob Whitney

BOARD MEMBER NOT PRESENT: Robert Vicaretti-Chairman

OTHERS PRESENT:

John Nosek-Fusco Engineering
Town Attorney-Glen Plotsky
David Dean-Town Councilman
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:02 p.m.

HEATER/KIM/DOROSZ – LOT LINE CHANGES – THIRD STREET –

Kevin Preston-Representative for Applicants

Mr. Preston stated that he believed that the last time they appeared before the Board the Heater/Kim lot line change was approved. Town Attorney acknowledged that none of the applications were approved, SEQRA was not done or a public hearing held. Town Attorney went on to say that a public hearing is required and a GML-239 review for the parcel closest to US Route 209. John Nosek confirmed that 239 review needed to be done for parcel B to parcel C Dorosz to Kim, but Heater to Kim does not and that it should be clearer on the maps. Kevin Preston stated he would talk with the surveyor.

Motion to circulate GML-239.

Motion made by Theresa Santiago, 2nd by Rob Whitney to circulate GML-239 to required agencies.

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

MOTION CARRIED

Motion to schedule a public hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to schedule a public hearing for Wednesday, January 8, 2020 for both applications.

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

MOTION CARRIED

QUARRY MANAGEMENT – 131-143 ROUTE 6 –

John Fuller-Representative for Applicant

Mr. Fuller explained that there was a noise study done and at the last meeting there were a few things that the Board wanted on the maps; more berms, hours of the crushing machine and hours of operation to be defined for emergency purposes. He continued that the speed limit there is 55 MPH and a notation of watering to keep down dust is also place on the map.

PLANNING BOARD MEETING NOVEMBER 13, 2019 continued –

QUARRY MANAGEMENT – 131-143 ROUTE 6 – continued

John Nosek stated that there are some technical issues that need to be done before the maps are signed but can give conditional approval. Theresa Santiago asked who would monitor, Town Attorney answered that speed limit and signage will be DOT, dust and water will be DEC and hours of operation and noise will be the Building Department. He went on to say that he was not at the last meeting but read the minutes, all issues have been addressed and all studies required by the Board have been completed. Willard Schadt thanked John Fuller for the notes and asked if there would be inspections during the building of the retaining wall. John Fuller explained that the applicant will post an escrow for Town Engineer Review of the inspections, John Nosek confirmed Fusco Engineering Office will be checking.

Motion to declare a negative declaration.

Motion made by Theresa Santiago, 2nd by Rob Whitney to declare a negative declaration and an unlisted action, no adverse environmental impacts.

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

MOTION CARRIED

Motion for a conditional approval.

Motion made by Rob Whitney, 2nd by Theresa Santiago to conditionally approve application for Quarry Management contingent on Engineer comments dated November 12, 2019 being satisfied and fees paid.

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

MOTION CARRIED

RIVENDALE – NEVERSINK DRIVE – 20-LOT SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller explained this was the property across from New Century that the gas company occupied, it is a 20-lot subdivision and complies with Zoning. He continued that each lot will have individual wells and a communal septic system. Mr. Fuller asked that Lead Agency be done tonight so he can make referrals to outside agencies, Town Attorney replied intent can be done because a 239 review needs to be done first. John Nosek went through the comments from Fusco Engineering. Rob Whitney asked about street lighting, John Fuller answered that it there hasn't been any yet but will discuss it with the developers. Willard Schadt asked where the entrance will be in regards to New Century, John Fuller replied that it is the existing entrance that is there but it will have to be brought up to standards with the County DPW.

Motion to declare Lead Agency.

Motion made by Rob Whitney, 2nd by Theresa Santiago to declare intent for Town of Deerpark Planning Board to be Lead Agency for SEQRA purposes.

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

MOTION CARRIED

PLANNING BOARD MEETING NOVEMBER 13, 2019 continued –

MOTION TO CANCEL MEETINGS.

Motion to cancel second meeting in November and second meeting in December.

Motion made by Rob Whitney, 2nd by Theresa Santiago to cancel Wednesday, November 27, 2019 & Wednesday, November 25, 2019 meetings.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to Approve October 23, 2019 Minutes.

Motion made by Rob Whitney, 2nd by Theresa Santiago to approve the minutes for Wednesday, October 23, 2019 meeting.

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

MOTION CARRIED

OTHER BUSINESS –

Willard Schadt asked the status of Dragons Springs application, Town Attorney stated that they have asked for a Certificate of Occupancy but will not be given a CO yet. He added that the construction to fix the driveway and bridge on Galley Hill Rd is finished and complies with the stipulations of the Zoning Board of Appeals. Willard Schadt asked about the extra floor that was added to one of the buildings, Town Attorney answered that is why they are not getting a CO, he added that the public hearing was done written comment is closed and now we are waiting on their responses.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn November 13, 2019 Planning Board meeting at 7:43 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary