

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JANUARY 23, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Theresa Santiago
Rob Whitney

Craig Wagner-Vice Chairman
Willard Schadt

BOARD MEMBER ABSENT: Mike Hunter

OTHERS PRESENT:

Town Engineer-Alfred A. Fusco III
Town Attorney-Glen Plotsky
Dave Dean-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:03 p.m.

TRI-STATE TRANSMISSION – 6 ROUTE 42 & 97 – SITE PLAN AMENDMENT –

John Fuller-Representative for Applicant

Mr. Fuller stated that the Building Department referred the Applicant to the Planning Board to update their site plan. He went on to say that there is an existing residence which the owner lives in, two small existing sheds, there are currently two driveways and the auto repair shop. He continued the reason that they are here is because they were building an outdoor canopy on the back of the shop without a building permit, he added that he will provide as built. Chairman Vicaretti stated that this was a site plan amendment and asked about the digital sign, Mr. Fuller replied that it has been in existence and it is part of the application. Town Attorney asked if the applicant had come before the Planning Board originally, Theresa Santiago answered yes. Town Attorney also questioned if there was a request for a variance and added it should be looked into, because he has concern with the driveways, John Fuller stated that if a variance is warranted, they will pursue what needs to. Willard Schadt acknowledged that if there were variances for the property it needs to be found out. Town Engineer stated that this will need a GML-239 review, also the sign is in violation it needs to not flash, also structural integrity of the retaining wall needs to be provided, the existing side yard is 33.99 feet and minimum is 35. Town Attorney stated that if it is historically approved already as is then he sees no problem in approving the addition, but if not then needs to be done correctly, Town Engineer agreed.

HOCKENBERRY'S GARAGE – 48 & 51 UPPER BROOK RD – SITE PLAN REVIEW –

John Fuller-Representative for Applicant

John Fuller explained that he had come before the Board with a pre-app and now has submitted the formal application, it is for a pole barn that was granted with a building permit as a storage building, it is across from the operating auto body shop. He added that there is no existing site plan but this will be used in contiguous with the auto body shop. Mr. Fuller also stated that there are 2 existing dwellings one on the side with the body shop and also a rental across the street. Chairman Vicaretti asked why the building was built, Mr. Fuller replied as a storage building to support business and towing operation. Chairman Vicaretti asked if there was to be restrooms, John Fuller answered no just storage there is an office in the repair shop that has facilities. Theresa Santiago asked why the permit was issued, Town Engineer answered that Bob Emerson gave the permit on the idea that it was for private use of the owner's antique cars.

Planning Board Minutes-January 23, 2019-continued-

QUARRY MANAGEMENT – 131 ROUTE 6 – BUILDING SUPPLY YARD –

John Fuller-Representative for Applicant

Steve Caruso-Representative for owner

Mr. Fuller explained that a revised narrative was requested for the GML-239 review which was given to the Board, and that a Representative from the new owner was in attendance to explain the process of the business. Steve Caruso stated that Quarry Management is a natural stone quarry based in Lackawaxen, PA and they want to move closer to the city. He went on to say that this is a mining company with six to seven operators on property and twenty-five truckers. He continued that the Port Jervis site would be for bulk storage, there would be dust suppression, noise mitigation and it would have truck traffic. Rob Whitney asked how many trucks per day, Mr. Caruso answered to start off they are thinking 500 tons per day, so that would be about 25 trucks in a ten-hour work day. Rob Whitney also asked about crushing product, Steve Caruso stated that most of the processing will be done at the quarry this will mostly be a trucking hub, and expect more business that 500 tons per day. Chairman Vicaretti asked that with the flow of trucks on the property is there a staging area and if both could be put on site plan. Town Engineer acknowledged that they could ask for it to be put on or even a traffic study to be done as well. Craig Wagner questioned if the DOT (Department of Transportation) normally asks for a traffic study, Town Engineer answered yes, but added that they have not been submitting comments or they have been late. Craig Wagner stated that the study could be based on now and future. Chairman acknowledged that safety is number one and any questions or concerns should be answered through a traffic study. Town Attorney stated that all proposed uses are approved in the zone. Chairman questioned noise levels, Steve Caruso stated there will be noise control measures in place, the back up alarms on the trucks have white noise, he added that there will not be other lighting other than the light posts currently on the property. Town Engineer stated that the GML-239 was sent out on January 7.

Motion to declare Planning Board Lead Agency.

Motion made by Craig Wagner, 2ND by Rob Whitney to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

Motion to schedule a Public Hearing.

Motion made by Rob Whitney, 2ND by Craig Wagner to set public hearing for Quarry Management for February 13, 2019 at 7:00 PM.

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

SPARROWBUSH NY 1 & 2- 152 WEST PEENPACK TRAIL – SOLAR APPLICATION

Kathy Haake-Representative for Clean Energy Collective

Kathy Haake stated that she was there for confirmation that SWPPP was approved and the approval of the subdivision. Town Attorney looked over the Confirmation of Local Land Use Approval and stated that he approved it, and along with Parts II & III of SEQRA form that would suffice. Town Engineer acknowledged that the SWPPP is approved by Fusco Engineering.

Motion to approve application.

Motion made by Craig Wagner, 2ND by Rob Whitney to give a conditional approval for the Solar Facility and Subdivision of 152 West Peenpack Trail contingent on fees paid and approval of deeds by Town Attorney.

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

Planning Board Minutes-January 23, 2019-continued-

OTHER BUSINESS:

Willard Schadt asked where the meeting will be for February 13, Town Attorney answered at the Senior Center and that the public hearing for Quarry Management will have to be changed to there as well.

Town Attorney stated for extensions of approvals; since there has been a major change in SWPPP over the past few years, extensions will have to be looked at closer, Willard Schadt stated that it will have to found out when they were approved.

MOTION TO APPROVE MINUTES.

Motion to Approve December 12, 2018 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, December 12, 2018 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn January 23, 2019 Planning Board meeting at 8:45 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary