

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JANUARY 24, 2018 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

Craig Wagner
Rob Whitney

BOARD MEMBERS ABSENT: Mike Hunter, Theresa Santiago

OTHERS PRESENT:

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



Pledge of Allegiance

Meeting was brought to order at 7:02 PM.

YORK DONG – ADDITION TO MUSIC STORE – 388 GALLEY HILL ROAD –
York Dong-Applicant

Mr. Dong stated this was an addition to the Tian Yin Music Store, he continued that he had made revisions from Fusco Engineering last comments. Chairman Vicaretti asked if the last time he was there was April 2017, Town Attorney answered no he was last there September of 2017. Mr. Fusco stated that there were new comments in regards to the new map, Chairman asked if the old comments were satisfied, Mr. Fusco answered for the most part, yes. Mr. Fusco then went through the new comments. He continued it mostly is going to be cleaning up the map, filling out the Long Form EAF (Environmental Assessment Form) and getting signoff from DEC (Department of Conservation) and SHPO (State Historical Preservation Office) for the next meeting, due to what came up on the DEC Mapper. Willard Schadt asked why it wasn't done before, Mr. Fusco answered that the first Music Store the building was already present on the property so there was no disturbance it was basically just a change of use. Chairman asked if the GML-239 had to be done, Town Attorney answered that the question is if The Town of Mount Hope is 500 feet from property line. He continued that the Secretary will get with the Assessor to determine the distance to the Town line. He then suggested that a motion could be made subject to what the determination is by the Assessor's Office.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

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

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

MOTION CARRIED

Motion to authorize GML-239 Review.

Motion made by Craig Wagner, 2ND Rob Whitney by to authorize GML-239 distribution for York Dong Music Store, conditional upon the property being within 500ft of the Town of Mount Hope town line.

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

MOTION CARRIED

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LYNN FEASLEY – BLUE RILL – STATE ROUTE 42 –
Lynn Feasley-Applicant

Chairman Vicaretti asked is the easement information was received. Town Attorney went over what has happened with this application he stated that January 2015 the Planning Board gave a conditional approval contingent upon DOT approval. The original map had certain driveways on them, but this project is on 2 parcels. Since than Mr. Feasley has gotten a new Engineer and on the new map she took 2 entrances and exits and made one with a one way. After doing that the smaller parcel has to go through the larger one so an easement agreement was needed. Now there is an easement agreement for both parcels and it needs to be recorded with the County, he suggested that be part of the approval. He continued that the only difference he can see is the service road that is on the new map was not on the original map, which he stated in his opinion was a good idea. Mr. Fusco stated that is was a small change, all comply with Zoning, and there are no issues.

Motion to approve Application for Blue Rill.

Motion made by Willard Schadt, 2ND by Craig Wagner to grant final approval for Blue Rill contingent on all fees paid and the recording of the easement agreement .

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to approve January 10, 2018 Minutes.

Motion made by Craig Wagner 2nd by Rob Whitney to approve Wednesday, January 10, 2018 minutes.

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

MOTION CARRIED

OTHER BUSINESS:

Willard Schadt asked what was going on with the Sauschuck application, he added it has been going on since 2011 that the Planning Board asked him to come back. He also asked if there was a statute of limitations, Mr. Fusco replied that he has talked to John Fuller and he will submitting plans in February.

Willard Schadt questioned if there was anymore going on with Oakland Valley Raceway and the café and retail store, Mr.Fusco stated that it was always there they just painted it. Willard Schadt also asked about the expansion of the track, he stated that it was his belief that any non-conforming use requires approval. Town Attorney stated that they paved an area that was already being used, Willard Schadt acknowledged that they changed that configuration of the track, Town Attorney stated that he will meet with Alfred Fusco III and look at the maps and report back at the February Meeting.

Motion to adjourn meeting.

Motion made by Craig Wagner, 2nd by Rob Whitney to adjourn meeting at 7:33 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary