

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MAY 22, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:



APPROVED

BOARD MEMBERS PRESENT:

Craig Wagner-Vice Chairman
Rob Whitney

Theresa Santiago
Willard Schadt

BOARD MEMBER ABSENT: Bob Vicaretti-Chairman

OTHERS PRESENT:

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

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

491 GALLEY HILL ROAD – PRE-APPLICATION –

David Zigler-Representative for Applicant

Mr. Zigler explained that there was a site plan 5-6 years ago presented but it required variances and it was never approved. It is an 8 acres parcel on both sides of Galley Hill Rd with a 50ft right-a-way for Orange & Rockland. He continued that it is in the Hamlet-Mixed Use District and the proposed use will be a mixed use; 21,000 sqft of commercial, there will be 3 separate buildings with residential units on top of the commercial stores. There will be 2 entrances to the property because of the grade difference on Galley Hill. He further explained there will be gardens separating the buildings, along with 120 parking spaces. He added they want to do well testing and septic testing to see if the lot can hold it, because the well is on the other side of the road with the home. There are wetlands on the property, they will be disturbing 3,000 acres. Theresa Santiago questioned what type of businesses, Mr. Zigler stated answered that it would be craft type stores, there will be 10 different units. Town Attorney stated that the Escrow Agreement needed to be signed and a formal application filed. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be **\$900** and John Nosek, stated that **Engineering Escrow** will be **\$2000** the Escrow Form was filled out and signed by Town Attorney, John Nosek for Fusco Engineering and Applicant. A copy was given to each; also, a copy will be given to Escrow Manager, Danielle L Glynn and a copy will be placed in the file. John Nosek stated that they needed to call Fusco Engineering office when the tests on the well are done to witness them, also that Department of Health needed to be involved with the septic and there will need to be a SPDES (State Pollutant Discharge Elimination System) permit done with DEC (Department of Environmental Conservation). Town Attorney asked how far the property was from Route 211 and the Town of Mount Hope, Mr. Zigler answered 600ft from 211 and 900 ft from Mount Hope. Craig Wagner asked if a well can be run across the Town road, Town Attorney stated he would have to look into it.

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HOCKENBERRY – 48&51 UPPERBROOK RD – PUBLIC HEARING –

John Fuller-Representative for Applicant

Secretary read public hearing notice into read. Town Attorney acknowledged that the notices were good. John Fuller gave a brief presentation stating that there is a 6,000 sqft building on 51 Upper Brook Rd it is across from the repair shop and this application is to combine the uses. He continued that the structure was permitted and all buildings are existing, the applicant would like to combine the lots into one contiguous use.

Public Comment:

Kostas Kantlis-21 Millhoven Rd-Mr. Kantlis stated he has no objection to the use; he borders the property above and he is worried about the mountain eroding and making sure the bank does not come down.

John Fuller- Mr. Fuller stated that when the pole barn was erected, they did put in a wall to make sure there would be no erosion.

John Nosek- Mr. Nosek acknowledged that the Town Engineer can do a site visit and if needed something can be put in to reinforce.

Motion to close public hearing.

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

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

MOTION CARRIED

John Nosek went through the comments from Fusco Engineering; stating that they are still waiting for SHPO (State Historic Preservation Office) response, they needed to show size of existing site and a note that employees use sanitary facilities at repair shop on the site plan, also whether any further screening was needed. Craig Wagner stated maybe some shrubs in front. Town Attorney asked if the hours of operation and number of employees were on the map, John Fuller answered yes there has not been any changes. Town Attorney suggested that motions could be entertained for Lead Agency, and can approve with conditions or have applicant make the changes and then vote. Craig Wagner stated that he would like to wait to see what Town Engineer suggests about the retaining wall, Theresa Santiago agreed, Willard Schadt asked for this matter to be placed on the next agenda.

Motion to declare Lead Agency.

Motion made by Theresa Santiago, 2ND by Rob Whitney to declare the 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 Minutes-May 22, 2019-continued-

SILVER CANOE – 10 CORSO RD – SITE PLAN REVIEW –
John Fuller-Representative for Applicant

Mr. Fuller stated that most of the comments from Fusco Engineering have been addressed, there will be a subdivision with this to have a residential lot compliant with all regulations with frontage on Berme Rd, the rest will be for the canoe business. He added they were there to request a public hearing. John Nosek went through the comments from Fusco Engineering stating that a licensed Surveyor needs to sign and stamp Subdivision map, SHPO is in progress, SWPPP (Storm Water Pollution Protection Plan) needs to be provided, fenced in area needs to be reduced to 6ft or a variance is needed from the ZBA, Town Engineer would like to be present to witness the soil testing and the Board to review the landscape and sign for adequacy. John Nosek asked if SWPPP was prepared, John Fuller answered that he believes it was sent to Fusco's office.

Motion to circulate GML-239.

Motion made by Rob Whitney, 2ND by Theresa Santiago to circulate GML-239 to involved agencies contingent on the completion and receipt of SWPPP.

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

MOTION CARRIED

Motion to declare Lead Agency.

Motion made by Willard Schadt, 2ND by Rob Whitney to declare the 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

Motion to schedule a public hearing.

Motion made by Theresa Santiago, 2ND by Rob Whitney to schedule a public hearing for June 26, 2019 at 7pm for Silver Canoe.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to Approve May 8, 2019 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, May 8, 2019 meeting.

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

MOTION CARRIED

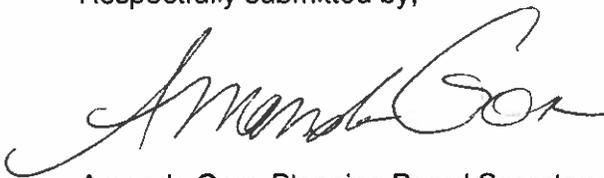
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn May 22, 2019 Planning Board meeting at 7:38 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary