

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MAY 23, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Rob Whitney
Theresa Santiago

Craig Wagner-Vice Chairman
Willard Schadt

BOARD MEMBER ABSENT: Mike Hunter



OTHERS PRESENT:

Town Attorney-Glen Plotsky
Town Engineer-Alfred A. Fusco III
Al Schock-Town Councilman

Pledge of Allegiance

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

LEMMONS-223 COUNTY ROUTE 61-2-LOT SUBDIVISION-
Holly Fuller-Representative for Applicant

Chairman Vicaretti questioned if the comments from Fusco Engineering were the same, Town Engineer answered yes that he just received the new map. Holly Fuller stated that it was a 2-lot subdivision one lot will be 1.77 acres and the second lot will be 3.79 acres, it is one acre minimum and all zoning requirements are met. She continued that each lot has a home with a separate driveway and their own well and septic. Town Engineer added that it is a county highway so a County driveway permit will be needed, and he has received the revised plan and comments from the County Department of Public Works (DPW).

Public Comment –

Secretary read public hearing notice into record.
No Public Comment.

Motion to close Public Hearing.

Motion made by Theresa Santiago, 2nd by Rob Whitney to close public hearing for Lemmons 2-lot Subdivision.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Town Attorney suggested that approval could be given conditioned upon approval from County DPW, Town Engineer stated that plans are accepted just waiting for the DPW to say it is good.

Motion to approve application.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the application for Julie Lemmons 2-lot Subdivision contingent on the approval from the Orange County DPW for the driveway.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Planning Board Minutes-May 23, 2018-continued-

DAVID McCOACH/ROBERT WHITNEY-PEENPACK TRAIL/FOSS LANE-LOT LINE CHANGE-
David McCoach-Applicant

Mr. McCoach stated that it was going to be a lot line adjustment but the other party decided he wanted it as a separate parcel. Town Attorney suggested that Rob Whitney recuse himself from any voting on this application, and Mr. Plotsky continued that he will also be Mr. Whitney's Attorney so if the Board feels the need he can provide other counsel. Town Attorney stated that initially there was not enough road frontage and they would have to go to the ZBA but the 13ft that is short can be made up by just giving the extra needed. He continued that it would be a simple 2-lot subdivision and the Public Hearing could be waived. Chairman suggested that Mr. McCoach clean up the map and change the lines and come back.

ASPEN RIDGE-537 PEENPACK TRAIL-15-LOT SUBDIVISION –
Michael Morgante-Representative for Applicant

Mr. Morgante explained this was a 15-lot Subdivision on Peenpack Trail, they have conducted soil testing and testing for wells on the property performed by the Health Department. He continued that a maintenance agreement was given, reviewed and approved by the Town Attorney, he added that Department of Health approval is waiting on Planning Board approval. Town Attorney stated that he needed to review the documentation for the right-a-way to the Town and a Declaration of Covenants, Conditions & Restrictions.

Motion to approve application.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the application for Aspen Ridge 15-lot Subdivision contingent on the Town Attorney review of the 25ft right-a-way and declaration of covenants, conditions and restrictions; all fees paid & approval from Department of Health.

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

MOTION CARRIED

FRANK SOMARELLI-MARTIN ROAD-GROUND MOUNT SOLAR –
Frank Somarelli-Applicant
Chris Connolly-Solar Bear Energy

Mr. Connolly explained that this was a 5.9 KW ground mount solar, he stated he would talk to the distributor about any non-glare equipment that can be used, and added that the panels will not be pointing at the road but angled up in the air. Chairman Vicaretti questioned about the non-glare, Town Engineer answered that the solar industry is constantly changing right now there is a film that goes over the panel to deter glare. Mr. Fusco continued that there should also be some sort a buffer for screening and added that with that they might not need the non-glare equipment.

Motion to approve application.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the application for Frank Somarelli for Ground Mount Solar contingent on adding screening to Site Plan and fees paid.

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

MOTION CARRIED

Planning Board Minutes-May 23, 2018-continued-

CAMP DEERPARK-BRANDT ROAD-PRE-APPLICATION –

Ken Bontrager-Applicant

Ben Cheek-Construction Supervisor

Mr. Bontrager explained that they had an approval for 8 children's cabins, a multi-use building and driveway; their architect suggested they add 4ft to the building and change the driveway. Town Attorney asked if everything has been approved at the location, Ken Bontrager answered yes they just changed the building size and a change in the driveway. Town Engineer stated that they got an approval in 2012 for a 45x70 but changed the building size to 45x74 and changed the road from the front of the building to the back but it is about the same size. Town Engineer added that the original Site Plan was a large approval for 8 cabins, gym, pool, sewer, 5 family cabins and a multi-use building. Chairman Vicaretti stated that there was no dimensions of the driveway on the map, Mr. Bontrager answered that they were on another site plan map. Town Engineer suggested with the next submission to add the proposed and approved on the map. Mr. Bontrager asked if the public hearing could be waived because it was a minor changes, Town Attorney suggested to fill out the Planning Board application and clean up the maps for a new submittal.

DEERPARK WEST INDUSTRIAL PARK-ROUTE 209-FINAL EIS –

Jim Ulrich-Representative for Applicant from Alpine Environmental

Mr. Ulrich stated that the Town Consultants called for revisions and they were made, the revised EIS was circulated now the Final EIS can be submitted for publication.

Motion to approve Final EIS.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the Final EIS for Deerpark West contingent on the change in the EIS that states road access with be through the Town of Deerpark.

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

MOTION CARRIED

NEW CENTURY FILM-NEVERSINK DRIVE-FLEA MARKET PROPOSAL –

Holly Fuller-Representative for Applicant

Mrs. Fuller stated that they were there last month with a proposal for a flea market and there was some concerns raised at the last meeting, they have thought about it and are suggesting some changes. She continued that one change would be limiting the number of vendors. Chairman added that the minimum is under 500 people for it not to be considered a mass gathering. Town Engineer stated that it needed to be identified what use it is and how it fits into the Zoning Bulk Regulations; retail store/shopping center. He further stated that the sewer capacity needed to be figured out based on the Department of Health regulations along with port-a-potty's and the parking. Mrs. Fuller stated she would look in to the usage of port-a-john's. Chairman Vicaretti asked if someone else wanted to do a flea market, Town Engineer answered that it will be setting a precedent and would have to see where it falls into the Zoning. Willard Schadt acknowledged that it is not the Planning Board that make the decision where it fits into the Zoning that is the Town Engineer/Building Department or the Zoning Board of Appeals (ZBA). Chairman Vicaretti stated that the last map had 200 tables, Holly Fuller asked what number would the Town feel comfortable with, Chairman suggested 100. Town Attorney acknowledged that not everyone will be there all at the same time, people will come and go. Chairman Vicaretti questioned about food vendors, Town Attorney stated that any vendors would have Department of Health approval. Craig Wagner asked if an approval is given for the Flea Market that the property will have 2 uses, Mr. Fusco yes they would not stop the film production, but it would have to be separate parking for each use.

Planning Board Minutes-May 23, 2018-continued-

KATHERINE TOMPOS-2215 GREENVILLE TURNPIKE-PRE-APPLICATION –

Katherine Tompos-Applicant

Ms. Tompos explained that she would like to divide her 25 acre parcel into several uses; a recreation center, 3 pyramid style buildings that would be hotels/restaurants, an amphitheater and a sports center with a swimming pool and wrestling ring. She also stated that on the property is a small lake and streams, she will also have outdoor recreation like a zipline and 1-2 ski-lifts. She continued that it would be \$100-\$125 million to build and she was there to see if it could be approved she said she had Engineers in Hungary ready to start. She further explained she would have her own fire house and fire department because she is considered Huguenot Fire Department even though she is closer to Port Jervis, she also stated that it would be supplied by geo electricity and she is calling it the "Gateway to the Tri-State". Town Attorney acknowledged him and the Town Engineer were trying to figure if the property was located in the Hamlet Mixed Use (HMU) or the Interchange Business (IB) district, but most are permitted or permitted with Planning Board approval. He further stated that some uses could have to go to the Zoning Board an example would be the fire house. Town Engineer further added that the building height and maximum building coverage might have to go for variances as well.

MOTION TO APPROVE MINUTES.

Motion to Approve May 9, 2018 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, May 9, 2018 meeting.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti. Willard Schadt abstained he was not present at that meeting.

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn Planning Board meeting at 8:30 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary