

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JULY 11, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Rob Whitney  
Willard Schadt

Craig Wagner-Vice Chairman  
Theresa Santiago

**BOARD MEMBER ABSENT:** Mike Hunter



**OTHERS PRESENT:**

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

Pledge of Allegiance

Meeting was brought to order at 7:05 p.m.

**L'ESTRANGE – GROUND MOUNT SOLAR – 68 GALLEY HILL ROAD – PUBLIC HEARING –  
Edward L'Estrange-Applicant**

Mr. L'Estrange explained that this was a Ground Mount Solar Project located at 68 Galley Hill Road, there was more screening placed on the map. He further explained that his neighbors in the back would be the only ones who can see the project. Chairman asked Secretary to read the public notice, Town Attorney stated that public hearing notice was already read at last meeting and that the hearing was left open to let the applicant notify the adjoining.

No Public Comment

Town Attorney read a letter from Yanging Chen in favor of the project.

**Motion to close Public Hearing.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to close public hearing.

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

**MOTION CARRIED**

**Motion to approve application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the Ground Mount Solar for Edward L'Estrange contingent on fees paid.

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

**MOTION CARRIED**

**TARALLO– 3-LOT SUBDIVISION – 52 WILSON ROAD – PUBLIC HEARING –**

Tom Ward-Engineer  
Daniel Tarallo-Applicant

Mr. Ward explained that this is a 3-lot subdivision on Wilson Rd, one piece being about 5 acres, another about 7 acres and the final piece the remaining 25 plus acres. Town Engineer stated that the SWPPP (Stormwater Pollution Prevention Plan) was accepted but needed to be signed. Tom Ward stated he has a signed copy and the original was sent to the DEC (Department of Environmental Conservation).

Secretary read public hearing notice into record.

No Public Comment

**Motion to close Public Hearing.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Craig Wagner to close public hearing.

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

**MOTION CARRIED**

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**TARALLO- 3-LOT SUBDIVISION – 52 WILSON ROAD – PUBLIC HEARING –**

Town Engineer stated that an updated survey showing right-a-way needed to be submitted. Chairman Vicaretti questioned if an approval could be given contingent on that, Town Attorney stated that the right-a-way and road dedication needed to be on the map and reviewed by the Town Attorney and Town Engineer before an approval can be given but could be made subject to approval.

**Motion to approve application.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Theresa Santiago to approve the 3-lot Subdivision for Daniel Tarallo contingent on Town Engineer approving new maps and Town Attorney approving right-a-way and road dedication.

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

**MOTION CARRIED**

**LM PROPERTY HOLDINGS – 3-LOT SUBDIVISION – 167-175 PEENPACK TRAIL – PUBLIC HEARING –**

Holly Fuller-Representative for Applicant

Secretary read public hearing notice into record.

No Public Comment.

Town Engineer stated that he received the SHPO (State Historic Preservation Office), Town Attorney stated he needed the deed descriptions. Mr. Fusco added that in regards to the DEC mapper, Animal Manor which is across the street it was rattlesnakes, and he is comfortable with that but it is up to the Board to decide to approve without the letter from DEC. Chairman asked if the DEC mapper was included with SEQRA, Mrs. Fuller explained that half of Deerpark comes up on the mapper and a study was completed a couple years ago just across the street. Town Engineer acknowledged that the property was utilized before, it had trailers on it that were demoed about a year ago. Chairman Vicaretti declared that normally with the DEC mapper a letter is required to approve, Town Attorney suggested to be consistent a study should be done on this property. Chairman Vicaretti stated they will require the letter from the DEC. Craig Wagner asked if a negative declaration could be made without the letter, Town Attorney stated to wait to get letter, revised survey and road dedication.

**296-320 GUYMARD TURNPIKE – DRIVEWAY PROPOSAL –**

Holly Fuller-Representative for Applicant

Mrs. Fuller explained that this is two lots on Guymard Turnpike, across from where large vehicles come out. There is a problem with them making a left out of the driveway, so the owners of 296 and 320 offered part of their property to construct a turn around to allow the larger vehicles to make a right out of the entrance and turn around to be able to go up the road. She continued that the applicants went to the Highway Superintendent and he sent them to the Planning Board. Chairman Vicaretti acknowledged that he drove the road and he feels there could be elevation issues, Holly Fuller added that road cuts will have to be done. Chairman Vicaretti asked what the turning radius of the buses is, Holly Fuller stated they can be added. Chairman questioned about storm water runoff, he stated that there was a ditch there currently and if it is interrupted it could affect that. Town Attorney stated that the Board could ask for recommendations from the Highway Superintendent, he continued that both applicants need to sign the application, Holly Fuller stated they are working on getting all property owner signatures. She further asked if the Secretary could get a copy of the map to the Highway Superintendent, Secretary, Amanda Gorr answered yes. Mrs. Fuller added that most of the comments from Fusco Engineering can be addressed on the next revision of maps. Town Engineer then went through the list of comments; DEC mapper need letters, traffic study needs to be done along with site distance and a grading plan, also turning radiuses of the buses and size of buses need to be detailed, and the easements and maintenance agreements for the Town Attorney's review. Chairman also asked for how many buses and what times be addressed too with the new submission, Mrs. Fuller stated that it not be used daily mainly it will be utilized if they cannot get across the Neversink River.

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**DRAGON SPRINGS – 140 GALLEY HILL ROAD – SOLAR FARM PROJECT –**  
Michael Morgante-Engineer for Applicant  
Johnny Zhou-Applicant

Mr. Morgante explained that this is located off of Route 211, the setbacks are shown on the maps, also the property has the Railroad and Orange and Rockland running in between the lots. He continued that the access will be off of Route 211, there will also be very little traffic, the substation will supply Dragon Springs with a line that will run down 211 to Galley Hill Road, he added that there is PILOT (Payment in Lieu of Taxes) discussions to supply power to the Town of Deerpark as well. Town Attorney asked if he received the letter regarding the PILOT agreement and asked where the site is in regards to Dragon Springs, Mr. Morgante answered yes he received the letter and showed Mr. Plotsky on the map where the site was in comparison to Dragon Springs location. Chairman asked if the line will be overhead or underground, Mr. Morgante answered underground and will work with the Town to run the line. Town Engineer went through the comments from Fusco Engineering stating that the dimensions of setbacks need to be on the map as well as screening and the wattage amount. He further added that more detail on the substation needed to be provided and the Long Form EAF would be needed. Town Attorney asked for visual studies to be done. Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$1250 and Alfred Fusco III, stated that **Engineering Escrow** will be \$3000 the Escrow Form was filled out and signed by Town Attorney, Town Engineer 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.

**MOTION TO APPROVE MINUTES.**

**Motion to Approve June 27, 2018 Minutes.**

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, June 27, 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, 2<sup>nd</sup> by Craig Wagner to adjourn July 11, 2018 Planning Board meeting at 8:16 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary