

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, SEPTEMBER 13, 2017 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

Rob Whitney

Craig Wagner-Vice Chairman

Theresa Santiago

BOARD MEMBERS ABSENT: Mike Hunter

OTHERS PRESENT:

Glen Plotsky – Town Attorney

Alfred Fusco III – Fusco Engineering for Town

David Dean – Town Councilman

Al Schock – Town Councilman



APPROVED

Meeting was brought to order at 7:00 pm

Pledge of Allegiance

NEW CENTURY FILM – 517 NEVERSINK DRIVE – PUBLIC HEARING –

John Fuller-Representative for Applicant

Secretary read public notice into record.

Mr. Fuller gave a brief presentation stating that this property is the old New Hope Farms, and now the current owners want to set up a film production business. He continued that the 2 single family residences will remain as dwellings, the first barn will be renovated into office space and 6 sleeping rooms upstairs. He further stated that the Arena will be used in the production of films, and the other barn will be used only as storage. Mr. Fuller also stated that the proposed driveway entrance off of Route 209 was not needed according to DOT and will be removed off the application.

Public Comment-

Michael Hwang-Middletown, NY from New Century Film-Mr. Hwang stated that he believes that New Century Film will revive the property; he continued that when New Hope Farms was in practice they hosted many events and the Film Studio would like to do things for the community, like outdoor concerts and such.

Michael Sullivan-Maple Lane-Cuddebackville, NY-Executive Director of the Pike County Economic Development Corporation-Mr. Sullivan acknowledged that he has been a resident of Town of Deerpark for 45 years, and is happy that the property is being restored and used, he added that it sat too long wasting away.

Maureen Halahan-Goshen, NY- President & CEO of Center for Economic Development for Orange County-Ms. Halahan expressed her support for the project and the support it will bring to the community and the jobs it will also bring, she further stated that this project was supported at State Level as well.

Valerie Maginsky- Port Jervis, NY-Executive Director of Port Jervis Community Development Agency- Ms. Maginsky stated she is a resident of the Town of Deerpark and that sleeping areas and everything onsite makes things easier and smoother for the production crew. She also stated that the rise in economic aspects that will come to the area with the Film Studio.

Angela Lee-Mallard Drive-Port Jervis, NY- Ms. Lee expressed her support and stated that it is a beautiful building and she is happy that it is being put to use and also is happy that it will be open to the community.

Jenny Mi-Martin Road-Port Jervis, NY-Ms. Mi stated that she was a member of the community and a new member of New Century Film and she supports the project.

John Thibodeau-Route 209 Westbrookville, NY- Mr. Thibodeau explained that he owns the Cuddebackville Service Center, he has been a resident of the Town of Deerpark for 40 years and he is in support of the project and restoring the building and the property.

Planning Board Minutes September 13, 2017

NEW CENTURY FILM – 517 NEVERSINK DRIVE – PUBLIC HEARING –continued

Public Comment- continued-

Dawn Ansbro-Orange County Film Offices-Executive Director of the Orange County Arts Council- Ms. Ansbro stated that when a film production crew comes into an area for a certain number of days they spend money in that area and they have already had a “Lifetime” movie produced onsite. She continued that New Century Film has been approved through the state film commission, and that besides the film studio additional activities in the arts are planned for the property.

Grace Woodard-Guymard Turnpike-Godeffroy, NY- Ms. Woodward stated that she is a resident of the Town of Deerpark and Mount Hope, she went on to say she is a screen writer and has background in film production. She stated that this application will be a test for the Town to be on top of it and added that the project has great potential. She did question the Flood Zone being so close to the Neversink River and also the capacity of the existing septic system. She further added her concern for the potential for segmentation.

Motion to close Public Hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner to close public hearing for New Century Film.

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

MOTION CARRIED

Town Attorney Glen Plotsky stated that on the site plan map a note needs to be placed that any change of use it will require a new full SEQRA review, also if it is going to be open to the public or tours hours of operation need to be designated and the number of permanent staff that will be onsite needs to be noted. Mr. Plotsky also stated that the sleeping quarters proposed above the office space cannot be approved because of the moratorium on multi-family dwellings. He further added that they cannot make any films until approved and they have produced a film onsite it is a Zoning Violation. John Fuller explained that the 2 existing buildings are single family 4 bedrooms that will house staff and notes for maximum occupancy will be placed on the new maps, any large gatherings will get an event permit, the 6 sleeping rooms in the barn will be taken out of the application. He went on to say that the Department of Health approval is for 4,000 gallons/day for the septic system and 160 people as the maximum occupancy. He also stated that a small portion of the property is in the floodway. Alfred Fusco III stated that parking still needs to be addressed even if there is phantom parking. Town Attorney acknowledged that Lead Agency could be established tonight, after maps are cleaned up and notes are added that SEQRA can be done.

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

MOTION CARRIED

LM PROPERTY HOLDINGS LLC – PEENPACK TRAIL – PRE-APPLIATION –

John Fuller-Engineer for Applicant

Mr. Fuller stated that this was a Lot Improvement for Loren McCune he owns 4 parcels on Peenpack Trail, the parcels had 3 dilapidated trailers on them that he had taken down. He continued that Mr. McCune would like to make it 3 parcels but because the width a variance will be needed. He further stated that the lot sizes are consistent with other lots in the area. Willard Schadt questioned that only one septic shows up on the survey map, Mr. Fuller answered that was done prior to the demo and the new map will show where they will be. Alfred Fusco III stated that neighboring property wells need to be shown and questioned how many bedrooms the homes would be, John Fuller stated 3-4 bedroom. Town Attorney suggested that a motion be made to refer the applicant to the ZBA.

Motion to refer Mr. McCune to Zoning Board of Appeals.

Motion made by Theresa Santiago 2nd by Rob Whitney to refer application to ZBA.

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

MOTION CARRIED

Planning Board Minutes September 13, 2017

BLUE RILL LLC – ROUTE 42 –

NOT PRESENT

CUDEBACKVILLE SERVICE CENTER – ROUTE 209 –

John Thibodeau-Applicant

Mr. Thibodeau stated he was present to ask for a Public Hearing, he has done the Lot Consolidation, he plans to put a 50x80 addition on the back of the Building and also allow an access off of Hoag Road, he is currently putting fences up.

Motion to authorize GML-239 distribution.

Motion made by Rob Whitney, 2ND by Craig Wagner to authorize the GML-239 distribution for LM Holdings, LLC

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

MOTION CARRIED

Motion to Declare Town of Deerpark Planning Board Lead Agency.

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

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

MOTION CARRIED

Motion to schedule a Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to schedule a Public Hearing for Cuddebackville Service Center , October 25 , 2017.

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

MOTION CARRIED

YORK DONG – MUSIC SHOP –GALLEY HILL ROAD –

York Dong-Applicant

Mr. Dong explained that this is an addition to the current Music Stop at 388 Galley Hill Road a new map was done based on Fusco Engineering comments. Alfred Fusco III stated that they witnessed perc tests and they were good. He added that there are more comments that need to be done, just technical information that need to be put on the map and also the existing building needs to be added.

MOTION TO APPROVE MINUTES.

Motion to approve August 9, 2017 Minutes.

Motion made by Theresa Santiago 2nd by Craig Wagner to approve Wednesday, August 9, 2017 minutes.

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

MOTION CARRIED

Motion to approve August 23, 2017 Minutes.

Motion made by, Craig Wagner 2nd by Rob Whitney to approve Wednesday, August 23, 2017 minutes.

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

MOTION CARRIED

Planning Board Minutes September 13, 2017

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn meeting at 8:24 pm.

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

MOTION CARRIED

Respectfully submitted by,

A handwritten signature in blue ink that reads "Amanda Gorr". The signature is written in a cursive, flowing style.

Amanda Gorr, Planning Board Secretary