

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, OCTOBER 24, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Theresa Santiago  
Rob Whitney

Craig Wagner-Vice Chairman  
Willard Schadt

**BOARD MEMBER ABSENT:** Mike Hunter

**OTHERS PRESENT:**

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.

**CAMP DEERPARK – 200 BRANDT RD – PUBLIC HEARING -**

Ben Cheek-Applicant

Mr. Fusco stated that all comments are satisfied.

Secretary read Public Hearing Notice into record.

No Public Comment.

**Motion to close Public Hearing.**

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

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to declare Planning Board Lead Agency.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Craig Wagner to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**Motion to approve the application.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to approve the application for Camp Deerpark contingent on fees paid.

**Vote 4 Ayes:** Theresa Santiago, Craig Wagner, Rob Whitney, Bob Vicaretti.

**MOTION CARRIED**

**BLUE RILL – LYNN FEASLEY – 1176 STATE ROUTE 42 – PRE-APPLICATION –**

Tim Gottlieb-Engineer for Application

Lynn Feasley-Applicant

Mr. Gottlieb explained that they are asking for a site plan amendment, because of a change in square footage on the event hall. He further explained that it is not changing the placement of the building and it will not affect parking, it is a new configuration of the building, it will be adding 1100 sqft. Mrs. Feasley added it is to hold the sprinkler system, restrooms and a catering kitchen. Mr. Gottlieb stated that there are 2 sheds that will be removed. Mr. Fusco acknowledged that he had spoke with Mrs. Feasley and this is why they are back, he continued that he briefly looked over the site plan but would like more time to review it.

**Planning Board Minutes-October 24, 2018-continued-**

BLUE RILL – LYNN FEASLEY – 1176 STATE ROUTE 42 – PRE-APPLICATION – continued –

Mr. Gottlieb added that it is not a huge change, Town Engineer went on to say that there is no application submitted and Chairman stated that they would like the Town Attorney present. Mr. Fusco suggested filling out the application and this could be put on the next agenda, at that time the Board could discuss it and decide to waive the public hearing or schedule one and at the discretion of the Board if a public hearing is waived they could approve the Application. Willard Schadt asked if she could go ahead with current configuration and change it when she gets her approval. Town Engineer answered that Mrs. Feasley could get a permit for the original plan for the foundation.

SPARROWBUSH NY 1 & 2 – 152 WEST PEENPACK TRAIL – SOLAR –

Kathy Haake-Representative for Applicant

Ms. Haake stated that they are ready for conditional approval, she continued that an agreement has been made on the PILOT (Payment In Lieu Of Taxes), she further asked about a curb cut permit. Town Engineer stated that it would be part of the building permit after the PILOT is finalized.

**Motion to approve application.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to approve the application for Sparrowbush NY LLC 1 & 2 contingent on finalization of PILOT and decommissioning plan and fees paid.

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

**MOTION TO APPROVE MINUTES.**

**Motion to Approve October 10, 2018 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to approve the minutes for Wednesday, October 10, 2018 meeting.

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

**MOTION CARRIED**

**OTHER BUSINESS**

Willard Schadt asked about Aspen Ridge, Town Engineer answered that no site work can be done until after November 1<sup>st</sup> because of the rattle snakes.

Chairman Vicaretti questioned if anything was going on with Hawks Nest Restaurant, Mr. Fusco replied he has an open permit for a foundation that it is getting close to it expiring but he does have 2 extensions.

Dave Dean explained that there are many applications that are getting numerous 6-month extensions and the Town Board feels it is time to start lessening the months, but will wait for Town Attorney to explain provisions.

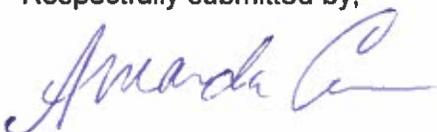
**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to adjourn October 24, 2018 Planning Board meeting at 7:33 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary