

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MAY 9, 2018 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

**BOARD MEMBERS PRESENT:**

Bob Vicaretti-Chairman  
Rob Whitney

Craig Wagner-Vice Chairman  
Theresa Santiago

**BOARD MEMBER ABSENT:** Mike Hunter, Willard Schadt

**OTHERS PRESENT:**

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

Pledge of Allegiance

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

**EDWARD L'ESTRANGE – 68 GALLEY HILL ROAD – GROUND MOUNT SOLAR –**  
Swee Sim-Electrical Engineer for Applicant  
Edward L'Estrange-Applicant

Mr. Sim explained this was a 6 KW Ground Mount P.V. Solar at 68 Galley Hill Rd. He continued that it will be located in the back of property, they have talked with neighbors and a bush will be planted for screening. Mr. Sim added that the new plan will have the landscaping on it and he will supply photos with the new submission. Chairman Vicaretti acknowledged that it meets set backs and asked if the public hearing could be waived, Town Attorney stated that was at the discretion of the Board.

**Motion to schedule a public hearing.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Rob Whitney to schedule a public hearing for Edward L'Estrange for Ground Mount Solar For Wednesday, June 13, 2018.

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

**MOTION CARRIED**

Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$750 and Alfred Fusco III, stated that **Engineering Escrow** will be \$1250 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.

**Planning Board Minutes-May 9, 2018-continued-**

**BUCK KNOLL HUNTING CLUB – 152 WEST PEENPACK TRAIL– SOLAR –**

John Miller-Representative for Applicant

Justin Mates-Maser Consulting

Kathy Haak-Clean Energy Collective (CEC) Community Solar

Mr. Mates started out by explaining that this was a 370 acre parcel located in a Rural Residential (RR) District, located at the end of West Peenpack Trail in Sparrowbush. He further stated that the large scale ground mount solar will encompass 30 acres of the property with a buffer from West Peenpack to the site, he added they will need to clear 14 acres of the forest and there will be a stone access driveway off of West Peenpack Trail with turn around areas along the panels. There will also be a 7ft chain link fence with a gate and the panels will be 13ft in depth. He added that the adjacent property to the west is owned by the State. Town Attorney asked if they received his letter regarding the PILOT, they answered yes. Town Engineer acknowledged that the maximum height requirement for a fence is 6 ft and with the 7ft they will need a referral to the Zoning Board, he then went through the comments from Fusco Engineering stating that more information was needed regarding storm water, along with pics of what the site looks like and the non-glare they will be using on the equipment and a bond estimate for after the useful life is done. Chairman Vicaretti questioned if the GML-239 could be done, Town Attorney stated not until done with ZBA. Chairman asked what the slope was in the area where the panels will be placed, Mr. Mates stated 20% rocks smooths out.

**Motion to send this application to Zoning Board of Appeals.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to refer application to the Zoning Board Appeals for a variance.

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

**MOTION CARRIED**

Glen Plotsky, Town Attorney stated that **Attorney Escrow** will be \$2000 and Alfred Fusco III, stated that **Engineering Escrow** will be \$3500 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.

**DEERPARK WEST INDUSTRIAL PARK – ROUTE 209 – FINAL EIS –**

Jim Ulrich-Representative for Applicant

Mr. Ulrich started by going through the comments from Fusco Engineering he stated that a few of the comments will be done after the Final EIS is approved, which includes DOT, DEC and SHPPO sign off because after Final EIS is approved the above agencies have 10 days to make comments. Mr. Ulrich stated that the changes are minor and asked if they could be placed on the May 23 agenda, Town Attorney stated that if the changes were made and given to the Town Engineer and Town Attorney for review May 23 is doable. Mr. Ulrich stated they would be done and given to Town Consults by Friday, May 11.

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**DRAGON SPRINGS BUDDHIST INC. – 170 GUYMARD TURNPIKE – SCOPING SESSION –**  
Ashley Torre-Representative for Applicant  
Jonathan Lee- President of Dragon Springs

Public Comment –

Secretary read public hearing notice into record.

Town Attorney acknowledged that there will be a 3 minute time limit. He then introduced Exhibits that were received:

**Exhibit #1** – Positive Declaration dated April 11, 2018 and Scoping Document dated January 29, 2018.

**Exhibit #2** – Letter from Fusco Engineering dated April 9, 2018 with attachments of a letter from Fusco Engineering dated February 15, 2018, Photos, letter from Orange County Department of Planning Dated March 19, 2018 and a copy of Long Form EAF.

**Exhibit #3** – Letter from Fusco Engineering dated April 23, 2018 with attachments of a letter from the Department of Environmental Conservation (DEC) dated April 10, 2018 and a Memorandum from Rebecca Crist from the DEC dated March 22, 2018.

**Exhibit #4** – Letter from Burt Thelander dated May 4, 2018.

**Exhibit #5** – Letter from Willingham Engineering dated May 8, 2018.

**Exhibit #6** – Letter from Ken Porada dated May 9, 2018.

**Exhibit #7** – Email from Pat & Noel Malsberg dated May 9, 2018.

Town Attorney reminded the public of the 3 minute time limit and they needed to speak slowly and spell name and give address.

Jerry Cook-Town of Mount Hope – Mr. Cook questioned the 100,000 gallon water treatment and what the maximum and minimum number of people will be on site and if during holidays and events it will increase. He also stated that many things were built without permits and questioned how anyone knows what is inside of the structures and what affect all the building has on the environment. He also asked if the Public Scoping could be extended for written comments.

Ted Lewis-Lake Guymard – Mr. Lewis stated that Guymard Turnpike has become a very busy road with cement trucks and cars in and out of the entrance to Dragon Springs. He also stated that an eighth story was put on a building without and permit, without sprinklers, and when they went to court all they made out with was a \$7,500 fine.

Frank Ketcham-Town of Mount Hope – Mr. Ketcham entered a letter from the Delaware River Keeper Network into record as well as a letter written from himself.

Town Attorney added 2 more Exhibits to record:

**Exhibit #8** – Letter from Delaware Riverkeeper Network dated May 8, 2018.

**Exhibit #9** – Letter from Frank Ketcham dated May 9, 2018 with attachments of the original Long Form EAF, an aerial photo from Dragon Springs dated 2018, a letter from the DEC to Fusco Engineering dated April 10, 2018 and a document of comments regarding SEQRA.

**Planning Board Minutes-May 9, 2018-continued-**

**DRAGON SPRINGS BUDDHIST INC. – 170 GUYMARD TURNPIKE – SCOPING SESSION –  
Public Comment –continued –**

Grace Woodard-Guymard Lake – Ms. Woodard stated she was an officer of Lake Guymard, also she was part of the Bashakill Association and also Deerpark Rural Alliance. She asked if the scoping period could be extended, if the documents could be put up on the website and if written comments could still be submitted after the public hearing. She also questioned if the Dragon Springs was zoned as Hamlet-Mixed Use or Rural Residential and stated that 17 acres were designated for development and asked how much of the land has been developed. Ms Woodard further stated that with all the construction it is creating big issues for the future of Deerpark as well as the Bashakill and Neversink. She also acknowledged that the facility gets the septic pumped regularly, she said there are trucks going in there and she believes the current system is failing because there are more people onsite. She also stated that there was no mention anywhere of the 5 touring companies and the expanding school.

Dusanka Marusic-260 Galley Hill Road – Ms. Marusic acknowledged that the scoping document states the address for the applicant as 140 Galley Hill Road and as Rural Residential and the public hearing notice is different. She continued that this parcel consists of 393 acres not all of the property is buildable and out of that how much is covered by water. She further stated that she has tried to FOIL documents but has been unsuccessful and she added that they need more details, more information. She added that with the large roads and parking lots and the large structures there is a lot of runoff into the Bashakill and it has been reported to the DEC on January 21 and January 12. She also stated that the public hearing should be extended for written comments and that any information should be put onto the website.

Town Attorney added 1 more Exhibit to record:

**Exhibit #10** – Photo from Dusanka Marusic dated January 12, 2018.

**Motion to close Public Hearing.**

Motion made by Rob Whitney, 2<sup>nd</sup> by Craig Wagner to close public hearing but leave open for written comments for 2 weeks until the May 23, 2018 meeting.

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

**MOTION CARRIED**

Chairman Vicaretti stated that the applicant could respond to any comments made, Ms Torre stated that they will respond once the exhibits and written comments have been reviewed. Town Attorney stated that if they can get their response back before the June 13 meeting they can be on the Agenda.

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MOTION TO APPROVE MINUTES.

**Motion to Approve April 25, 2018 Minutes.**

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, April 25, 2018 meeting.

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

**MOTION CARRIED**

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn meeting at 8:22 pm.

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

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary

DRAFT