

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, MARCH 13, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Theresa Santiago

Craig Wagner-Vice Chairman
Rob Whitney

BOARD MEMBER ABSENT: Willard Schadt

OTHERS PRESENT:

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

Pledge of Allegiance

Meeting was brought to order at 7:07 p.m.

PEENPACK MEADOWS – EXTENSION –

Alan Lipman-Representative for Applicant
Bob Lucas-Representative for Applicant

Mr. Lucas stated that as of this year they are into the property for \$850,000, they have sent out letters to every builder in Orange County and surrounding areas. He continued that it was originally listed at \$500,000 with no hits and has been dropped to \$300,000. Mr. Lucas further stated that they are asking for preliminary approval, not looking for final, when they find a buyer, they will be subject to any provisions granted by the Planning Board. He asked that the Board continue the preliminary approvals, and if they cannot sell, it will be dropped to \$99,000. He added that they expect a loss and they cannot afford to start over or go for a final approval, he also stated that they are paying taxes on 31 lots. Robert Whitney asked about starting the road, Mr. Lucas answered that it is \$500,000 for the road. Bob Lucas acknowledged that the original plan was four bedrooms, 2 bath modular homes around \$350,000 each, now they will be \$225,000-\$250,000. He added that if they are required to spend more money, they might abandon property. Alan Lipman explained that the investors can't afford to put more money in the project without a sale. The original application was for 31 lots, but was resubdivided for 17 lots, the ordinance has changed to allow more than 17 now. He further explained that they do not want to abandon it they want to sell it, and feels there's no point in preparing a new plan without a buyer or potential buyer. Town Attorney acknowledged that there was a letter sent out to all the applications that have been receiving 6 month extensions, that some laws have changed and that no more extensions would be granted. He further stated that the previous applicant was given a 120 days extension. He added that there is a meeting being scheduled between the applicant, Town Attorney, Town Engineer and Town Supervisor to discuss what to do with the property. Chairman Vicaretti suggested to give them the 120 days to allow for the meeting.

Motion to grant an extension.

Motion made by Theresa Santiago, 2ND by Rob Whitney to extend application to July 10, 2019.

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

MOTION CARRIED

Planning Board Minutes-February 27, 2019-continued-

QUARRY MANAGEMENT – 131 ROUTE 6 – PUBLIC HEARING –

Town Attorney stated that on February 27, 2019 a public hearing was conducted and was left open for written comment. Since then there were 3 written communications received, they will be provided to the Applicant's Engineer and once there is a response it will be put back on the agenda. Chairman Vicaretti added that the Applicant waived the 62 day requirement. He then went through the 3 letters that have been received from John and Mary Hansen, Gerald DeMarco and Grace Woodward, concerning quality of life issues and concerns that will be handled during the environmental review. Chairman explained that when an applicant submits an application and there is a public hearing held, the Board does take comments and concerns of the public into consideration.

Motion to close public hearing.

Motion made by Craig Wagner, 2ND by Rob Whitney to close the public hearing and distribute the written comments to the Applicant.

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

MOTION CARRIED

Chairman Vicaretti acknowledged that without the Applicant present there will not be any discussion on the application.

MOTION TO APPROVE MINUTES.

Motion to Approve February 27, 2019 Minutes.

Motion made by Craig Wagner, 2nd by Rob Whitney to approve the minutes for Wednesday, February 27, 2019 meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn February 13, 2019 Planning Board meeting at 7:49 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary