

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, APRIL 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
David Dean-Town Councilman
Al Schock-Town Councilman

Pledge of Allegiance

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

DEERPARK VILLAGE EXTENSION –
Alexander Roberts – Applicant

Mr. Roberts explained they have made progress to find a buyer or partner the issue is that the age limit of 55 years or older, he asked if they could split it into regular apartments and then 55 and older. Town Attorney acknowledged that after 25 years of litigation the Applicant requested the 55 or older, and suggested the Board grant an extension.

Motion to Approve extension for Deerpark Village.

Motion made by Willard Schadt, 2nd by Rob Whitney to grant a 6 month extension until October 10, 2018

Meeting for Deerpark Village.

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

MOTION CARRIED

SOMARELLI SOLAR – PRE-APPLICATION – MARTINS ROAD –
Don Connelly-Representative for Applicant
Frank Somarelli-Applicant

Mr. Connelly explained that this was a Ground Mount Solar, Mr. Somarelli owns 7 acres on Martins Rd, the system itself will be 20x14 ft and will be 200ft from any residence, 220-250 ft from the road, and will meet the 10ft side yard setback. Town Engineer stated that reason they are there is because it is Ground Mount, and continued that in the Code screening is required, there are already some trees around but the Board could ask for more if they would like. Rob Whitney stated that he has an idea of where the proposed solar will be and it is far back on the property. Town Engineer stated that the technical documentation was sufficient but that they would need with the formal application a site plan with bulk tables so the Chairman has something to sign.

KOA – DISCUSSION – GUYMARD TURNPIKE –

No one present will recall again.

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ORANGE AND ROCKLAND UTILITIES – DEERPARK SUBSTATION – ROUTE 209 –

Alan Lipman – Attorney for Applicant

Tom Frisbie-Project Manger

Tom Brown – Distributive Engineer

Casey (inaudible) – Senior Environmental Specialist

Gregory Iban – Overall Project Manager

Mr. Frisbie stated that the new maps explain where the circuits will be going out of the substation, Mr. Brown added that there will be 12 poles 50ft high and will mirror the existing line. Chairman Vicaretti asked if an amended EAF was needed because of the new area of disturbance, Casey replied that they completed all surveys for the new application for DEC and expect an approval in 30 days, but they are not creating adverse conditions. Chairman Vicaretti questioned if there was an easement agreement from Dick's Concrete to use the property, Town Attorney stated yes they do. Mr. Iban asked if they would need to fill out a long or short EAF form, Town Engineer answered it was the long form before and they could just amend the existing long form. Town Attorney added that if they file an amended EAF a Public Hearing could be waived. Mr. Lipman asked if the matter could be put on the next agenda, Town Attorney replied if Orange and Rockland could get the amended EAF in by Friday April 13 then they would be put on the next agenda.

DRAGON SPRINGS BUDDHIST INC – 170 GUYMARD TURNPIKE –

Richard Golden-Attorney for Applicant

Johnathan Lee-President of Dragon Springs

Mr. Golden explained that at the last meeting the Planning Board typed the action as a Type 1 and there was a scoping document created. They are now asking for Planning Board to assume Lead Agency, declare a positive declaration, circulate the draft scoping document and set a public scoping session for the May 9 Meeting. Chairman stated that he felt a workshop was in order for this application and added that setting the scoping session might be premature. Town Engineer acknowledged that he believed the applicant wanted to get it out early so everyone has a chance to look at it. Mr. Golden confirmed and explained that they have 60 days to finalize the scoping document after the public scoping session, and they would consider waiving that deadline for a reasonable amount of time. Town Attorney stated that a workshop could be held at the next meeting.

Motion to Declare Town of Deerpark Planning Board Lead Agency.

Motion made by Theresa Santiago, 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, Bob Vicaretti.

MOTION CARRIED

Motion to authorize circulation of Draft Scoping Document.

Motion made by Craig Wagner, 2ND by Theresa Santiago to authorize circulation of Draft Scoping Document to involved agencies for review for Dragon Springs Buddhist Inc for their Site Plan.

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

MOTION CARRIED

Town Attorney stated that the positive declaration could be done at the April 25 meeting. Willard Schadt acknowledged that with the size of the project and the history with the Applicant he did not feel comfortable declaring the positive dec or scheduling the public scoping session and suggested delaying it till the end of May. Town Attorney suggested a second workshop could be done on the first Wednesday of May (May 2) if needed.

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DRAGON SPRINGS – 170 GUYMARD TURNPIKE – continued –

Mr. Golden explained that they cannot publish the scoping session in the Environmental News Bureau (ENB) until a positive declaration is done. Town Attorney stated he was comfortable making a motion for a positive dec conditioned on the modification to the EAF.

Motion to Declare Positive Declaration.

Motion made by Craig Wagner, 2ND by Theresa Santiago to declare a positive declaration conditional on the changes made to Part II of the EAF form.

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

MOTION CARRIED

Motion to schedule the public scoping session.

Motion made by Craig Wagner, 2ND by Rob Whitney to schedule Public Scoping Session for Wednesday, May 9, 2018 at 7pm for Dragon Springs Buddhist Inc for their Site Plan.

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

MOTION CARRIED

Town Engineer asked Mr. Golden what a reasonable amount of time meant when he stated they would waive the 60 days, Mr. Golden answered they would notify the Board when and if they were reimposing the time.

RECALL - KOA – DISCUSSION – GUYMARD TURNPIKE –

No one present.

MOTION TO APPROVE MINUTES.

Motion to Approve March 14, 2018 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, March 14, 2018 meeting.

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

MOTION CARRIED

OTHER BUSINESS:

Town Attorney stated the reason the KOA was on the agenda was due to the fact their campground license permit was denied because their site plan is not up to date.

Town Attorney also stated that the change done to the Oakland Valley Raceway in his opinion was very insignificant.

Willard Schadt stated that the letter received from Fusco Engineering on whether the Sauschuck matter needs to go to the ZBA, was in total disagreement with the letter dated 2011 from the Building Inspector at the time.

Town Attorney acknowledged that the Zoning Law has changed since then, 2013 it changed the letter was written before change in Zoning. Willard Schadt stated that after reading the letter it is not clear, Town Attorney stated that it will be discussed at the next meeting Mr Sauschuck is on the agenda. Willard Schadt asked if the new Zoning that was referred in the new letter could be sent to him.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Willard Schadt to adjourn meeting at 8:25 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary