



TOWN OF DEERPARK PLANNING BOARD – OCTOBER 26, 2016

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, October 26, 2016 at 7:00 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Craig Wagner-Vice Chairman
Willard Schadt

Theresa Santiago
Rob Whitney

BOARD MEMBERS ABSENT: Mike Hunter

OTHERS PRESENT:

David Dean, Town Councilman
Al Fusco III, Fusco Engineering for Town

Meeting brought to order at 7:05 pm.

Pledge of Allegiance

PINE GROVE PROPANE – TANK INSTALLATION – ROUTE 209 & LANDON DRIVE – Public Hearing –

Applicant or Representative Not Present.

Move to end of meeting.

APPROVAL OF SEPTEMBER 14, 2016 and SEPTEMBER 28, 2016 MINUTES –

Motion to Approve September 14, 2016 Minutes.

Motion made by Craig Wagner, 2ND by Rob Whitney to Approve September 14, 2016 Minutes.

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

MOTION CARRIED

Motion to Approve September 28, 2016 Minutes.

Motion made by Theresa Santiago, 2ND by Rob Whitney to Approve September 28, 2016 Minutes.

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

MOTION CARRIED

OTHER BUSINESS –

Craig Wagner stated that he did go up to Aspen Ridge and took pictures of the property.

Chairman suggested to adjourn meeting to 7:15 to wait for Applicant or Representative from Pine Grove Propane.

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PINE GROVE PROPANE – TANK INSTALLATION – ROUTE 209 & LANDON DRIVE – Public Hearing –
Joe Jordan– Representative for Applicant from Povall Engineering
Matt Feldman – Representative from Bottini Fuel

Chairman Vicaretti asked if mailings were verified, Secretary replied yes they have been, Secretary then read Public Notice into record. Mr. Jordan followed with a brief description of the project, which the plan is to install a 30,000 square foot propane tank on the property of Pine Grove Mobile Home Park. He continued by stating that they have met with the Cuddebackville Fire Department to discuss the emergency egress on to Landon Drive as well as the emergency evacuation onto Lakeview Drive. Chairman asked what the Fire Department said, Mr. Jordan replied all was positive feedback, Mr. Feldman also added that there is a 40 gallon water tower for Fire Department or for emergency purposes. Chairman Vicaretti stated that any comments made by the Cuddebackville Fire Department need to be sent to the Planning Board. Alfred Fusco III next went through the comments made by Fusco Engineering, starting with NYS DOT approval, also turning detail on the trucks, stabilization of erosion control shown on map, establishment of an escrow account for 3rd party inspections after approval is given, more details on the metal cradle. He continued by saying when Building Permit is given they will be required to have drawings with welding specifications, more specifics are needed for the emergency access onto Landon Drive and also a Driveway Permit will need to be applied for through the Town Highway Department, finally the GML-239 was distributed on September 30 and the required 30 days are not up yet so no action can be taken. Mr. Jordan and Mr. Feldman responded to the comments stating that they have prepared a permit to the DOT, also the metal cradle will have to meet NFPA (National Fire Protection Association) and they can provide certification numbers, and continued by saying that any other comments he sees the applicant having no problem addressing. Chairman Vicaretti stated that any action will have to wait for Town Counsel to be present and also the 30 days required for the 239 distribution. Chairman asked what signs would be posted; Matt Feldman stated that only on the fence and possibly the tank.

Motion to open Public Hearing.

Motion made by Theresa Santiago, 2ND by Willard Schadt to close Regular Meeting and open the Public Hearing for Pine Grove Propane.

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

MOTION CARRIED

Chairman opened the floor for public comment.

Public Comment –

Raymond Cirulli, 1196 US Route 209 – Mr. Cirulli stated that he is located south of the Mobile Home Park and is wondering if the mountain will be left as a barrier, and questioned about the emergency access in the back if it was over the D & H canal.

Judith Warnke, Coleman Road – Ms. Warnke stated that her and her husband live in Jersey and come up to their house on Coleman Road in Oak Ridge Park to relax, they are also members of the local church and museum; and she is very upset. She continued by saying that Lake View Drive is a narrow road with only one entrance into Oak Ridge Park, she also stated that she is downhill of the tank and asked if there is a leak will there be a smell. She also asked if there will be screening and if the tank will be protected and further questioned if there is a need for the tank or it is a money maker for applicant.

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No further Public Comment.

Motion to close Public Hearing.

Motion made by Theresa Santiago, 2ND by Craig Wagner to close Public Hearing but leave open for written comment and enter back into the Regular Meeting.

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

MOTION CARRIED

Chairman Vicaretti read a letter from Derek and Tara Weir into record questioning if the value of their home will depreciate in anyway, if there was a leak would it contaminate the ground water, what the risk of an explosion was, if there would be any fuel smell in the air, also what noise will be produced with trucks and what landscape will be in place.

Chairman then addressed Mr. Jordan and Mr. Feldman for answers to the questions brought up by public, Mr. Jordan stated that the berm on the side of property as well as in the back of the proposed area will stay. The water tank that is in place at the back of the Park was done with a building permit, Town Engineer acknowledged it was 3 or 4 years ago and was an upgrade and replacement. Mr. Feldman stated that it is the water supply for the park. Mr. Jordan discussed the emergency egress stating that it is only for emergencies and that as a gesture if there is a problem in Oak Ridge Park that Lake View Drive is not accessible then they can use the trail through the Mobile Home Park as an emergency exit. He continued by saying that the fence will be a chain link, slatted fence, Mr. Feldman further added that the park management will take care of debris and the fence will be gated, along with security lighting and possibly cameras, Matt Feldman also stated that the tank has a failsafe installed meaning it has internal valves that even if the outside valves are opened nothing will come out. Mr. Jordan addressed the noise issue and stated hours of operation have been discussed already. Craig Wagner asked for a description of daily operation, Matt Feldman stated that there will be 4-5 trucks per day that take 15 minutes to load with fuel and 15-20 minutes to refuel the tank. Joe Jordan confirmed it will be low volume. Chairman Vicaretti acknowledged that Pine Grove Propane will be put on Wednesday, November 9 Agenda.

Motion to Adjourn Meeting.

Motion made by Theresa Santiago, 2ND by Craig Wagner to Adjourn Wednesday, October 26, 2016 Planning Board Meeting at 8:05 p.m.

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

MOTION CARRIED

Respectfully Submitted By,



Amanda Gorr, Planning Board Secretary