

DEERPARK PLANNING BOARD - FEBRUARY 12, 2014 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, February 12, 2014 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Al Schock, Chairman
Theresa Santiago

Bob Vicaretti
Mike Hunter

Craig Wagner

OTHERS

Mr. Glen A. Plotsky, Town Attorney
Mr. David Dean, Town Board Liason
Mr. Michael Homenick, Orange & Rockland representative

Mr. Al Fusco, Town Engineer
Mr. Mark Licari, Orange & Rockland representative

THE PLEDGE OF ALLEGIANCEORANGE & ROCKLAND UTILITIES - PRE-APPLICATION CONFERENCE

Represented by Mr. Mark Licari, & Mr. Michael Homenick, Orange & Rockland representatives
570-296-7544

Company is seeking Planning Board approval to create a temporary transformer substation and a new permanent facility on property located on Route 209 (near the Lock & Roll Storage Facility), Town of Deerpark, Orange County, New York.

It is in the HMU Zone.

Section - Block - Lots = 52 - 1 - 29.22 and 29.23

Applicant did speak with the Building Inspector's office

Mr. Licari said that a temporary mobile Orange & Rockland sub-station is needed in the area, because the energy failure is at the bank at the Rio transformer, because it is an old 90 ton unit, approximately 40 plus years old, and cannot handle the demands placed upon it. He stressed that this temporary mobile unit is needed to be up and running within the next couple of months, as the summer months are approaching. He said that it is an emergency situation, and getting this temporary sub-station up and running as soon as possible, is critical. Mr. Homenick said that they are in contact with NYDOT, for ingress and egress. Mr Licari said that 4,800 gallons of oil will be on the premises. He said that a fence with slats will be put around the mobile and then it will be in place for the permanent structure.

Al Fusco said that 239ML review will be needed for the permanent structure application.

Al Fusco said that Mr. Licari and Mr. Homenick have already spoken with the Town Supervisor, Town Board Liaison and Town Building Department, and the zoning is clear that only a building permit is needed for this temporary sub-station, and the representatives are only here this evening to tell the Planning Board what is happening, so they will not be surprised when they see a sub-station on Route 209, put there without Planning Board approval. He said, however, that the proposed permanent sub-station will have to go through the Planning Board process. He told the representatives that although they have submitted a Planning Board application, the Environmental Assessment Form (EAF) still has to be submitted to the board and himself. He said that a Planning Board application fee of \$200. is still needed. He said that a berm and pine trees need to be put along Route 209 as a buffer.

David Dean asked about the noise level of this project?

Mr. Licari said that the transformer will not be more than 60 db. He said that the mobile is noisier than the permanent structure, just because it is a compact unit. He said that he foresees no issues with noise with the neighbors across Route 209, and north or south of the property.

Mr. Plotsky made it clear that this temporary unit will be removed, when the permanent sub-station is built.

Al Fusco said that the Town Engineering escrow fee for this project will be \$2,500.

Mr. Plotsky said that the Town Attorney escrow fee for this project will be \$1,500.

Al Fusco told the representatives to bring 2 plans to the Building Department, and the fee, and they will be issued the necessary building permit for the temporary sub-station.

APPROVAL OF MINUTES - JANUARY 22, 2014

Santiago made a motion to approve the minutes from the January 22, 2014 meeting. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Vicaretti, aye; Wagner, abstain; Schock, abstain. Motion does not carry.

With a vote of 3 ayes, and 2 abstain, the motion was not approved, and the secretary was instructed to place the approval of the January 22, 2014 minutes on the February 26, 2014 agenda.

COMMUNICATION FROM THE TOWN BOARD LIAISON

The board had an off the record discussion between Planning Board, Town Board liaison, Town Engineer and Town Attorney regarding ongoing litigation and settlement discussions related to Federal Court litigation commenced by Dragon Springs Buddhist.

ADJOURNMENT

Hunter made a motion to adjourn. Vicaretti second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye.. Motion carried

Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Barbara Broliier, secretary