

DEERPARK PLANNING BOARD MAY 8, 2013 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, May 8, 2013 at 7:00 p.m at Deerpark Town Hall, 420 Route 209, Huguenot, N.Y. The following were present:

BOARD MEMBERS

Bob Vicaretti, Co-Chairman
Theresa Santiago

Mike Hunter
Derek Wilson

Craig Wagner
Willard Schadt

OTHERS

Mr. Alfred A. Fusco, III, Town Engineer
Mr. David Dean, Town Board Liaison
Mr. John Fuller, Civil Engineer

Mr. William A. Onofry, Town Attorney
Ms. Lana Han, Esq.
Mr. Ron Babcock, Applicant

THE PLEDGE OF ALLEGIANCEDRAGON SPRINGS BUDDHIST INC. - PUBLIC HEARING - # 10-0401

Represented by Ms. Lana Han, Esq. 754-7400

Owner/ Applicant Dragon Springs Buddhist Inc. is submitting a new site plan, so they can obtain their special use permit, on property located at 140 Galley Hill Rd., Cuddebackville, N.Y.

It is in the RR Zone.

Section –Block –Lot = 31 - 1 -

21.22

Application submitted January 2, 2013

SEE ATTACHED PUBLIC HEARING RECORD

The Town Engineer reviewed his technical memo, dated May 8, 2013:

1. The Environmental Assessment Form, (EAF) appears to be complete in the format presented.
2. The Stormwater Pollution Prevention Plan appears to be complete. A Notice of Intent and SPDES permit need to be obtained.
3. The parking calculations seem adequate for day to day activities. They proposed parking on the road with permission for special events. We could investigate banked parking in open areas such as the storage area. We do not want any additional impervious surfaces.
4. We need to add a note to the C5, that no construction is to be started on the dam until first a building permit is taken out; 2nd notice in writing to the NYSDEC that work will commence; and 3rd, all erosion and sedimentation devices are completed and approved by the Town Engineer prior to construction.
5. The County has prepared comments. They relate to bio-diversity and the sensitive eco-structure. They leave it to a local determination. I suggest that the largest problem is erosion and siltation and that we have weekly reports sent to us by a professional as required by Code.
6. The Town Highway Superintendent has requested that arrangements be made in the Special Use Permit for the repair and re-building of the road which was destroyed by the cement and delivery trucks for the project.
7. Board comments.

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Al Fusco reviewed that the more clarity that the applicants give on the charts on the maps will be very effective. He said that the number of students should be broken down and written upon the clarified chart. He asked that if the applicant goes by the 200 number of people, or 500 number of people, or whatever number they decide upon, then what would their obligations be, pertaining to emergency personal, such as, police, fire, EMS, if they have a mass gathering and the number of people on the property are well over that agreed upon number? He said that they need to notify the Town Supervisor, Building Inspector, police department and fire department if and when that happens.

Derek Wilson said that the special use permit would definitely be the vehicle for the previous points that the Town Engineer just brought up.

William Onofry said that based on the information that the applicants have disclosed, which will require a revision of the map and the charts, that part of the special use permit, does the Town Planning Board want to put in any additional requests or requirements for gatherings or occupancies above the number of occupants that the applicants have disclosed. He said that the board can write in stipulations for the special use permit, saying that this is what the boards' expectations are, in order to maintain the proper usage of the property.

Willard Schadt said that the Galley Hill Road road use has changed, being the intensive increase of traffic, and the applicant needs to revise their tables on the map, and come back.

The board agreed that the applicant needs to come back before this board.

Al Fusco said that the buildings on the property are steel and concrete and conform to New York State Building Codes.

MOTION

Wilson made a motion for lead agency. Schadt second. Roll call vote: Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye; Santiago, aye; Wilson, aye. Motion carried

William Onofry reviewed for the applicants to reach out to the Town Board.

WINOGRAD SUBDIVISION - # 13-0503

Represented by John Fuller, Civil Engineer 856-1536

Owner/ Applicant Marius Winograd wishes a 2 lot subdivision on property located at 1237 Route 42, Sparrowbush, N.Y.

It is in the RR Zone.

Section - Block - Lot = 12 - 1 -

2

Application submitted May 1, 2013

Mr. Fuller briefly reviewed the project for the board. He said that the property line is delineated along the existing gravel road. He said that the sight distance of the proposed driveway off of Route 42 is good.

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Al Fusco reviewed his technical memo comments, dated May 8, 2013:

1. The project is within 500 feet of a State Highway, therefore 239 General Municipal Law requires a 30 day notice to Orange County Planning Department and NYS Department of Transportation.
2. Project includes access to NYS Route 42; NYSDOT approval is required for driveway.
3. Percolation tests and deep pit tests to be witnessed; well to septic distance to be increased to 200 feet.
4. Show area of disturbance.
5. Surveyors' stamp required.
6. Board comments.

MOTION

Wilson made a motion for lead agency. Hunter second. Roll call vote: Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye; Santiago, aye; Wilson, aye. Motion carried

MOTION

Schadt made a motion to schedule a public hearing for June 26, 2013. Wilson second. Roll call vote: Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye; Santiago, aye; Wilson, aye. Motion carried

HAWKS NEST CAFE - # 09-1202

Represented by Mr. Ron Babcock, Owner & Mr. John Fuller, Civil Engineer

Owner/ Applicant Ron Babcock wishes to re-build the Hawks Nest Cafe on property located on Route 97, (the Hawks Nest), Sparrowbush, N.Y

It is in the RRC zone.

Section - Block - Lot = 33 – 1 –

1.1

Application submitted February 16, 2010

Mr. Fuller said that the applicant obtained a use variance from the Zoning Board of Appeals in January 2010, because since the original structure had burned down, the use is not allowed in that zone. He said that he has gotten documentation from NYSDOT that calls for a 4 foot wide curb, that allows two entrances on both ends.

Al Fusco reviewed his technical memo comments, dated May 8, 2013;

1. Note added to plan "No construction until a NYSDOT work permit and Deerpark Building permit are issued."
2. Provide a signed copy of the lease when available.
3. A professional engineer must certify that the septic system and well meet the requirements for the use; also a note must be added to the plans also stating that.
4. Board comments.

Dave Dean asked that the Upper Delaware Council (UDC) be notified of this application and mailed a site plan.

John Fuller answered that he will sent that to the UDC.

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The secretary was instructed to place this applicant on the May 22, 2013 agenda.

APPROVAL OF MINUTES - APRIL 24, 2013

Hunter made a motion to approve the minutes from the April 24, 2013 meeting. Schadt second. Roll call vote: Hunter, aye; Wagner, aye; Vicaretti, aye; Schadt, aye; Wilson, abstain; Santiago, abstain. Motion carried

ADJOURNMENT

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

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Barbara Brollier, secretary