

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, OCTOBER 9, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:



APPROVED

**BOARD MEMBERS PRESENT:**

Craig Wagner-Vice Chairman  
Willard Schadt

Theresa Santiago  
Rob Whitney

**BOARD MEMBER NOT PRESENT:** Robert Vicaretti-Chairman

**OTHERS PRESENT:**

Town Engineer-Alfred A Fusco III  
David Dean-Town Councilman  
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 p.m.

**HUGUENOT ESTATES – PRE-APPLICATION – SIGNS –**

Jessica Placco-Representative for Huguenot Estates

Jessica Placco handed out a planogram of what the signs will look like, Willard Schadt asked what would be on the signs, Ms. Placco answered for sale and just advertising signs. Craig Wagner asked how long they would be up, Ms. Placco answered all the time they are continuous signs. Town Engineer read the schedule of sign regulations for the Hamlet Mixed Use district from the Town Zoning Law. He added square footage of all signs needs to be under 100sqft, so you would have to take the square footage of all signs and add it up. He also stated that the maximum height is 10ft there are a couple that are 15ft, if they chose to keep them the applicant would have to go to the ZBA. Craig Wagner asked about the for-sale signs by the homes, they would be classified as temporary, Town Engineer stated they would not need a permit.

**Motion to refer Applicant to the Zoning Board of Appeals.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to refer the Applicant to the Zoning Board of Appeals.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**SINCLAIR GAS STATION – ROUTE 6 – PRE-APPLICATION – DIESEL FUEL –**

Frank Muggeo-Representative for Applicant

Mr. Muggeo stated he was from Palisades Fuel; they have the gas station on Route 6 with the green dinosaur and they would like to reinstall diesel fuel. He continued there was diesel there years ago but closed down and was reopened in 2017, they plan on widening the entrance to accommodate the bigger trucks, putting in a canopy behind the building and using the old driveway as the exit; it will all be separate from the regular gas. He added they would put in retaining walls because of the stream in the back. Town Engineer acknowledged that it was vacant because it got flooded, he added the use is allowable and would need a copy of grading and utility plan, DOT might require a traffic study but it was an existing use, the traffic pattern and a GML-239 would need to be done. Mr. Muggeo asked if the next step would be to get an engineer involved, Town Engineer answered yes.

**PLANNING BOARD MEETING OCTOBER 9, 2019 continued –**

**PEENPACK MEADOWS – EXTENSION –**

Secretary explained that because the Town Attorney could not attend the meeting that this matter needed to be moved to the next meeting.

**Motion to postpone extension.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to postpone extension and move to next meeting on October 23, 2019.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**DICARLO – AMY POWERS COURT – SUBDIVISION –**

Frank DiCarlo-Applicant

Barbara Muller – Applicant

Mr. Muller stated that it would be a flag lot with a right-a-way to their part. Town Engineer stated that the 50 ft driveway will have to be put into the deed. He continued they will need an engineered site plan that shows driveway, well, septic and design and location of the proposed house and the same for the existing. He added that the perc test will have to be witnessed and to come back with a site plan and then a public hearing will be scheduled.

**Motion to declare Lead Agency.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney declare the Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**GILLINDER – LONGUNDI DR – GROUND MOUNT SOLAR –**

Norman Dexter-Lattimore Construction

Town Engineer explained that a map needs to be stamped by an engineer and there needs to be screening shown on the map. Mr. Dexter stated that the owner was not opposed to screening. Town Engineer added that it is in the middle of the woods and screening is not an issue, but everyone has done a site plan and the ordinance says to show screening. Craig Wagner stated that it has been required of everyone else and the Board would need stamped plans to continue the project. Town Engineer acknowledged that the map given looks like it had come from a survey map that's all that would be needed. Mr. Dexter stated he would talk with the owner.

**Motion to declare Lead Agency.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney declare the Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES.**

**Motion to Approve September 25, 2019 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to approve the minutes for Wednesday, September 25, 2019 meeting.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

**PLANNING BOARD MEETING OCTOBER 9, 2019 continued –**

**OTHER BUSINESS –**

Willard Schadt questioned whether KOA was going to be returning to the Planning Board, Town Engineer explained that the issue was the quosent hut and that was removed.

**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Rob Whitney to adjourn October 9, 2019 Planning Board meeting at 7:43 pm.

**Vote 4 Ayes:** Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner.

**MOTION CARRIED**

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary