

DEERPARK PLANNING BOARD - DECEMBER 11, 2013 - PAGE #

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, December 11, 2013 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

Craig Wagner
Mike Hunter

OTHERS

Mr. Glen A. Plotsky, Town Attorney
Ms. Batshero Elkrslasi, Applicant

Mr. Gary Flieger, Applicant
Mr. Chris Kenyon, Orange County Land Trust

THE PLEDGE OF ALLEGIANCE

GARY FLIEGER - PRE-APPLICATION CONFERENCE

Represented by himself 672-3533 & Mr. Chris Kenyon, Orange County Land Trust 469-0951 Owners/ Applicants Gary & Judy Flieger wish to turn 73 acres over to the State of New York, located on Shin Hollow Rd., Town of Deerpark, Orange County, New York. Half of the property is located in the Town of Greenville, and Huckleberry Ridge State Park is the adjoining property. It is in the HMU Zone. Section - Block - Lot = 50 - 1 - 50

Mr. Flieger handed out maps of the property. He said that he is turning over roughly 73 acres to the Orange County Land Trust and the New York, New Jersey Trail Conference. He said that this will provide a way to transfer the property to NYSDEC, and to be added to the Huckleberry Ridge State forest land. He said that this will give the Town of Deerpark residents access to the Huckleberry Ridge State Park, which can only be accessed by Greenville residents now. He said that with the transfer, he knows that there will be rec fees to the Town of Deerpark. He said that the property has always been divided in half by the railroad. He said that even though he has been offered \$50,000 for timber on the property, he has no way to get the timber off, because the railroad will not give him access. He said that he would rather give this property to the State Park, than to have a developer buy it, and build houses. He said that there is another neighboring piece of property, the Terpening property, which borders his, who is also interested, and that will provide an access. He said that he has allowed a trail through the property, by the NJ/NY Trail Conference, for over thirty years, that citizens have been hiking and camping. He said that this transfer will make it official, and he respectfully asked the board to waive a few of the fees, and that the Town might possibly pave the road.

Mr. Kenyon said that the trail that Mr. Flieger references is, called the Shawangunk Ridge Trail, which runs from High Point, New Jersey to Simmons Point in Ulster County, approximately forty miles. He said that the organization has been working to protect lands along this trail corridor. He said that the property that his organization is attempting to obtain from the Terpenings is, lot #10.8, which has road access to Shinhollow Road. He said that the property that his organization is attempting to obtain from the Fliegers does have frontage on Shinhollow Road, but he is looking to split off the parcel on Shinhollow Road, which the Fliegers will retain, and they can own that parcel for their own use, which will still bring in revenue to the Town, but the backwoods will still be protected, and the Conference Trail will still have public access for the public, for the trail.

Mr. Plotsky reviewed by saying that on lot #50-1-10.8, the Conference Trail will acquire the entire parcel, so that there will be the Shinhollow Road access, all the way back to the Town of Greenville. He also reviewed by saying that the Conference Trail will be acquiring lot # 50-1-50, the Flieger lot, from the

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railroad bed to the Greenville town line. He said that the lot line between #50-1-50 and #50-1-10.8, in the Town of Deerpark, will be eliminated, so that hikers can then access what was the back portion of lot #50-1-50 through lot #50-1-10.8.

Mr. Kenyon agreed with Mr. Plotsky.

Mr. Plotsky told Mr. Flieger that the Planning Board has no mechanism to waive all fees, but the Town Board would be the venue to approach, concerning that subject.

Mr. Flieger asked what fees would there be?

Mr. Plotsky answered that there would be an application fee for a 2 lot subdivision, and also an application fee for a lot line change, because that lot line would be removed between lot #50-1-50 and #50-1-10.8. He said that there would be two separate Planning Board applications, and also Mr. Flieger would also have to get an owners endorsement from the Terpenings. He said that the application fees are \$225.00 a piece, and then escrow accounts would have to be created for Town Attorney and Town Engineering fees, which, Mr. Flieger would also have to go before the Town Board to ask to waive those fees, which Mr. Plotsky stated himself, that he would waive his Town Attorney fees. He said that he could not speak for the Town Engineer however.

Mr. Plotsky said that there could be a lot line change done, the line between #50-1-50 and #50-1-10.8 would be eliminated, which would make it part of the Huckleberry Ridge. He told Mr. Flieger that he would also have to make an application before the Town of Greenville.

Mr. Flieger asked about rec fees, and Mr. Plotsky answered that with the new zoning laws, he should contact the Town Building Department.

Mr. Flieger and Mr. Kenyon thanked the board.

MESSIAH CHAI INC. # 13-0507

Represented by Batshero Elkrslasi 672-0325, 672-3228

Owner/ Applicant Messiah Chai Inc., is seeking a special use permit for a sign, synagogue and a new accessory building. on property located at #30 ShinHollow Road, Town of Deerpark, Orange County, New York.

It is in the RR Zone.

Section – Block – Lot = 53 – 1 – 96.1

Application submitted May 23, 2013

The Board referred to Mr. Fusco's technical memo, dated December 10, 2013:

1. We have reviewed the site plan and find some dimensions missing, particularly the distance from the property line to the sign. The sign appears to comply with the distance to the highway. Also, the map is set up as a survey, and not a site plan.

Mr. Plotsky said that the applicant should write "site plan for Messiah Chai, Inc." and put the appropriate boxes on the site plan.

2. The special use permit is a request to the Board and the Board should consider conditions, if any.
3. Board comments.

Mr. Plotsky asked the secretary to contact the Town Engineer tomorrow, to verify if a 239 General Municipal Law review is required, only if the property is within 500' of a County road.

The applicants were told to submit a new site plan as soon as possible.

DEERPARK PLANNING BOARD - DECEMBER 11, 2013 - PAGE #MOTION

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

MOTION

Hunter made a motion to schedule a public hearing for January 22, 2014. Santiago second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, aye; Schock, aye. Motion carried.

The secretary said that she will get the public hearing notice to the applicants.

ALEXANDER HOTEL - #13-0707

Owner/ Applicant A.R. Realty Holdings wishes to convert the hotel into multi-family housing units, located at #1 Main St., Sparrowbush, N.Y.

It is in the HMU Zone.

Section - Block - Lot = 47 - 3 - 4.2

Application received July 17, 2013.

The board reviewed that this applicant is to appear before the Zoning Board of Appeals for a variance.

APPROVAL OF MINUTES - NOVEMBER 13, 2013

Santiago made a motion to approve the minutes from the November 13, 2013 meeting. Hunter second. Roll call vote: Santiago, aye; Hunter, aye; Wagner, abstain; Schock, aye. Motion carried.

ADJOURNMENT

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

Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Barbara Brollier, secretary