

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, JUNE 26, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:



APPROVED

BOARD MEMBERS PRESENT:

Bob Vicaretti-Chairman
Rob Whitney

Theresa Santiago

BOARD MEMBERS ABSENT: Craig Wagner-Vice Chairman, Willard Schadt

OTHERS PRESENT:

Town Engineer-Alfred Fusco
Town Attorney-Glen Plotsky
Dave Dean-Town Councilman
Al Schock-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:02 p.m.

D'ARCY – GROUND MOUNT SOLAR – OLD PLANK RD –
Erin McConnell-Empire Solar-Representative for Applicant

Ms. McConnell explained that at the last meeting there was a request for a visibility test to see if the panels would be seen from the road and the neighbor's house. The Engineer went out and looked and suggested 4 more trees be added to the site plan. Town Engineer confirmed that he did go out and look and suggested 2 more trees on the road side and after looking at neighbors 2 more there as well, they have a lot of trees but most are deciduous trees and in winter will lose their leaves. He further suggested that the Board could conditionally approve the application contingent on the 4 trees being placed on the site plan that will be signed. Town Attorney acknowledged that the neighbor contacted him in regards to the visibility of the panels, but it seems with the suggestion from the Town Engineer that should take care of the concern. Chairman asked about planting trees this time of year, Rob Whitney stated that yes, they can be but need to be watered, he then asked if they would be 8 ft or 10 ft, Erin McConnell answered 8ft. Town Attorney added that a note could be placed on the map stating that the trees will be taken care of up to 2 years. Ms. McConnell stated they could add that to the maps along with the 4 extra trees.

Motion to approve application.

Motion made by Theresa Santiago, 2ND by Rob Whitney to approve the application for D'Arcy Solar contingent on the note and trees being placed on the final site plan and fees paid.

Vote 3 Ayes: Theresa Santiago, Rob Whitney, Robert Vicaretti.

MOTION CARRIED

SILVER CANOE – 10 CORSO ROAD – PUBLIC HEARING –
John Fuller-Representative for Applicant

Secretary read public hearing notice into record. Mr. Fuller gave a brief presentation for the public, stating that it was 4 parcels located on the corner of Corso Rd and Route 97, it is a 2-part application. First would be a 2-lot subdivision, that would reconfigure the 4 lots into 2 with one at 1.6 acres to eventually put a single-family dwelling with road frontage on Berme Rd. Second would be the remaining acreage for the commercial site for the canoe business. He continued that Jack March owns the property but it will be transferred over to the new owner. He added these uses are permitted in the Hamlet Mixed Use District. Mr. Fuller further stated that this is located across from the entrance of Children's Safe Stay, he continued that the business right now on South Maple Ave is not doing well with the construction going on with the bridge work, in Tri-States.

Planning Board Minutes-June 26, 2019-continued-

SILVER CANOE – 10 CORSO ROAD – PUBLIC HEARING – continued –

He added that this property will house an office with a storage area and then a fenced in outdoor storage area as well. He further added that the peak season for this business would be late May to early September on weekends and holidays. He wrapped up the presentation stating that the customer would drive to the location park their car and be bused to a launch point on the river and then return at the end of the day.

Public Comment:

Fred Dombroski-72 Berme Rd- Mr. Dombrowski stated that it is residential area and is concerned about adding traffic and how it would affect the taxes, and then asked if the day care center was open all year.

John Fuller- Mr. Fuller stated that the current 4 parcels are all buildable and this would condense it to 2 lots one for the commercial business and the other for a residential home. He continued that he has spoken with the owner of the Day Care and their normal hours are Monday through Friday during normal work hours most of the traffic for this proposal will be weekends and holidays.

Chairman Vicaretti- Mr. Vicaretti asked if Mr. Fuller received the letters for May 10 and May 20 from Fusco Engineering.

John Fuller- Mr. Fuller answered yes, he has and they have been discussed there has not been a new submission.

Town Engineer- Mr. Fusco acknowledged that he was not sure when the GML-239 went out so he suggested to keep the written comment open.

Town Attorney- Mr. Plotsky stated that this proposal will not affect property taxes of surrounding parcels.

Motion to close public hearing.

Motion made by Theresa Santiago, 2ND by Rob Whitney to close the oral portion of the public hearing, but leave open written comment until July 10, 2019 meeting.

Vote 3 Ayes: Theresa Santiago, Rob Whitney, Robert Vicaretti.

MOTION CARRIED

OTHER BUSINESS –

Theresa Santiago stated that Tri-State Transmission covered up the sign.

MOTION TO APPROVE MINUTES.

Motion to Approve June 12, 2019 Minutes.

Motion made by Theresa Santiago, 2nd by Rob Whitney to approve the minutes for Wednesday, June 12, 2019 meeting.

Vote 3 Ayes: Theresa Santiago, Rob Whitney, Robert Vicaretti.

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn June 26, 2019 Planning Board meeting at 7:28 pm.

Vote 3 Ayes: Theresa Santiago, Rob Whitney, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary