

The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, AUGUST 28, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:



APPROVED

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago
Rob Whitney

Craig Wagner-Vice Chairman
Willard Schadt

OTHERS PRESENT:

Town Engineer-Alfred Fusco III
Town Attorney-Glen Plotsky
David Dean-Town Councilman

Pledge of Allegiance

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

JODY SCHOLZ – 238 ROUTE 209 – PRE-APPLICATION –

Jody Scholz-Applicant

Mrs. Scholz explained that back in 1976 there was a subdivision that was approved by the Planning Board, the map signed by the Planning Board Chairman but it was never filed with the County. Town Attorney stated that the zoning is now 1 acre and a new site plan would have to be drawn up to reflect that but the 200ft road frontage she might have to go to the ZBA. Town Engineer asked if the piece in the back will be landlocked. Craig Wagner stated there looks like a driveway is on the current map, Mrs. Scholz confirmed there were two separate driveways. She continued that they replaced the trailer on the larger piece that was there with a double wide and received a CO for it. Town Attorney acknowledged that because they did the improvement, they just need to reapply and move the lot line to 1 acre. Chairman Vicaretti asked if it would be a lot line change then, Town Attorney answered that because of the improvement then the map that was originally approved all zoning applies. Chairman stated to submit an updated map showing driveways, Town Attorney confirmed to bring in a new map, application and the mylar and it will be signed.

491 GALLEY HILL RD – SITE PLAN REVIEW –

Dave Zigler-Representative for Applicant

Mr. Zigler explained this was in the HMU district, since the pre-app they have made some changes and added more detail. He continued that this was a parcel that was on both sides of the road off of Galley Hill Rd, it is a total of 8.7 acres, with the small side having nothing but a well, and no proposed use for it. Mr. Zigler further stated that there will be 3 buildings, commercial on the lower floor and 4 units above each building. It will be a total of 21,000 sqft there will be small uses in the commercial part with a total of 12 units. The commercial will have 85 parking spaces, 30 spaces for the apartments with 30 in reserve for a total of 145 required they have 146. The buildings will be in the shape of a U, with a court yard in the middle, with walks and ramps that will be handicap assessable and meet codes. There will be a garage in the basement, the small piece across the street they plan to use the well, the septic will be on the larger piece as a public system. It will all meet codes, they will meet with Mr. Fusco at their office and go over open space described on the map. They will be getting a driveway permit to access for soil testing. Town Engineer went through comments from Fusco Engineering, a traffic study needs to be done for site distance.

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491 GALLEY HILL RD – SITE PLAN REVIEW – continued –

Chairman Vicaretti asked with the 12 residential uses above the store, does it trigger recreational fees, Town Engineer are usually associated with subdivisions. Chairman also questioned about diverting the stream, Mr. Zigler stated he will need a permit from the Army Corps of Engineers to do that.

DEERPARK VILLAGE – WILSON RD – DISCUSSION –

Debra Post-Representative for Applicant

Leo Biaz-Representative for Applicant

Ms. Post stated they were there to ask for a 1-year extension, but would be ok with a shorter extension to make progress. She continued that they are working on a contract of sale, she added that they thought it would have been signed today. Town Attorney stated that if they do have a potential purchaser then he would suggest a 60-day extension and if they come back with a signed contract and if more time is needed, they could give it then. Ms. Post stated that once it is signed, she will get it to the Town Attorney.

Motion to extend approval.

Motion made by Theresa Santiago, 2ND by Craig Wagner to extend the application for Deerpark Village for 60 days and to add them to the October 23, 2019 agenda.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

MOTION TO APPROVE MINUTES.

Motion to Approve August 14, 2019 Minutes.

Motion made by Rob Whitney, 2nd by Willard Schadt to approve the minutes for Wednesday, August 14, 2019 meeting.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

OTHER BUSINES:

Willard Schadt asked if while the Board is waiting for Dragon Springs to come back if there can be a workshop for review, he continued it would help determine what was subject to the court order, what is questionable and what is new. Town Attorney stated he will raise the question with their Attorney. Chairman Vicaretti asked if they could provide color coded maps to help distinguish the differences.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn August 28, 2019 Planning Board meeting at 7:37 pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Rob Whitney, Willard Schadt, Bob Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary