



The Town of Deerpark Planning Board met for their bi-monthly meeting on WEDNESDAY, DECEMBER 11, 2019 at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY.

The following were present:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago
Rob Whitney

Craig Wagner-Vice Chairman
Willard Schadt

OTHERS PRESENT:

Alfred A. Fusco III-Town Engineer
David Dean-Town Councilman

Pledge of Allegiance

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

Chairman Vicaretti stated that the Town Attorney was not present tonight at the meeting. Town Engineer added that Escrows can not be set for the Attorney.

480 BIG POND ROAD – GROUND MOUNT SOLAR – PRE-APPLICATION –

Kate Wiesberger-Momentum Solar
Paige Trompino-Momentum Solar

Ms. Wiesberger stated that this is a ground mount solar system on 480 Big Pond Road it will be 12.42 KW with an underground trench and proposed screening. Rob Whitney asked if the trees on the map were existing, Ms. Wiesberger answered yes and that they were not taking any down to put the solar up. Chairman stated that a set of maps with a stamp from an Engineer would be needed. Town Engineer stated that a boundary survey with location of septic, well and driveway need to be supplied as well. He continued that it is allowed, the wiring will be underground and a stamped site plan of the array needs to be provided. Chairman asked about escrow, Town Engineer stated that the Town Attorney's can be done by email and then sent to the applicant.

SMITH FLOWER FARM – YETTER LANE – PRE-APPLICATION –

Joseph Smith-Applicant
Susan Smith-Applicant

Ms. Smith stated that this project was started about 15 years ago. Chairman asked if they went to the ZBA for a variance, Applicant answered No. Secretary stated she would review and find out what stage the application was at. Town Engineer acknowledged that the Zoning has changed in the past 15 years, but it is an existing non-conforming lot and if separation of well and septic can be done and setbacks it can be engineered.

PLANNING BOARD MEETING DECEMBER 11, 2019 continued –

**OWEN WRIGHT – OAKLAND VALLEY ROAD – PRE-APPLICATION –
Owen Wright-Applicant**

Mr. Wright stated about 4 years ago they came to the Board with a proposal for a hunting club since then the plan has changed and would like to make one Main house with a bedroom and bathroom and separate buildings with bunk houses with a composting toilet. He continued that there is historic value in the property with the canal and they do not want to over develop or subdivide the property. He added that it will be seasonal and that there is an existing pole barn and the well will be shared. Chairman stated that this will be multiple dwellings without a subdivision, Mr. Wright confirmed 3 homes one lot but can subdivide, he acknowledged that they are not in a rush. Town Engineer it is a multi-family use and will have to discuss it with Town Attorney. Chairman asked if the pre-app could be extended. Town Engineer read the definition for camps and campgrounds from the Town Zoning and stated that it pertained more to commercial use but would have to talk with the Town Attorney. He added that there are possibilities, Chairman acknowledged that it would have to go to the Town Attorney for interpretation.

**ERROL BEKIROV – 347 US ROUTE 209 – SITE PLAN REVIEW –
Errol Bekirov-Applicant**

Town Engineer stated that he spoke with Applicant and went over the comments and told the Applicant to have his surveyor call Fusco Engineering. Chairman asked if the August maps is the most current, Town Engineer answered yes. He acknowledged to set this matter on the agenda for next meeting and possibly GML-239 could be done and a public hearing set.

**MAPLE CREST SOLAR – SITE PLAN REVIEW –
Maziar Dalaeli-IDP Solar-Representative for Applicant
Joe Hens-Ingalls & Associates-Representative for Applicant**

Chairman asked if the EAF was new tonight, Town Engineer stated yes, he just received it. Mr. Dalaeli explained that in the summer there was a pre-application conference, he continued that IDP Solar mainly works with commercial and industrial solar in the New York Metro area. They deal in solar and battery storage, it is community solar that homeowners subscribe to, they get a discount on their electric bill. He added that the battery storage reduces the stress on the grid. He further explained the potential site is 80 acres and where they plan to put the panels there was a fire and cleared the trees, the solar panels will be surrounded by trees, there is only one house near the project but they can put up more screening if needed. He added that there will be four rows of four panels that will be 9ft tall and mounted at an angle. Mr. Hens stated that this would be a 5MW A/C solar farm, the access would be off of Trovei Ln. He continued that the majority of the site is screened, a chain link fence with privacy slats will be installed around the array, the driveway will have stone and a turnaround for fire apparatus. Rob Whitney asked if any trees would be taken down, Mr. Dalaeli replied that some will and the stumps will be left, he added that a silt fence will be around the array too. Rob Whitney asked if the grass will be left in between, Mr. Hens answered no grading will be done.

PLANNING BOARD MEETING DECEMBER 11, 2019 continued –

MOTION TO APPROVE MINUTES.

Motion to Approve November 13, 2019 Minutes.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve the minutes for Wednesday, November 13, 2019 meeting.

Vote 4 Ayes: Theresa Santiago, Rob Whitney, Willard Schadt, Craig Wagner. Robert Vicaretti abstained; he was not present at the meeting.

MOTION CARRIED

OTHER BUSINESS:

Willard Schadt stated that with single family house ground mount solar it is burdensome on the applicant and the Board. The Town Engineer and Building Department should be able to handle it. Town Engineer agreed, Dave Dean stated that it was new but more and more people are doing it now. Chairman stated that everyone is a little different circumstances, Town Engineer added that it is done for public input.

Willard Schadt also asked about the driveway for Dragon Springs on Guymard Turnpike, Secretary Gorr stated that it is the Highway Department and a Driveway Permit. Town Engineer added that the application of the jug handle at 296 Guymard was withdrawn and this was decided would be better, but it will be put into the DEIS and on the Site Plan.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn December 11, 2019 Planning Board meeting at 8:24 pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Gorr, Planning Board Secretary