

# Deerpark Rural Alliance

Grace Woodard

**UPDATE:** Lower Basher Kill Water Monitoring Initiative proceeding with volunteers signed for training at the Stroud Water Research Center in Avondale, Pennsylvania May 13-14. Looking forward to starting and later expanding the project. We need backup volunteers. If I missed your call, please email [gwoodard@gmail.com](mailto:gwoodard@gmail.com). Training date now dependent on the COVID-19 emergency.

**UPDATE:** Dragon Springs (DS): A new driveway was built on Guymard Turnpike without planning board (PB) or public input, just a highway department permit. It is not open yet, due to ongoing litigation. Court hearing is in April on Article 78 proceeding.

**UPDATE:** Deerpark’s PB Rivendale project proceeding: 20-lot housing development in Huguenot on Neversink Drive/Rte. 209 (across the road from New Century Film). This venture should concern all because of its density, water treatment/Neversink issues, deed covenants and potential for a traffic light on Rte 209.

**UPDATE:** Galley Hill Road mall/apartments development has been absent from Deerpark PB appearances and has not had its public hearing.

**UPDATE:** Former C&D battery factory in Huguenot, next to Deerpark Town Hall, is a Superfund cleanup site, moving slowly, but steadily forward.

**NEW:** Planned round table with groups throughout the Neversink Valley exchanging ideas and networking. Date not set because of COVID-19 impacts. **Look for an ALERT later this spring, sponsored** by [Nyenvironcom.org](http://Nyenvironcom.org).

**NEW:** February 13, DEC Letter of Violation issued to DS on its water treatment plant, maintenance deficiencies from 2017, including failure of oversight and training, and not

disclosing water treatment chemicals. DS and DEC are in a consent decree, and a fine is expected. Petroleum tanks are also in violation. Senator Metzger met with DEC Region 3 Director regarding DS and other issues. Her office is kept abreast of DS matters.

**NEW:** Several solar farm applications, from modest to huge, are being processed by the PB. The town has no regulations to mitigate clear cutting.

**NEW:** Bald eagles are fishing at Guymard Lake. There is a probable nest northwest of Guymard Turnpike Bridge in the Neversink Cliffs (Nature Conservancy lands). Kayakers, canoers—please explore (discreetly). The nest on DS property is fully abandoned.

**UPDATE & NEW: New Century Film (NCF) in Huguenot, Rte. 209/Neversink Drive,** has an application for a restaurant in the big arena’s lobby before PB. It is not ready for public hearing.

**NEW: March 11 PB meeting:** Project engineer, John Fuller proposed new expansion, an enhanced water treatment plant and a **22 room hotel** (12 x 12 rooms with bathroom and kitchenette) in the former horse barn, 3,000 gpd water usage, and, on the second floor, a **second restaurant**. Deerpark town attorney questioned how many persons would occupy each room. What does the code say about hotel room size, kitchens, parking? It is a stunning proposal. Aside from apparent segmentation and the hotel seeming to be a dormitory and cafeteria, NCF has increased to about 5 multiple uses, with no film studio construction mentioned. The hearing’s town engineer, a substitute, stated he will send the preliminary plan to Orange County Health Department to determine if the water estimate sufficiently covers proposed hotel and food involvement. **This project may well impact the commercial one referenced above, Rivendale housing across from NCF.**

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