

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MARCH 26, 2025. The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Theresa Santiago
Patrick Kean

Craig Wagner-Vice-Chairman
Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney
Al Schock-Town Councilman
Amanda Schultz-Secretary

Pledge of Allegiance

Meeting was brought to order at 7:00 pm Chairman Robert Vicaretti.

SORENSEN – ROUTE 6 – MOTORCYCLE SHOP – PUBLIC HEARING –

Christopher Sorenson-Applicant

Chair asked Mr. Sorenson to give a brief description of the application. Mr. Sorenson explained this is property on Route 6 in Port Jervis, he would like to operate a motorcycle service and repair shop at the location. Chairman asked if there were any new maps, Secretary stated no last map was from June 28, 2024. Chair and Secretary went through Fusco Engineering comments from October 5, 2023:

1. Surveyor's signature and stamp are on the plans
2. This is a motion the Board will make
3. GML-239 was done
4. Parking was taken care of with new map
5. Handicap space was done
6. Landscaping done
7. Dye Test was only thing left

Motion made by Theresa Santiago, 2nd by Craig Wagner to open the public hearing.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Secretary read public hearing notice into record. Chair asked if mailings were verified, Mr. Sorenson gave Secretary proof and it was verified with adjoiners list. Mr. Sorenson then answered comments from Fusco Engineering that a dye test was preformed by the company that pumped the septic, he has not paved or lined the parking lot due to the weather but it will be done, landscaping was done and sign was hung for a handicap spot and a dumpster was added to the lot.

Public Comment:

No public comment.

Motion made by Theresa Santiago, 2nd by Patrick Kean to close the public hearing.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Mr. Sorensen asked what the Board wanted in regard to the dye test, Secretary stated a letter from the company that preformed the test was good, approval can be made contingent on receiving the letter.

Motion made by Willard Schadt, 2nd by Theresa Santiago that the application is a Type II action and exempt from SEQRA.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve Sorensen Motorcycle shop site plan contingent on dye test letter and fees paid .

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

PLANNING BOARD MEETING MARCH 26, 2025 continued –

MOTION TO APPROVE MINUTES

Motion to approve minutes from MARCH 12, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve February 26, 2025 Meeting minutes.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

OTHER BUSINESS:

Al Schock stated it seemed like it was so much to put the applicant through for this small business. Town Attorney stated that if he opened a similar business to the one that was there and/or it was less than one year then he wouldn't even have had to come to the Planning Board. Al Schock asked who determines if the business is similar, Secretary stated the Building Department, Town Attorney confirmed.

Willard Schadt acknowledged that he would like to do a site visit to Quarry Management but did not want to go alone. Town Attorney stated that he can go the Applicant signed the site inspection form, he continued that the Secretary could send an email asking who would like to go and see site and when as long as it is only 2 members at a time.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to adjourn March 26, 2025 Planning Board meeting at 7:13pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk