

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MAY 28, 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:

Todd Maurizzo-Representative from Fusco Engineering
Amanda Schultz-Secretary

Pledge of Allegiance

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

DELACORE – ROUTE 42 & 97 – SITE PLAN – SELF STORAGE –

John Fuller-Representative for Applicant



Mr. Fuller gave a brief description of the application the this property is off of Route 97, adjacent to the Day Care. The public hearing was closed at the April meeting. He did not speak to any of the comments raised at the public hearing the day. Most of the concerns were for security, which the facility will have locked gates with keypads and video security systems. Next was hazardous storing of materials in the units, there is standard contract language on what can and cannot be stored there. It will be monitored on what goes in the units, they can provide a sample contract to the Board, there is also another self-storage facility in the Town. Another concern was for the water runoff; there will be a SWPPP (Storm Water Pollution Prevention Plan). There is a Town drainage easement that runs under Route 97. Chair asked if the wetlands were protected, Mr. Fuller replied that it is delineated on the plan and they do have a permit from the NYSDEC (New York State Department of Environmental Conservation). The facility is designed around the wetlands, Craig Wagner asked about lighting. Mr. Fuller stated that it will be “dark sky compliant” and will be shielded down. Mr. Maurizzo asked about a retaining wall; Mr. Fuller explained it is in the plan. He continued that there was an EAF (Environmental Assessment Form) archaeological hit and investigation was sent to SHPO (State Historic Preservation Office) and they are waiting for a response and as soon as they get the answer they will be back on the agenda.

QUARRY MANAGEMENT – ROUTE 6 – AMENDED SITE PLAN – PUBLIC HEARING –

John Fuller-Representative for Applicant

Mr. Fuller explained there was a lot of public comment at the public hearing and it was left open for written comment. He received that comment at this meeting and did not have time to review. He did take notes during the public hearing and will be prepared to respond in writing prior to the next meeting. Chair stated that the Board received 3 written comments: One from Grace Woodard and two from Jerri Dodd. Mr. Fuller confirmed he would accept the written and will respond to all the comments.

Motion made by Theresa Santiago, 2nd by Craig Wagner to close the public hearing for Quarry Management.

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

MOTION CARRIED

Chair read in an email comment from the Town Attorney regarding this application: “The Board should close the public hearing and ensure that John Fuller receive the minutes from the public hearing meeting as well as all public submissions. The matter should then be adjourned to permit Mr. Fuller to submit his responses to the comments. The Board, Fusco Engineering and Mr. Fuller are the only people who should be permitted to speak. If any of the public wishes to receive John Fuller’s responses it must be done via FOIL (Freedom of Information Law). It should also be asked of Mr. Fuller to waive and extend the Sixty-two (62) day decision requirement on record.”

Chair explained what the 62-day waiver was. Mr. Fuller stated he will waive the requirement and added it is a standard to ask with a larger application. Craig Wagner acknowledged he drove down Lime Kiln Rd. to see the prospective. Mr. Fuller stated that the final purposed grade will be submitted in writing to clarify. Willard Schadt asked when the Board will have the list of comments because they would like to review them before the applicant is on the agenda. Mr. Fuller answered that he was looking to be on the agenda for the end of June and the Board will have the comments 2 weeks before that meeting.

PLANNING BOARD MEETING MAY 28, 2025 continued –

DEERPARK VILLAGE – WILSON ROAD – EXTENSION – DISCUSSION –

Demetris Colocassides-Representative for Applicant

Mr. Colocassides acknowledged he sent an email earlier in the day with what is going on with the project and some personal issues he had. He explained that they had signed with someone but it didn't work out. They have a new contract and will sign within the next 2-3 weeks; they are pushing on with the loan and the project. Chair stated that 6 months ago they gave them an extension with the intent that there would not be any more unless there was some sort of progress, it is unfortunate for the financial and health issues but there has been too many extensions. Mr. Colocassides argued that they lost 2 months because someone took their money and they will have an answer in about 3 weeks. Willard Schadt asked if everything goes as planned and they have their closing what will the next steps be, Mr. Colocassides replied that they will start with their Engineers and then there is the SWPPP plans, he would ask for a meeting with the Town and the Town Engineer. Chair acknowledged that the Town Board position is that there has to be some sort of progress with Wilson Road and the imminent domain before anything else is done. Mr. Colocassides stated that he would get the consultants going on that, it is a priority but there is a long road ahead. Theresa Santiago asked how long of an extension, Willard Schadt asked what is the standard for moving forward. Chairman explained that there have been a lot of extensions and some of the outside agency approvals that were done 2-3 years ago are outdated and may have to go through those steps again, but that can be discussed when new maps are submitted. Todd Maurizzo asked the projected time frame to get a package together for review, Mr. Colocassides answered about 3 months. Mr. Maurizzo added that the applicant would have to have full site plan not pieces. Willard Schadt would like a commitment letter on what steps were done. Mr. Colocassides asked for a 3-month extension. Willard Schadt asked what does the Board want to see in 3 months, Todd Maurizzo stated a complete package of plans. Mr. Colocassides asked if a workshop could be done, Chairman asked what he would be coming back with in 3 months. Mr. Colocassides answered he will have the engineers get started working on maps, meet with the Town, have SEQRA reports, and will have design phases. Chairman stated to have something for the Town Board regarding Wilson Rd.

Motion made by Willard Schadt, 2nd Patrick Kean to give extension to August 27, 2025 meeting.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

1 Nay: Craig Wagner

MOTION CARRIED 4-1

Craig Wagner stated that a discussion was held at the last meeting they were at, that there would be no more extensions until something was presented or the project was moving forward. Willard Schadt declared that it will be seen what they have to present in August.

Chairman asked about the escrow for Deerpark Village and asked Secretary to talk with Danielle Glynn to see where it was.

OTHER BUSINESS:

Chairman acknowledged that Maziar Dalaeli had contacted him regarding his pre-app for the charging stations, Todd Maurizzo stated that a more developed plan was needed so Fusco's office could do a review. Chair asked if an escrow was sent up, Secretary answered No.

Willard Schadt asked that when IPP Solar was here he had also talked about a charging station in Cuddebackville and asked the Secretary if anything was going on with that, Secretary Schultz answered no nothing.

MOTION TO APPROVE MINUTES

Motion to approve minutes from May 14, 2025 Meeting.

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve May 14, 2025 Meeting minutes.

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

MOTION CARRIED

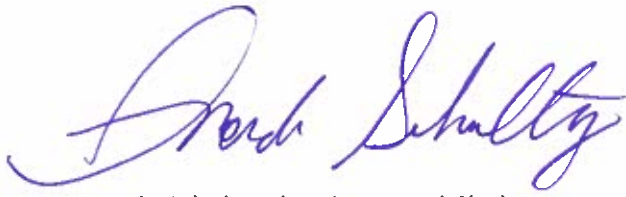
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn May 28, 2025 Planning Board meeting at 7:46pm.

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

MOTION CARRIED

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Amanda Schultz". The signature is fluid and cursive, with the first name "Amanda" and last name "Schultz" clearly distinguishable.

Amanda Schultz, Planning Board Clerk