

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JUNE 25, 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

Willard Schadt
Patrick Kean

BOARD MEMBER NOT PRESENT: Craig Wagner-Vice-Chairman

OTHERS PRESENT:

Todd Maurizzo-Representative from Fusco Engineering
Amanda Schultz-Secretary
Al Schock-Town Councilman
Rob Whitney-Town Councilman



Pledge of Allegiance

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

UGLY APPLE – NEVERSINK DRIVE – SITE PLAN REVIEW -

Randall Wright-Applicant
Melissa Wright-Applicant

Mr. Wright stated that they wanted to do agriculture on the property it is currently residential. They want to do a you pick farm, and have kids from Mr. Wright's classes come, cub scouts and home school groups. Chair asked about camping, Mr. Wright stated that only camping is by family and friends, this not a campground. Todd Maurizzo asked what they would be doing on site, Mr. Wright stated it would be a "you pick" farm, he would have school classes there as well as scouts and 4-H. Chair stated it sounded like an agricultural use which is a permitted use through the Building Department. They would need to show parking, any sanitary facilities and water. Todd Maurizzo added to show if there would be buses and parking for them and any paved surfaces, along with any structures.

THE LYNX – NEVERSINK DR – SITE PLAN REVIEW – PRE-APP –

John Fuller-Representative for Applicant

Mr. Fuller explained they were there a while ago with a pre-app to build a home on a portion of the property and do a 2-lot subdivision. Now the owner is thinking about making it a caretaker home and not do the subdivision but place the home so if they would like to subdivide it off in the future they can. The owner would also like to do something with the old clubhouse. The Town has been on him since the fire to remove it or repair it. Mr. Fuller passed out maps showing the design for the club house. He stated they want to renovate it; the structure is good and use it as short-term rental uses, or a hotel/motel/resort as described in Zoning. It would be short-term and they would rent a room and use the golf course. Chair asked if there would be food service, Mr. Fuller answered No. Mr. Fuller explained the uses would be similar to the old Eddy Farm. Chair asked about septic being it will be used as a restaurant, Mr. Fuller stated that he was not sure the history but it would be tested. Todd Maurizzo asked if the rentals would have a sprinkler system, Mr. Fuller answered Yes the rooms would be.

DELACORE – ROUTE 42 & 97 – SELF STORAGE –

John Fuller-Representative for Applicant

Mr. Fuller stated that when the public hearing was closed there was a couple issues still open, SHPO (State Historic Preservation Office) had an archeological hit, they have given clearance on the bald eagles. The survey was supplied at the public hearing, and there has been an updated SWPPP (Storm Water Pollution Protection Plan). Chair read Town Attorney's email stating that it appeared all items were submitted and he suggested the Board could consider a conditional approval. Todd Maurizzo asked if a wetland delineation was done, Mr. Fuller answered last year.

Motion made by Theresa Santiago, 2nd by Patrick Kean to declare the Planning Board Lead Agency for SEQRA purposes.

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

MOTION CARRIED

PLANNING BOARD MEETING JUNE 25, 2025 continued –

DELACORE – ROUTE 42 & 97 – SELF STORAGE – continued –

Motion made by Theresa Santiago, 2nd by Patrick Kean to declare negative declaration for SEQRA purposes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Patrick Kean to grant a conditional approval upon fees paid for Delacore Self Storage.

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

MOTION CARRIED

QUARRY MANAGEMENT – ROUTE 6 & LIME KILN RD – AMENDED SITE PLAN –

John Fuller-Representative for Applicant

Mr. Fuller stated this is to amend their site plan, there was public comment and a few written comments. Chair stated there were a few specific issues. Mr. Fuller went through his answers stating that this is not a modified use, they already have an approved site plan, SEQRA (State Environmental Quality Review Act) had already been done back in 2019 for the initial use and they will go through it again. Chair asked when GML-239 was done, Secretary answered it was authorized on March 12, 2025. Mr. Fuller continued with his comments stating that this is not mining, that is done off site at another location, this site also recycles concrete which was part of the original site plan approval. Another concern was the amount of fill on the property, this fill will be used to grade the property, also the nature of the fill, all fill is classified as limited use fill. The DEC (Department of Environmental Conservation) has reviewed all the fill and all trucks are cataloged and there are papers. Their SPDES (State Pollutant Discharge Elimination System) permit is an open standing permit for erosion and sediment control, SWPPP has been modified for the amended site plan. He continued the DEC oversees those situations and there is no polluted runoff, rumble strips were installed at the entrance to Route 6, and there is dust control being done daily. He further stated that this project does not need variance this is a use permit. The applicant also plans to restore all vegetation on Lime Kiln Road. There was also confusion on the final grade, final grade will average 680 at Route 6. Todd asked the current grade on Lime Kiln, Mr. Fuller answered that current pile height is 730-750. Chair asked Todd Maurizzo to go through the comments from Fusco Engineering, Todd asked if wetland delineation was done, Mr. Fuller answered not recently. Mr. Maurizzo continued with the comments that a \$40,000 escrow was needed prior to conditional approval for inspections that are required, the bond will be released upon sign off by the Town Engineer or completion of work and subject to a retention bond for landscape replacement for 3 years, surveyor stamp on the map, show on plan slope matting and size of the rock on top of slope, show landscaping plan, a benchmark should be in place for onsite elevation. John Fuller stated that 30ft was the number given for the height of the piles. Chair acknowledged that the Town Attorney sent an email and he would like that to be made a part of the public record.

IPP SOLAR – MAPLE CREST DRIVE – CHARGING STATION – SITE PLAN REVIEW –

Warren Rosenthal

Mr. Rosenthal explained that this is a motor vehicle fueling station, charging station for electric cars, the definition falls under a vehicle service station. They are not sure if they will subdivide off the facility, there will be 15 parking spaces and 5-6 will have a charging post. The number of charging posts depends on the demand, it will also have a convenience area, there will be 4 convenience containers for food and drink. Todd Maurizzo asked if this does fall under fuel, Mr. Rosenthal stated it is fuel, it provides an energy source, it is an alternate type of fuel. There will be 2 entrances 1 off of 209 and another off of Maple Crest but is not sure if it will be a one way in and one way out. Todd Maurizzo asked if it was on the same lot as the solar, Mr. Rosenthal answered no this is a separate parcel. Mr. Maurizzo explained that with the Town Road being so close the DOT (Department of Transportation) may not approve the entrance off of 209 but wait to see what the Engineer says. He then went through the comments from Fusco Engineering: If they are planning to do a subdivision a survey map showing the subdivision and signature is required; if it is determined this use falls under vehicle service station, the use is an approved use in the HMU zone; there may be site distance issues with the egress/ingress, a landscaping and lighting plan is needed; also a construction plan showing sidewalks, curbing, drainage; signage needs to be shown for ADA parking; details on the restrooms and lighting and maintenance schedule is needed.

PLANNING BOARD MEETING JUNE 25, 2025 continued –

IPP SOLAR – MAPLE CREST DRIVE – CHARGING STATION – SITE PLAN REVIEW – continued –

Mr. Maurizzo continued with the comments: any signs need to be shown and dimensions; a wiring diagram is needed; letter from O & R (Orange and Rockland) for electrical connection; foundation plan for kiosks; training needs to be provided for Local Emergency Services as in fire suppression requirements; and the acreage of the proposed lot is in compliance with the zoning for that district 40,000sqft is .91 acres and they are proposing .92 acres. He acknowledged this because the Town Attorney stated in his comments that it may require a variance but they meet requirements. Chair stated that the Town Attorney sent an email and he would like that to be made a part of the public record.

IPP SOLAR – MAPLE CREST DRIVE – MAPLE CREST SOLAR PHASE II – SITE PLAN REVIEW –

Warren Rosenthal

Mr. Rosenthal explained that this project has 2 components, 1 being up land and the other would be in the flood plain. The upland project would be similar to the 1st application and there would be screening. The floodplain section is more complicated this will use “floating solar” they are flat panels and will be anchored to the ground and rise up if there is a flood. Chair asked how they float and what happens if the fence is taken away it will take out the panels. Mr. Rosenthal stated that the storage trailers that are currently on the property will be removed, Chair asked if they own them, Secretary stated that they own the land they are on. Mr. Rosenthal added that he is not sure the status of the trailers and how long they have been there. Chair asked if the upland and floatable will be phased, Mr. Rosenthal answered it could be. Mr. Rosenthal asked what the legal issues are that the Town Attorney talks about in the letter, Chair stated that it seems to be something with the Building Department. Secretary Amanda Schultz acknowledged that there were 3 letters sent out by the Building Department and most recently a letter from the Town Supervisor regarding the non completion of the fence and plantings that were shown on the building plans, and they are scheduled to be in court on the 16th of July. Chair acknowledged that the Town Attorney sent an email and he would like that to be made a part of the public record. Todd Maurizzo went through the comments from Fusco Engineering: proof of completion of Phase I is needed; delineate the phases for phase II; a long form SEQRA is needed; a new PILOT (Payment In Lieu Of Taxes) needed to be negotiated with the Town; a new decommission plan and bond needs to be decided; a more detailed plan needs to be submitted showing fencing, lighting, landscaping; O & R needs to send a letter for this phase.

MOTION TO APPROVE MINUTES

Motion to approve minutes from June 11, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve June 11, 2025 Meeting minutes.

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

MOTION CARRIED

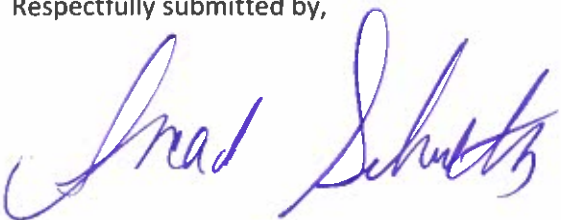
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn June 25, 2025 Planning Board meeting at 8:34pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk