

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JULY 24, 2024. The Meeting was held at Town Hall 420 Route 209.

The following were present on the meeting:

**BOARD MEMBERS PRESENT:**

Robert Vicaretti-Chairman  
Willard Schadt

Theresa Santiago  
Patrick Kean

**BOARD MEMBER ABSENT:** Craig Wagner-Vice-Chairman

**OTHERS PRESENT:**

John Nosek-Representative from Fusco Engineering  
Alan Schock-Town Councilman  
Rob Whitney-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:03 pm by Chair Robert Vicaretti.

Chairman acknowledged that the Town Attorney was not present at the meeting and some of the agenda items may be contingent on the Attorney's opinion.

**530 PROSPECT HILL RD – WAYNE DECKER – LOT LINE CHANGE – PRE-APP –**

Wayne Decker-Applicant

Mr. Decker explained that there are 3 properties that he owns and passed out survey maps to allow the Board to see what he is presenting. He went on that the one parcel is not being affected, there is a 169-acre lot and an 8-acre lot that the lot line change will incorporate. He continued that he has been in contact with Orange County Land Trust and before they go through with the deal, there is an accessory structure on the 169-acre lot that he would like to add to the 8-acre parcel. This structure used to be an old schoolhouse that they removed the kitchen and made into a studio. John Nosek explained that this could not be made into another living area, it would have to remain a studio. He added that a formal application and plan signed by a licensed surveyor needed to be submitted. Mr. Decker stated that he wanted to present it before he submitted a formal application. Chair asked how the escrow would work being it is usually done at the pre-app meeting, John Nosek replied that it can be done and signed when the submission is made.

**36 ROUTE 6 – GARY MANN – TRUCKING BUSINESS – PRE-APP –**

Gary Mann-Applicant

Mr. Mann stated that this property is where the Alpin Haus was located on Route 6. He continued that he will be doing the exact same business, it will just be trucks instead of RV's. He owns trucking businesses in other Towns and would like to use this as a repair facility, to buy and sell trucks and towing trucks in but it will not be a 24-hour operation. He went on to say that it will have normal business hours of 8-5 or similar. He reaffirmed this will be a truck and trailer business not an RV dealership but will be the same business and he will not be doing 24-hour towing. Chair explained that the Town Attorney is not at the meeting and can extend the pre-application meeting to the next or can have him review the minutes and render an opinion on if this needs a full site plan. Theresa Santiago asked if he would have vehicles there to part out like a junk yard, Mr. Mann answered no.

**RONG JIN – 278 NEVERSINK DR – GROUND MOUNT SOLAR – RESCHEDULE PUBLIC HEARING –**

Motion made by Theresa Santiago 2<sup>nd</sup> by Willard Schadt to reschedule a public hearing for August 14, 2024 for Jin Solar at 7PM.

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

**MOTION CARRIED**

**MOTION TO APPROVE MINUTES**

**Motion to approve June 26, 2024 Minutes.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Willard Schadt to approve the minutes for Wednesday, June 26, 2024 meeting.

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

**MOTION CARRIED**

**PLANNING BOARD MEETING JULY 24, 2024 continued –**

**OTHER BUSINESS:**

Al Schock acknowledged that the new microphones work very good, Chairman agreed.

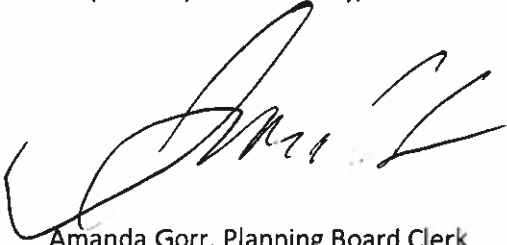
**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Patrick Kean to adjourn July 24, 2024 Planning Board meeting at 7:19 pm.

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

**MOTION CARRIED**

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Amanda Gorr', written in a cursive style.

Amanda Gorr, Planning Board Clerk