The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, DECEMBER 13, 2023. 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

Rob Whitney

OTHERS PRESENT:

Glen Plotsky-Town Attorney

John Nosek - Representative from Fusco Engineering

Alan Schock-Town Councilman

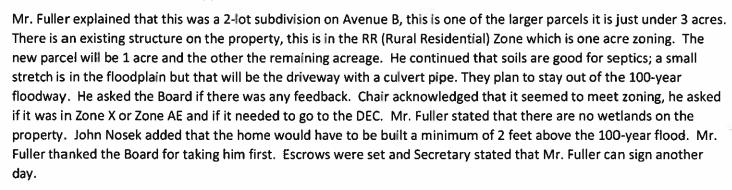
Pledge of Allegiance

Meeting was brought to order at 7:01 p.m. by Chair Robert Vicaretti.

Chair explained that they needed to move the 3rd agenda item to number 1.

2 AVENUE B - 2-LOT SUBDIVISION - PRE-APPLICATION -

John Fuller-Representative for Applicant



HIGH PERFORMANCE – US ROUTE 209 – PRE-APPLICATION –

Robert Nieves-Applicant

Mr. Nieves stated he is the owner of High Performance and would like to turn it into a repair shop, it was at one time a dealership and he would like to make it into a body shop, dealership and auto repair shop. Chairman asked if there was to be any change in the building. Mr. Nieves stated there would be no change in building, he will have cars out front for sale. He explained that he leases the building. Chairman explained escrow amount how it worked.

3 HAYCOOK - DEBRA BROCK - 2-LOT SUBDIVISION - PRE-APPLICATION -

Dera Brock-Applicant

Yara Roussos-Realtor

Ms. Brock stated that this property is 20 acres, currently there is a 2-story home. She would like to split off a piece and build a Ranch home, she showed the members on a map she brought with her. Town Attorney asked how many acres, John Nosek asked what they were looking to do. Town Attorney explained that process that they need to tell what they are proposing and then get an Engineer and a perc test would be needed for the new lot created. Ms. Brock asked if it was possible. Town Attorney asked how many will access driveway, this was already a private roadd. There would have to an agreement for the road and it would need to be brought up to Town specs. Town Attorney acknowledged that it looks doable. Ms. Roussos asked how long the process was, Town Attorney answered 3-4 months.

MOTION TO APPROVE MINUTES

Motion to approve November 8, 2023 Minutes.

Motion made by Theresa Santiago, 2nd by Robert Whitney to approve the minutes for Wednesday, November 8, 2023 meeting.

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

MOTION CARRIED

Craig Wagner-Vice-Chairman

Theresa Santiago

Pro Mining and Mining

Motion to enter into executive session.

Motion made by Robert Whitney, 2nd by Craig Wagner to enter into executive session and invite Alan Schock, Glen Plotsky, John Nosek and Amanda Gorr to discuss possible litigation.

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

MOTION CARRIED

Motion to exit executive session.

Motion made by Craig Wagner, 2nd by Robert Whitney exit executive session and enter back into the regular meeting. **Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Robert Whitney, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Rob Whitney to adjourn December 13, 2023 Planning Board meeting at 7:45 pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Gorr, Planning Board Clerk