

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

Craig Wagner-Vice-Chairman  
Theresa Santiago

**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 3<sup>rd</sup> agenda item to number 1.

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

John Fuller-Representative for Applicant

Mr. Fuller explained that this was a 2-lot subdivision on Avenue B, this is one of the larger parcels it is just under 3 acres. There is an existing structure on the property, this is in the RR (Rural Residential) Zone which is one acre zoning. The new parcel will be 1 acre and the other the remaining acreage. He continued that soils are good for septic; a small stretch is in the floodplain but that will be the driveway with a culvert pipe. They plan to stay out of the 100-year floodway. He asked the Board if there was any feedback. Chair acknowledged that it seemed to meet zoning, he asked if it was in Zone X or Zone AE and if it needed to go to the DEC. Mr. Fuller stated that there are no wetlands on the property. John Nosek added that the home would have to be built a minimum of 2 feet above the 100-year flood. Mr. Fuller thanked the Board for taking him first. Escrows were set and Secretary stated that Mr. Fuller can sign another day.

**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 road. There would have to be 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, 2<sup>nd</sup> 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**

**Motion to enter into executive session.**

Motion made by Robert Whitney, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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