

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, OCTOBER 23, 2024. 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

Craig Wagner-Vice-Chairman
Patrick Kean

BOARD MEMBER NOT PRESENT: Willard Schadt

OTHERS PRESENT:

John Nosek-Representative from Fusco Engineer-Town Engineer
Glen Plotsky-Town Attorney
Alan Schock-Town Councilman
Rob Whitney-Town Councilman



Pledge of Allegiance

Meeting was brought to order at 7:01 pm Chairman Robert Vicaretti.

LEMISH – PEENPACK TRAIL – 2ND HOME OR HOME OCCUPATION EXPLANATION –
Javiar Rosado-Representative for Applicant

Mr. Rosado explained this property is located at 444 Peenpack Trail and he believed the property owner had come before the Board once before. He was there tonight for clarification or direction on the secondary building. Town Attorney explained the home is portable and will not be lived in full time, only part of the time. Mr. Rosado acknowledged that it would be used as a secondary unit for a home office. Chairman stated that when it first came to the Board it was represented as a second home to be lived in by parents and would be attached with a breezeway of some sorts, Mr. Rosado stated that was an aggressive approach now it is going to be used as home office space. Chairman asked if it was going to be placed on a foundation or up on blocks, Mr. Rosado stated it is on gravel still on the wheels. Chairman asked about the water that will supply this structure, Mr. Lemish stated the septic and well from the house. Town Attorney asked if it would be for a home office, he added we would like to check the Zoning and not make a decision at this meeting. He further stated it would be like having a home office in a garage. Town Attorney suggested putting this matter on for the November 13, 2024 meeting for more clarification and a decision.

DECKER – PROSPECT HILL RD – LOT LINE CHANGE –

Town Attorney explained application, that Mr. Decker is owner of a lot and is the owner of the corporation of the adjoining lot. When the same owner owns both lots in tradition of the Board it waives the public hearing. He further suggested that the public hearing be canceled and approve the lot line change subject to his approval of the deeds.

Motion made by Patrick Kean, 2nd by Theresa Santiago to cancel public hearing for Decker Lot Line Change.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

Motion made by Patrick Kean, 2nd by Theresa Santiago to waive the public hearing for Decker Lot Line Change.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

Motion made by Patrick Kean, 2nd by Theresa Santiago to approve the lot line change contingent on Town Attorney's approval of deeds.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve minutes from October 9, 2024 Meeting.

Motion made by Patrick Kean, 2nd by Theresa Santiago to approve the minutes for Wednesday, October 9, 2024 meeting.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

PLANNING BOARD MEETING OCTOBER 23, 2024 continued –

OTHER BUSINESS:

Mr. Schock stated he felt the tiny home was going to be an issue in the Town and will lead to a precedent of more popping up. Mr. Whitney concurred with Mr. Schock and further stated that it is happening now with the Airbnb's and that the Town has no regulations for these short-term rentals. Mr. Schock stated that a permitted use in all districts is a home occupation and further read the definition of a home occupation being: "Any use customarily conducted entirely within the principal structure and carried on by the inhabitants thereof." Town Attorney stated he would look into and see if it fits if not than they may possibly have to go to the ZBA for a variance. He continued he will do some research and report back to the Board.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to adjourn October 23, 2024 Planning Board meeting at 7:11 pm.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Amanda Schultz". The signature is written in a cursive, flowing style.

Amanda Schultz, Planning Board Clerk