

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, OCTOBER 8, 2025. The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT:

Craig Wagner-Vice- Chairman
Patrick Kean

Theresa Santiago

BOARD MEMBERS NOT PRESENT: Robert Vicaretti-Chairman & Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney
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 7:02 pm by Chairman Craig Wagner.

109 MAIN STREET – MAIN STREET – DOG GROOMING – PUBLIC HEARING –

Secretary, Amanda Schultz explained that the applicant did not receive the email sent and asked for public hearing to be rescheduled.

Motion made by Theresa Santiago, 2nd by Patrick Kean to reschedule a public hearing for 109 Main Street Dog Grooming for Wednesday, October 22, 2025 at 7PM

Vote 3 Ayes: Theresa Santiago, Patrick Kean, Craig Wagner.

MOTION CARRIED

Town Attorney acknowledged that many other municipalities prepare written resolutions to summarize the determination and conditions of approval and the vote. He continued there has been some confusion recently with the conditions of approval with past applications so this will clear up the confusion and allow the maps to match the resolutions. This will also allow other offices to access the resolutions and make sure the construction process coincides with approvals given. Town Attorney explained that he could read each into record, or the Board could acknowledge receipt, verify the information is correct and vote to authorize Chair Robert Vicaretti to sign.

PEENPACK SAND & GRAVEL – LYBOLT RD – AMENDED SITE PLAN – RESOLUTION –

Town Attorney read the resolution into record, Mr. Schock who is the applicant for this project spoke up and acknowledged that the resolution was wrong and needed to discuss with his Engineer and also stated that the Board would not have enough members to vote on the resolution because Patrick Kean would have to recuse himself. Town Attorney asked for this to be placed on the next agenda for vote.

Chair Wagner stated to have Town Attorney just read the conditions of approval into record so he did not have to read each resolution in full.

LYNX AT RIVERBEND – NEVERSINK DR – CLUBHOUSE AND CARETAKER HOME – SITE PLAN – RESOLUTION –

This application had a unanimous SEQRA determination, the conditions of approval were as follows:

- Joint soils testing in the presence of the Planning Board Engineer;
- Submission of a structural integrity report confirming usability of the former clubhouse for its newly proposed use;
- Submission of Building Plans that are code compliant, including ABA accessibility;
- Submission of Building Plans and building permit fees PRIOR to construction; and
- Payment of all fees.

Motion made by Theresa Santiago, 2nd by Patrick Kean to authorize Chairman, Robert Vicaretti to sign resolution.

Vote 3 Ayes: Theresa Santiago, Patrick Kean, Craig Wagner.

MOTION CARRIED

**PLANNING BOARD MEETING OCTOBER 8 2025 continued –
ECKES – 200 ACADEMY AVE – LOT LINE CHANGE/SUBDIVISION –**

This application had a unanimous SEQRA determination, the conditions of approval were as follows:

- Review and approval of all deeds by the Planning Board Attorney; and
- Payment of all fees to the Town of Deerpark.

Motion made by Theresa Santiago, 2nd by Patrick Kean to authorize Chairman, Robert Vicaretti to sign resolution.

Vote 3 Ayes: Theresa Santiago, Patrick Kean, Craig Wagner.

MOTION CARRIED

QUARRY MANAGEMENT – ROUTE 6 & LIME KILN RD – SITE PLAN AMENDMENT – RESOLUTION –

This application was a 4-1 SEQRA vote with a no from Willard Schadt, it was determined to be an unlisted action, with no anticipated environmental impact and a negative declaration. A unanimous approval was given with the following conditions:

- NO additional fill/material may be brought upon the site until the existing pile is reduced by 75%; All materials must be environmentally safe and applicant must keep records of the materials brought to the site for review and inspection by the Town or any appropriate state agencies;
- No more than 50% of the useable area of the site may be used as a stockpile area for materials (subsequently) brought into the site;
- The base elevation shall be established at the floor of the 1st floor of the existing building on the site;
- All piles shall not exceed 35 ft in height over the base elevation as established above;
- Hours of operation shall be as agreed with NO PROVISION for any 24-hour operation;
- Compliance must be obtained, and all construction completed, within 2 years of final approval. Failure to complete work and obtain approvals within 2 years will be a basis for the Town to seek collection of the performance bond as set forth below;
- An escrow in the amount of \$40,000 shall be required to be established for ongoing compliance inspections;
- A performance bond in the amount of \$1,500,000 and approval as to form and content by the Planning Board Attorney shall be required PRIOR TO SIGNING OF THE FINAL APPROVED MAP. A map identifying these conditions may be signed if required in order to obtain the said performance bond; and
- Payment of all fees to the Town of Deerpark.

Motion made by Theresa Santiago, 2nd by Patrick Kean to authorize Chairman, Robert Vicaretti to sign resolution.

Vote 3 Ayes: Theresa Santiago, Patrick Kean, Craig Wagner.

MOTION CARRIED

OTHER BUSINESS:

Town Attorney acknowledged that this will be the way the applications will be conducted going further, along with the traditional comment sheet from Fusco's Office on any new material submitted and the memo from him with suggestions on how to proceed. Town Officials are happy with the resolution for all Planning Board applications.

Town Attorney also added that there was a meeting with representative from IPP Solar and their consultants regarding Maple Crest IPP Solar, he explained recently the Building Department has taken them to court for noncompliance of their site plan, where a large fine was set. They have submitted an application and plans for a modification to the site plan, which they have asked to have what is currently there on site, but the Board cannot approve some of the current conditions, so they went over what needs to be fixed.

Town Attorney further explained that there was also a meeting for a pre-application from about a year ago from a developer regarding property on Route 6 to put a gas station and 7-11 convenience store. They had some questions and there is issues with a proposed sign. They had questions about a billboard type sign that they want on the proposed use. The sign ordinance does say that the Planning Board can issue a waiver but it will be 175ft in the air to allow for it to be seen from the interstate highway. So, it will possibly have to be sent to the ZBA and the proposed applicant was asking if they could work with both Boards at the same time. Any ZBA approval would be subject to the Planning Board SEQRA review and any Planning Board approval would be subject to approvals at the ZBA. He added this was just to keep the Board informed on what was going on.

PLANNING BOARD MEETING OCTOBER 8 2025 continued –

MOTION TO APPROVE MINUTES

Motion to approve minutes from September 24, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve September 24, 2025 Meeting minutes.

Vote 3 Ayes: Theresa Santiago, Patrick Kean, Craig Wagner.

MOTION CARRIED

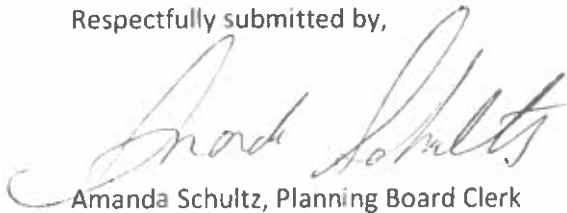
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn October 8, 2025 Planning Board meeting at 7:29pm.

Vote 3 Ayes: Theresa Santiago, Patrick Kean, Craig Wagner.

MOTION CARRIED

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Amanda Schultz".

Amanda Schultz, Planning Board Clerk