

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MARCH 11, 2026 . 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
Patrick Kean

Craig Wagner-Vice- Chairman
Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney
Todd Maurizzo-Representative from Fusco Engineering
Amanda Schultz-Secretary
Al Schock-Town Councilman

Robert Whitney-Town
Councilman

Pledge of Allegiance

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

SIMPSON – NEVERSINK DR - 2-LOT SUBDIVISION – PRE-APP -

John Fuller-Representative for Applicant
Devon Simpson-Applicant

Mr. Fuller explained that this is the dairy farm on Neversink Drive by the Lynx Golf Course . This parcel contains the dairy farm and it continues across the street that backs up to the railroad tracks, it is a total of 4.9 acres. The applicant would like to separate the parcel across the street and make the farm separate and build a home on the vacant lot. They would need a permit from the County for the driveway and he has done preliminary soils and they are very good . He further stated that it meets and complies with all zoning regulations and there is good site distance there for the driveway. Town Attorney explained that 239 review was not required due to a simple subdivision. Chair asked if the railroad should be notified, Town Attorney suggested Mr. Fuller submit a packet to the railroad for review. Todd Maurizzo acknowledged that the SDS was proposed 50ft from the parcel line and that is not allowed it is a new regulation. Mr. Fuller stated he would look into it.

NEW CENTURY – NEVERSINK DR – EXTENSION -

Town Attorney explained that the applicant wishes to get an extension for 6 months for DEC (Department of Environmental Conservation) and DOT (Department of Transportation) reviews. This extension will be from February to September.

Motion made by Craig Wagner 2nd by Theresa Santiago to grant 6-month extension to September 9, 2026.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve minutes from January 28, 2026 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve January 28, 2026 Meeting minutes.

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

MOTION CARRIED

Craig Wagner stated he did not receive the minutes.

OTHER BUSINESS:

Town Attorney acknowledged that McAllister Dam project at the old YMCA camp, the DEC does not want to be lead agency for the project. Although they will make comments.

Motion made by Craig Wagner 2nd by Theresa Santiago to declare the Town of Deerpark Planning Board Lead Agency for McAllister Dam Project for SEQRA purposes.

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

MOTION CARRIED

PLANNING BOARD MEETING MARCH 11, 2026 continued –

OTHER BUSINESS – continued:

Willard Schadt asked about Quarry Management and stated he thought it seemed the piles have gotten bigger and was under the impression that they were supposed to be reduced. Town Attorney acknowledged that a bond has been approved and filed with the Town, there will be a workshop with Town Officials. A base elevation was established. Willard Schadt is just worried that in 2 years the Board will not be having a discussion about this again. Town Attorney stated that the Town just got the bond and the Fusco's office can look into the elevation of the piles. Mr. Fuller stated that they are coordinating a pre-construction meeting with Fusco's Office, Town Supervisor, the Contractor and himself on site.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Craig Wagner to adjourn March 11, 2026 Planning Board meeting at 7:39pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk