The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, MARCH 25, 2026 . The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:
BOARD MEMBERS PRESENT:
Robert Vicaretti-Chairman
Craig Wagner-Vice- Chairman
Theresa Santiago
Patrick Kean

BOARD MEMBERS NOT PRESENT: 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 7:00 pm by Chairman.

KELLEY - BERME RD – 2-LOT SUBDIVISION -
Robin Kelley-Applicant

Town Attorney gave a brief background of the application that currently this is a 1 lot but it is substandard to make the 2 lots. He continued that the lot size is good for each. Currently there are 2 residences on the lot, a home and a garage with an apartment. He asked to split the lot but it required variances. He went to the ZBA (Zoning Board of Appeals) and he received the side yard setback variances. He further stated that comments were made at the public hearing but he demonstrated that it was consistent with the majority of the neighborhood. He went on to state that there are 2 wells and 2 septic systems, it only has 1 leach field. He explained to Mr. Kelley that the Town Engineer requires a maintenance agreement for the leach field for a future purchaser. Chair asked if it was a pre-app, Town Attorney stated no this was a formal application. Chairman asked Todd Maurizzo to go through the comments from Fusco Engineering. Todd Maurizzo stated that they need a certification from an engineer for the bedroom count an a sign off on the septic field. Chair acknowledged there was only 1 comment on the sheet and that was about the maintenance agreement, Todd Maurizzo answered there should of been 2. Chair confirmed with Mr. Kelley that there are 2 homes on the same leach field. Mr. Kelley replied yes it has been that way for 20 years, each dwelling has its own driveway, well and septic tank. Chair acknowledged that a public hearing could be scheduled for April 8, Mr. Kelley stated that is too soon, Town Attorney said the next meeting was April 22.

Motion made by Craig Wagner, 2nd by Theresa Santiago to schedule a public hearing for Wednesday, April 22, 2026 at 7PM for Kelley Subdivision.

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

MOTION CARRIED

7/11 Convenience Store – 26 Route 6 –Site Plan Approval -
Steve Wilson-Representative for Applicant

Mr. Wilson stated that they had come to the Board before with a concept but there were concerns with lighting and access and the traffic. He went on to say that the site will stay 70% green. Town Attorney acknowledged that all lighting needs to be directed downward and inward. Mr. Wilson asked what section of code talks about landscaping, Todd Maurizzo stated he will give the section. Mr. Wilson continued that there will be separate driveways for regular gas and diesel. They plan to do a traffic study, he continued that there was still a lot to do with the application before it is ready for a public hearing. Town Attorney asked if they could choose a name for the project. Mr. Wilson replied 7/11 26 Route 6.

MOTION CARRIED

TOWN OF DEERPARK PLANING BOARD MEETING –MARCH 25, 2026 – continued -

MOTION TO APPROVE MINUTES

Motion to approve minutes from March 11, 2026 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve March 11, 2026 Meeting minutes.

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

Motion made by Theresa Santiago, 2nd by Craig Wagner to close the regular meeting and enter into executive session and invite in Town Attorney, and Councilmen Al Schock and Rob Whitney.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Patrick Kean to close the executive session and enter into the regular meeting.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn March 25, 2026 Planning Board meeting at 7:39pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk