

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 27, 2025. 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 ABSENT: 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 Chairman Robert Vicaretti.

LYNX AT RIVERBEND – NEVERSINK DRIVE – CLUBHOUSE – PUBLIC HEARING –

John Fuller-Representative for Applicant

Secretary read the public hearing notice into record.

Motion made by Theresa Santiago, 2nd by Craig Wagner to open the public hearing for Lynx.

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

MOTION CARRIED

Chairman asked about mailings, Secretary stated that mailings are good.

Mr. Fuller gave a brief description of the application. This is for a renovation and new use for the clubhouse that had a fire and destroyed the inside. The owner would like to renovate and alter the structure for short-term rentals as a result. There is also a residence that is purposed with the application for a caretaker home. The house will be set so it will be subdividable. He has addressed all the engineering comments to date. Todd Maurizzo went through Fusco Engineering comments that the water for the sanitary unit is less than that of the restaurant, there will have to be at least 1 ADA compliant unit. The caretaker lot needs to show the adjoining wells and septic's. Chair asked if the caretaker home has a separate well and septic from the golf course, John Fuller answered yes. Mr. Maurizzo continued that wetlands have been delineated. Town Attorney went through his comments that it says the water and sewer will be completely independent of the golf course, the clubhouse has not been used since the fire and that the facilities should be tested to make sure there is no contamination from the fire. Mr. Fuller acknowledged that there is an existing water system that is in use and the units will be tied into that same system. Todd Maurizzo asked if the septic system is in use currently, John Fuller answered yes. He also stated that the original building was ADA compliant and any renovation will comply with current code. Town Attorney asked if there were any exterior damage from the fire, Mr. Fuller answered no. Chair opened the floor for Public Comments.

Public Comment:

Thomas Calvario-Neversink Dr.: Mr. Calvario stated that him and his wife like to sit out and look at the foliage and is afraid a hotel will block that view. John Fuller replied that the physical footprint will not change just inside renovations.

Danielle Speaker-Skinner's Lane Area: She stated that she sees the driveway for the caretaker home will come off of Leona Drive this is a private residential drive and is worried about it being used as a rental. Town Attorney answered that this will be a caretaker residence it will be a single-family home for the owner of the golf course.

George Patterson-Doverkill Rd.: Mr. Patterson was worried about the impact on the water table and was concerned with the additional driveway to the property. He was also worried about the owner storing equipment and machinery by the home for the golf course. Town Attorney stated that he is not sure if the property can be accessed through the golf course and the home is for just residential.

Town Attorney asked the square footage of the home, John Fuller answered under 3,000sqft about 3-4-bedroom, Town Attorney replied that the plan does not reflect that. Todd Maurizzo confirmed the plan states 1 bedroom and is wondering if the laterals for the septic system reflect a 1 bedroom or 3-4 bedroom.

PLANNING BOARD MEETING AUGUST 27, 2025 continued –

LYNX AT RIVERBEND – NEVERSINK DRIVE – CLUBHOUSE – PUBLIC HEARING – continued –

Motion made by Theresa Santiago, 2nd by Craig Wager to close the public hearing for Lynx.

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

MOTION CARRIED

ECKES – 200 ACADEMY AVE – LOT LINE CHANGE – PUBLIC HEARING –

James Dillin-Representative for Applicant

Motion made by Theresa Santiago, 2nd by Craig Wagner to open the public hearing for Eckes.

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

MOTION CARRIED

Chairman asked about mailings, Secretary stated that mailings are good.

Mr. Dillin explained that this property adjoins Academy Ave and Upper Brook Rd, it is 2 large lots that cross over Academy Ave., one lot also overlapped with another lot and Mr. Eckes purchased that lot too. This is to clean up some of the lines and make 3 new lots. There will not be any new construction, one lot has a garage and was a junk yard, the 2 other lots will be buildable lots. There was no Board Comments and no Public Comment. Town Attorney acknowledged he received an email from someone that was notified of the public hearing and could not access that information off of the website. So, he suggested the public hearing be left open for 2 weeks for written comments.

Motion made by Theresa Santiago, 2nd by Craig Wagner to leave the public hearing open for written comments for 2 weeks until September 10, 2025.

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

MOTION CARRIED

GWEH – BIG POND RD – LAKE MCALLISTER DAM REMOVAL – PRE-APP –

Applicant sent an email earlier in the day and asked to be taken off the agenda and placed on the next agenda.

LUI – 819 US RTE 209 – SUBDIVISION – PRE-APP –

John Fuller-Representative for Applicant

Mr. Fuller explained this parcel is located in the HMU district and there is currently a single-family residence at the rear of the property, the owner would like to subdivide the property for an additional building lot. He was proposing a flag lot and shared access to the driveway. The lots comply under the flag lot and soils are very good. Town Attorney asked how many lots will be using the access drive, John Fuller replied that there is an encroachment from the neighbor.

Chairman asked how many lots the entrances serve. Todd Maurizzo asked what the Connex boxes are, John Fuller replied that they will be removed. Town Attorney stated that road maintenance agreement would be needed and a note on the map that the containers will be removed. Mr. Maurizzo asked if the neighboring home that is shown if the septic location was known, Mr. Fuller stated that he did not know but will have it for the full submittal.

PEENPACK SAND & GRAVEL – LYBOLT RD – SITE PLAN AMENDMENT –

John Fuller-Representative for Applicant

Mr. Fuller explained that last month he came for a pre-app and the Applicant would like to move forward with an amended site plan. This was originally approved in 2011, most of the construction is already completed, except a garage that is labeled on the plan. The Applicant is looking for more storage, Todd Maurizzo asked about access for emergency vehicles. Mr. Fuller stated that there is access to the front and rear of the building. Town Attorney acknowledged he has done work for Peenpack Sand & Gravel as well as the owner and Mr. Schock is also a member of the Town Board. Although he has not consulted on this Application. Town Attorney suggested the Board schedule and public hearing and declare themselves lead agency.

Motion made by Craig Wagner, 2nd by Theresa Santiago to declare Town of Deerpark Planning Board lead agency for SEQRA purposes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Patrick Kean to schedule a public hearing for September 24, 2025 at 7pm.

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

MOTION CARRIED

PLANNING BOARD MEETING AUGUST 27, 2025 continued –

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

John Fuller-Representative for Applicant

Chairman asked if changes were made to the site plan based on the last meeting, Mr. Fuller answered yes, this is a previously approved project back in 2019, this is an amendment to the plan. There were many comments made at the public hearing and written and all were addressed. The wetlands were delineated; all improvements are 100 ft from any bodies of water. He continued that the Applicant will also commit to the escrow and bond amounts and any other inspections requested by the Board. Todd Maurizzo stated there was no further comment from Fusco Engineering. Town Attorney acknowledged the note that had to do with 24/7 access has been removed. Modification was made to the number of employees and hours of operation. Notes also state 3 days per month for rock crushing. The escrow has been agreed at 40,000 and there is a performance bond amount but have not seen any calculations showing what it would be. Once the number is agreed on the Town Attorney will take it to the Town Board for consideration. There is no note that says the site reclamation rehabilitation has to be done in 2 years. Town Attorney did acknowledge that there were some written comment submitted after the time period, and gave a brief summary of the comments: Asking for public speaking to be allowed at any meeting and on all applications on the agenda, but the standard of the Board is only during the public hearing, request for additional submissions, only time for additional submissions is allowed is when the hearing is left open for written comment. The Town Attorney suggested the Board hold off of any approvals until the number for the bond has been agreed upon, then payment can be contingent upon. Chairman acknowledged he does receive comments in his emails and he reads them and takes the comments into consideration but he will not respond. Chairman asked what the size of material will be for the fill that will be used on the slope, John Fuller replied it will be process material and then compacted, the slope will have matting and be lined with stone, behind that will be vegetation. Town Attorney stated that once an amount is agreed for the bond then a conditional approval can be decided.

DEERPARK VILLAGE – WILSON ROAD – DISCUSSION OF EXTENSION –

Demetris Colocassides-Representative for Deerpark Village

Harry Bakalis-Representative for Deerpark Village

Mr. Colocassides stated that they will have a committed loan and close in a few days. He explained that after the pandemic there were less lenders especially in rural areas and with the restriction of 55 and older. The approval from the Town Board for the 3 stories helped. They were there to request a small extension, him and Mr. Bakalis had nothing to do with the previous owners, they came along 5 years ago just before the market froze with COVID. Chair acknowledged that the Board is inclined to deny the request due to the numerous extensions given. Town Attorney stated that on 12/9/2020 a workshop was done and the extensions were discussed and added the many extensions that have been given since then. He went on to say that in May of this year there were some medical issues that he had and the Board gave an extension but that was supposed to be the last. The findings statement was approved in 2013; there were extensions up to the date that owners changed and that during COVID the State said that there could not be any denials of extensions. He then asked what they needed the additional time for; the proof they gave for this extension was only provided 2 days before this meeting. They would be able to refile subject to today's zoning for the project if it were denied and they will still have the 3 stories. There has been no discussion on imminent domain he knows there are a lot of things that cannot be done without the financing, but Town Attorney gave his opinion that the extension be denied without prejudice and the applicant can start over, there was a conditional approval granted 12 years ago and "literally" no action has been taken since then. Mr. Colocassides stated that work has not been done because they are waiting for the funding, they were on hold for 10 months for the Town to approve the 3 stories, a commitment was sent showing the funding is coming, this project will provide jobs and they are just a victim of the economic issues. Town Attorney acknowledged if the Board gives an extension to get the money then they will have to come back for another extension to get work started. Mr. Colocassides replied that once they have the funding the Engineers will start the process and studies will be done for the project but they will more time to show that. Todd Maurizzo asked if there were plans sent to the lending agent, Mr. Colocassides answered that there is architectural drawing and site plan in place. Mr. Maurizzo questioned if anything new has been submitted recently, Mr. Colocassides replied nothing, they needed this funding.

PLANNING BOARD MEETING AUGUST 27, 2025 continued –

DEERPARK VILLAGE – WILSON ROAD – DISCUSSION OF EXTENSION – continued –

Chair stated that there has not been anything submitted since the height change was approved.

Mr. Colocassides asked for 1 month to get the funding and pay escrows to the Town if they deny it they will lose the loan and the property will go into foreclosure.

Motion made by Craig Wagner, 2nd by Patrick Kean to deny the extension for Deerpark Village.

Roll Call Vote: Theresa Santiago-No

Craig Wagner-Yes

Patrick Kean-Yes

Chairman Robert Vicaretti-Yes

MOTION CARRIED 3-1

Mr. Bakalis got up and thanked the Board for the extensions in the past and asked for another and to reconsider their vote just until they close on the loan he asked for an extension until the next meeting in September. Mr. Colocassides acknowledged that starting over is not feasible and asked the Board to reconsider the denial. Town Attorney stated that the Board voted, they can rescind the vote and revote but this project has been going on for 13 years, 5 years with the current owner. Craig Wagner added the last extension was for financing and now they are asking for more. Councilman Schock stated that this project was before him on the Planning Board 13 years ago and this has gotten way out of line with the extensions. He stated he understood there is precedent but this is getting old. Town Attorney acknowledged nothing can happen in 60 days that would not need another extension. Chairman stated in May the Board proposed a 1-month extension and they were given 3 months. Mr. Colocassides added they now have a lender. Chairman explained that the extensions are narrowing down and they have gone out on a limb to give extensions. Town Attorney stated 3 months ago he gave advice to deny and 6 months ago he suggested the Board deny, and he also gives advice tonight to deny the extension without prejudice. There has been nothing new and it has been the same thing over and over again. He also added anything submitted needs to be done 10 days prior to the meeting. Craig Wagner asked for a roll call vote. Patrick Kean stated that they were asked to come with something to this meeting and there is nothing to show. Theresa Santiago suggested a 30-day extension and that's it, Craig Wagner stated that after this extension they will need another to get more time for their consultants to start work. Chairman explained he was inclined to deny but will put the motion out there to rescind the previous vote.

Motion made by Theresa Santiago, 2nd by Craig Wagner to rescind the motion to deny the extension for Deerpark Village.

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

MOTION CARRIED

Town Attorney asked if they close what is going to be the next step, Chairman stated another extension will be needed. Mr. Colocassides stated that they will get 2 million at close and that will go towards architects and consultants to get the project rolling. Town Attorney stated that a closing statement showing \$1 million needs to be received by the Planning Board Secretary no later than 9/15/2025 at 4pm. Chair asked what happens if it's not done by the timetable, Town Attorney answered that then it will be denied and they will have to start over.

Motion made by Craig Wagner, 2nd by Theresa Santiago to give a 30-day conditional extension until 9/24/2025, conditioned on closing statement showing \$1 million, if it is not received by the Planning Board Secretary by Monday, September 15, 2025 at 4pm, the extension will be denied without prejudice without a vote.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve minutes from August 13, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve August 13, 2025 Meeting minutes.

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

MOTION CARRIED

PLANNING BOARD MEETING AUGUST 27, 2025 continued –

OTHER BUSINESS:

Town Attorney explained the reason for a discussion and possible cancellation of the next meeting on September 10, 2025 is due to the celebration of 9/11 and the presentation and after refreshments that are done the hall is needed for setup the day before.

Motion made by Theresa Santiago, 2nd by Craig Wagner to cancel the next meeting for Wednesday, September 10, 2025.

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

MOTION CARRIED

Town Attorney also acknowledged that any pre-apps from here on out will need the new form once approved by the Town Board.

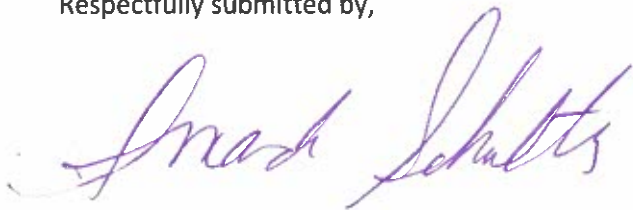
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Craig Wagner to adjourn August 27, 2025 Planning Board meeting at 9:25pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk