

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, NOVEMBER 12, 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

Patrick Kean

Craig Wagner-Vice- Chairman

Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney

Todd Maurizzo-Representative for 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 Robert Vicaretti.

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

Iliana Arroyo-Applicant

Motion made by Theresa Santiago, 2nd by Craig Wagner to open the public hearing for 109 Main Street Dog Grooming.

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

MOTION CARRIED

Secretary read public hearing notice into record. Chair asked about mailings, Applicant stated she forgot the mailings but will get them to the Secretary. Chair asked how a hearing could be held without verifying the mailings, Town Attorney answered that it could be held contingent on receipt and verification of the mailings. Willard Schadt asked if an approval could be given contingent on receipt of mailings or if they had to wait till the next meeting to approve, Town Attorney answered yes approval could be given contingent on receipt of the mailings.

Motion made by Craig Wagner, 2nd by Theresa Santiago to open public hearing for 109 Main Street Dog Grooming contingent on mailings being received and verified.

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

MOTION CARRIED

Ms. Arroyo gave a brief description of the application that she wanted to do a Pet Grooming and Doggie Day Care at the address, she was willing to work with the community and it will be priced affordably. Her name of the business is Pet Zone and it is registered with the USDA (United States Department of Agriculture), she will also pick up the pet at home and return to the home. Town Attorney asked how many employees, she answered right now it will be 1-2 but once they get up and running it will be a maximum of 4. Town Attorney asked the hours of operation, Ms. Arroyo answered 10am to 7pm it will be open to the public 6 days a week with a maximum of 7 days if needed, but will need till 9pm to clean up so the hours they will be in the building is 10am-9pm. Town Attorney stated that the applicant provided there is ample parking, there are 11 parking spots and 2 handicap spots already there. Todd Maurizzo asked if this was a multifamily unit, Amanda Schultz stated that the building has 2 commercial units and the rest is residential. Mr. Maurizzo acknowledged with the multiple tenants he is wondering if the septic system can take that volume, and also if a ventilation system is needed. Ms. Arroyo stated all chemicals are all natural like oatmeal, nothing to harm the pets.

Craig Wagner asked about the day care and if it would be overnight, she answered no. Willard Schadt asked the capacity, Ms. Arroyo answered 3-4 pets, it is a small space. Craig Wagner asked if the dogs would be kept outside, Mr. Arroyo replied no, only to be walked and that they will be safely on a leash, they will not be kept outside. Willard Schadt asked whether they would take cats too, Mr. Arroyo answered yes. Chairman asked why there hasn't been any reviews received, Town Attorney answered that the Board waived requirements because it is already approved for commercial use.

PLANNING BOARD MEETING NOVEMBER 12, 2025 continued –

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

Craig Wagner asked how to enforce the regulations for hours of operations and number of employees without a site plan, Town Attorney answered that with the resolution all the information will be in there. Craig Wagner stated that their resolution would be voted on at the next meeting.

Public Comment: No public Comment.

Motion made by Theresa Santiago, 2nd by Craig Wagner to close public hearing for 109 Main Street Dog Grooming.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare a negative declaration for SEQRA purposes.

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

MOTION CARRIED

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve the application for 109 Main Street Dog Grooming contingent on proof of mailings and fees paid.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve minutes from October 22, 2025 Meeting.

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve October 22, 2025 Meeting minutes.

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

MOTION CARRIED

OTHER BUSINESS:

Town Attorney gave an update on IPP Solar Maple Crest Phase I modified site plan, that they have submitted a new map and it is in review by Fusco Engineering with lot line changes. It looks like it can be placed on the December agenda and a public hearing will need to be scheduled.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn November 12, 2025 Planning Board meeting at 7:21pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk