

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, DECEMBER 10, 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  
Willard Schadt

Craig Wagner-Vice- Chairman  
Patrick Kean

OTHERS PRESENT:

Todd Maurizzo-Representative from Fusco Engineering  
Amanda Schultz-Secretary  
Al Schock-Town Councilman  
Robert Whintey-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:00 pm by Chairman Robert Vicaretti.

22 Berme Rd - Rajar Software - 2-lot Subdivision -  
-Representative from Conrad, Clouse & Ewald

Mr. explained that there are currently 2 dwellings on one parcel, the owner would like to subdivide property. He has gone to the ZBA and gotten the variances needed. He continued that there are two dwellings, one a garage with an apartment and the other a single family home, each lot has its own well and separate septic tanks, there is only one leach field that they share. Chair asked if they needed a variance for the septic. Todd Maurizzo stated that it doesn't meet code but it is existing. Chair stated that it appeared the driveways **were** shared. Todd Maurizzo read the variances that were given from the resolution; lot 1 there was variances for lot area, side yards and building coverage and lot 2 lot area, lot width, side yard and building coverage variances. Chairman stated that there will have to be an easement for the septic field and that driveway, Todd Maurizzo explained that there was no other way for the driveway because of the septic. Chair suggested to have them redo the maps, show access to parcels on the maps and they need more information on the septic. Chair read Town Attorney's comments that the applicant was at the ZBA and all variances were granted to satisfy all nonconformities. There are existing structures and no new proposed. The applicant intends to sell the lot with the home on it to the current Tenant. There was also a lot between the road and the property that was purchased but not sure if consolidated. Secretary, Amanda Schultz explained that when the property was purchased there was a lot between the current property and the road and it was a quick claim deed.

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

Holly Fuller-Representative for Applicant

Chair asked if these were the amended plans. Ms. Fuller answered that yes, these plans are the current plan and revised plan. The previous plans had a building that was shown not quite accurately, changes were to an existing garage on the property, this was to square off a building and add 10 feet to the front. These are the corrected plans and the ones that they are presenting for approval and signature. Chair asked if the Board needed to accept the new plan, Holly Fuller acknowledged that it already has a conditional approval. Chair read the comments from Town Attorney, the Board needs to determine if a public hearing is required, if there are any additional SEQRA issues with the change. Todd Maurizzo added this is a minor change.

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to waive the public hearing for Peenpack Sand & Gravel due to a minor change in the site plan.

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

**MOTION CARRIED**

Chair stated he would like to table the application until the Town Attorney is back.

**PLANNING BOARD MEETING DECEMBER 10, 2025 continued -**

819 US RTE 209 - LU - 2-LOT (FLAG LOT) SUDIVISION -

Holly Fuller-Representative for the Applicant

Ms. Fuller explained that this subdivision was presented to the Planning Board and referred to the Zoning Board of Appeals. The variances asked for were approved and now they are there to proceed with the subdivision. There is an existing dwelling on the one lot with its own well and septic, the driveway currently comes off of Route 209 and will access both lots. She explained due to a large taking of land in the front by the road, that is they needed a variance for the width of the "flag pole". There is currently a neighboring lot that uses the driveway access as well, so there will be 2 easements. Todd Maurizzo went through the comments from Fusco Engineering, regarding the driveway accesses, also the potential placement of the home for lot 2 makes it hard to put on a deck or porch due to setbacks. Holly Fuller explained that it is just a standard this is not the exact place for the house. Chair asked if there was a resolution from the ZBA with the variances granted. Secretary, Amanda Schultz stated it is not ready yet.

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to schedule the public hearing for Lu Subdivision for Wednesday, January 14, 2026 at 7PM.

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

**MOTION CARRIED**

GWEH -160 BIG POND RD - DAM REMOVAL- SITE PLAN REVIEW -

Geoffrey Goll-Representative from Princeton Hydro

Jeff Conklin-Representative for GWEH

Mr. Goll stated they were contracted about a year and half ago to work on McAllister Lake Dam, this is classified as a high hazard dam. It is a 24 foot high dam with a 15 acre lake, it was used in part with the to camp since the 1960's. There is a liability now if the dam were to fail, so they were given the choice to either remove or restore. This will be regulated by the NYS DEC (New York State Department of Environmental Conservation). The Town has agreed to be the controlling agent, along with the other agencies of the DEC, Dam Safety and Army Corp of Engineers. Todd Maurizzo asked if there was seepage or if it is failing, Mr. Goll answered that it is just at a satisfactory stage and does not comply with current standards. Todd Maurizzo asked if there was any feasibility to bring it to standards, Mr. Goll replied that it will be more money, and a future liability if it fails, there really is no function for the dam. Todd Maurizzo asked what the plan is for the use after it is drained. Mr. Goll explained it will be returned to a meadow condition, there will be a small stream that will still be there and it will restore itself, but they plan to seed it after it is drained. There will be no fill left, it will all leave the site. There will also not be a lot of tree clearing. Willard Schadt asked if the old stream is defined or can it pick up the pattern of the old stream bed. Chairman stated that this will be under the direction of the DEC, he then read Town Attorney's comments on this project. He acknowledged that depending on the Planning Board's role, SEQRA should be reviewed/determined, because of the expertise of the NYS DEC they Board may wish to defer lead agency to the DEC, and a public hearing may be required. Chairman stated that they may defer lead agency to the NYS DEC, they can discuss this with the DEC and make the Planning Board lead agency.

IPP SOLAR - MAPLE CREST SOLAR PHASE I SOLAR - AMENDED SITE PLAN -

Maziar Dalaei-Representative from IPP Solar

Chairman stated that this is Maple Crest Solar I for an amended site plan, and asked the applicant if they had taken care of the legal issues. The Applicant stated that the main change is a lot line change, there were modifications that had to be done with the fence due to terrain and a lot line change needs to be done, and also the new location of the fence. Chair asked if any of the panels were moved or just the fence. Mr. Dalaei stated that some of the panels were moved as well, and some of the trees were not taken down so some of the array had to be moved. He added that there was no change in the amount of panels, just the placement. Todd Maurizzo acknowledged that there were 3 plans, original, as built and this amended plan and they are all different. There was an encroachment of the fence and panels. Maziar Dalaei stated that it did encroach on 1 spot but it was a lot they also owned and the lot line change will fix that. Chairman explained the Town Attorney was not present and he would also like the Applicants Engineer to be at the meeting, he suggested this be placed on the agenda for the January 14 meeting. Todd Maurizzo asked if the lot line change was creating a land locked parcel, Mr. Dalaei stated that there was an access road. He asked for a workshop at a meeting too.

**PLANNING BOARD MEETING DECEMBER 10, 2025 continued -**

IPP SOLAR - MAPLE CREST DRIVE - EV CHARGERS - SITE PLAN REVIEW -

Maziar Dalaei-Representative from IPP Solar

Mr. Dalaei explained that in the original drawings there were batteries and they have removed them. There are electrical drawings that were submitted to Orange and Rockland for approval. In the code it states vehicle or any other vehicle fuel. He also stated they submitted a Short Form EAF, the power will be coming from the array during the day and at night it will be coming from the grid. He continued that disturbance for this will be minimal, a SWPPP (Storm Water Protection Pollution Plan) will be provided. They had talked about a convenience store but they have decided not to do that. It will just be parking spots and the chargers. Todd Maurizzo asked if they will be net metering to the chargers, it will not be directly coming from the array, Mr. Dalaei answered yes.

MOTION TO APPROVE MINUTES

**Motion to approve minutes from November 12, 2025 Meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> by Patrick Kean to approve November 12, 2025 Meeting minutes.

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

**MOTION CARRIED**

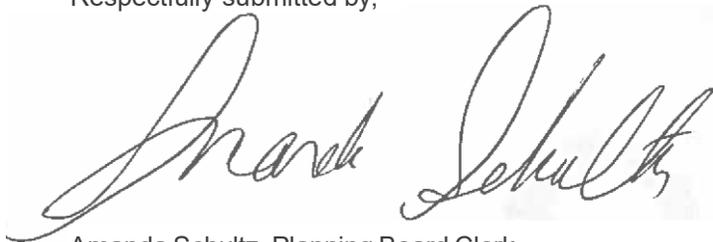
**Motion to adjourn meeting.**

Motion made by Theresa Santiago, 2<sup>nd</sup> Craig Wagner to adjourn December 10, 2025 Planning Board meeting at 8:33pm.

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

**MOTION CARRIED**

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Amanda Schultz". The signature is written in a cursive, flowing style.

Amanda Schultz, Planning Board Clerk