

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JANUARY 14, 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

Pledge of Allegiance

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

Mr. Chairman welcomed everyone to the meeting, and wished all a Happy New Year.

**819 US RTE 209 – 2-LOT SUBDIVISION – PUBLIC HEARING –**

John Fuller-Representative for Applicant

Secretary Amanda Schultz read the public hearing notice into record. Chairman asked if mailings were done, Secretary verified all mailings were in order.

Motion made by Theresa Santiago, 2<sup>nd</sup> by Craig Wagner to open the public hearing for 819 US RTE 209 2-lot Subdivision.

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

**MOTION CARRIED**

Mr. Fuller explained that this is a flag lot subdivision that required two variances. All technical items have been addressed. Town Attorney explained that variances that were granted, one was for the length of the “pole” for the flag lot, another is a monument that doesn’t allow for the 50ft required for the width of road frontage. Also, an easement/driveway agreement will be needed because both lots will be using the entrance access. No GML-239 would be needed due to it being a minor subdivision. Chairman asked if the resolution will be entered into public record, Town Attorney stated it will be as soon as it is done. Chairman acknowledged there was an issue with another driveway, Todd Maurizzo added that there was a third driveway that uses the same entrance.

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to close the public hearing for 819 US RTE 209 2-lot Subdivision.

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

**MOTION CARRIED**

John Fuller asked for a conditional approval, Town Attorney suggested it could be given conditioned upon his approval of the easement/driveway agreement and fees paid.

Motion made by Craig Wagner, 2<sup>nd</sup> by Patrick Kean to give a conditional approval for 819 US RTE 209 2-lot Subdivision, conditioned upon Town Attorney approval of easement/driveway agreement for the shared driveway and fees paid.

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

**MOTION CARRIED**

**PEENPACK SAND & GRAVEL – LYBOLT RD – AMENDED SITE PLAN – RESOLUTION –**

John Fuller-Representative for Applicant

Mr. Fuller explained this is an amendment since the public hearing that was held and there was no comment, they are tweaking the building slightly since the last approval. Chairman acknowledged that the changes are minor and doesn’t believe a second public hearing is needed. Town Attorney stated that the principal of the business is a Town Councilman and no one should be treated differently. No one was present for the first public hearing and suggested a second hearing be scheduled. Chairman felt it was a minor change, Willard Schadt confirmed that it is minor and if the Board would treat everyone the same, anyone else would not require a public hearing. Chair asked if the applicant would be ok with a second public hearing, Mr. Fuller stated he didn’t discuss it and thought it was waived at a previous meeting. Chair stated that was before the advice of Council.

**PLANNING BOARD MEETING JANUARY 14, 2026 continued –**

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

Motion made by Theresa Santiago 2<sup>nd</sup> by Craig Wagner to schedule a public hearing for Wednesday, January 28, 2026 at 7PM for Peenpack Sand & Gravel.

**Vote 3 Ayes:** Theresa Santiago, Craig Wagner, Robert Vicaretti. **1 Nay:** Willard Schadt. **1 Abstain:** Patrick Kean

**MOTION CARRIED 3-1-1**

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

Maziar Dalaeli-Applicant

Joseph Hens-Engineer for Applicant

Town Attorney stated that he did not do a memo; he had not received the most recent modified plan, nor had the Town Engineer Office. He is looking to schedule a meeting with the Engineers, Town Attorney, Mr. Delaeli, Representative from the Town Board and either the Chair or Vice-Chair. Mr. Hens stated there is a change now with a proposed subdivision of the home. Town Attorney explained that the original approval outlined where the panels would be placed, the number of panels, and fencing. The plan that was submitted and the actual construction of the panels and placement differ, there is also a setback issue. It was suggested a subdivision be done for the residence on the lot. The Town Attorney continued that it was brought up at a meeting that it appeared with the subdivision that the home would be landlocked, but access will be provided off of Maple Crest Drive. He further stated it was discussed that the panels were going to directly supply the proposed charging stations, he suggested getting something from Orange and Rockland that it is ok and then the Board could approve it, and the charging stations and solar should be on the same lot. Although it should be looked into if 2 principle uses can be on the same lot. Also in regards to the Phase II floating solar and battery storage, battery storage is not allowed in Deerpark due to there being no zoning for it, if it is not permitted then it is prohibited.

IPP SOLAR - MAPLE CREST DRIVE - EV CHARGING STATIONS - SITE PLAN REVIEW-

Maziar Dalaeli-Applicant

Joseph Hens-Engineer for Applicant

Maziar Dalaeli explained that this proposal is fairly simple, any accessory uses to the charging stations has been removed, this will just be the chargers and a parking lot. He continued that SWPPP (Storm Water Pollution Protection Plan), curbs and technical details will be done. He stated that with the suggestion of the Town Attorney the chargers and Phase I solar will be on the same lot. Chair confirmed that if they plan to connect the chargers to the solar panels the lot should be combined. Mr. Dalaeli stated that the subdivision of the house will allow for both uses on the same lot. He addressed the concern of the floating solar and felt that no one seems to be thrilled with the proposal, this is a structure that can withstand rising water. Chairman acknowledged that it's not the panels, it's the debris that will be floating down and the rate of speed it will be coming down is what they are concerned about. Maziar Dalaeli stated there will be utility posts, berms, and rocks to slow down the rise of water. He went on to say that right now he would like to concentrate on the chargers and amended site plan for Phase I Solar. Mr. Hens went over the map that there will be fourteen parking stalls, a sign, the access will be off of Maple Crest Drive it is safer, there will be a detention area for stormwater, lighting will be 15 to 12 ft posts with LED lighting with 2 units on each downward facing. Maziar Dalaeli added that fencing will be added due to the solar array. Mr. Hens also stated that this is a comprehensive submittal and a narrative will be submitted as well.

**PLANNING BOARD MEETING JANUARY 14, 2026 continued –**

MOTION TO APPROVE MINUTES

**Motion to approve minutes from December 10, 2025 Meeting.**

Motion made by Craig Wagner, 2<sup>nd</sup> by Theresa Santiago to approve December 10, 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 January 14, 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