

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

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



Pledge of Allegiance

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

JOHN SHORTEN – INDIAN ORCHARD ROAD – 2-LOT SUBDIVISION – PRE-APPLICATION -
John Shorten-Applicant

Mr. Shorten explained that he would like to add an accessory structure to the property, to do a man cave probably 18x24. Chairman asked if he was referred to the Board, Mr. Shorten answered yes by the Building Department. Secretary Schultz acknowledged that when he came to the Building Department we were under the impression he wanted to make a 2nd dwelling. Chairman asked how many acres and if it would be an accessory structure. Mr. Shorten replied that it was 6 acres and he already has a garage with an apartment but that is connected to the house. Secretary, Amanda Schultz stated that if it will be used as an accessory use then just a permit will be needed. Craig Wagner acknowledged that it has to be behind the home. Chairman suggested he go back to the Building Department.

IPP SOLAR – MAPLE CREST DR – CHARGING STATION – PRE-APPLICATION –
Maziar Dalaeli-Representative for IPP Solar

Mr. Dalaeli stated that he is there for 2 projects. Chair asked if it was on Maple Crest, Mr. Dalaeli answered yes, they are both concept plans. He is presenting and applying for them as 2 separate plans, one will be a charging station for electric cars and the second will be a solar farm, Phase II Maple Crest. He continued that the charging station would be a couple thousand square feet, it will be on the corner of 209 and Maple Crest, it will have 8-12 Tesla super chargers. It will charge for up to 100 miles in less than 10 minutes. This property is in the HMU (Hamlet Mixed Use) district and allows for a vehicle service establishment as defined as the sale of gasoline and motor vehicle fuel which in this case would be electricity. There would also be vending machines with snacks and drinks and a high-tech bathroom with a sewage system. He explained that they plan to do 2 more sites in Deerpark, 1 off of Exit 1 in Port Jervis and the other at the solar facility in Cuddebackville. He went on to say that the power will come from the solar farm, it will be a lost cost of energy because they will make their own. Chair asked how the solar farm would service the charging station and what would happen in the winter when there is less sunlight and at night. Maziar Dalaeli explained that it will be connected to a transformer at the solar farm, Chair asked if the solar power would be the sole power, Mr. Dalaeli answered yes. Willard Schadt asked what security would be in place and the maintenance of the charging stations, vending machines and bathrooms and what type of traffic would it produce. Mr. Dalaeli responded that Tesla is universal and any electric car can use it, security cameras and lighting will be put up, vending machines would be locked at end of day, there would be a company that would come and replenish them and clean, Tesla will maintain the stations. Also, he explained that the stations are 24/7 it is the rule and the police station is only down the road. Project 2 is Phase II of the solar, it will be a floating system because the property is in the flood zone it cannot be a regular ground mount system. The mounts will be 1-2 feet off of the ground for minimum impact. There will not be any clearing of the site for the system. There will be planting trees as a buffer for the project. Todd Maurizzo acknowledged that the local fire departments would have to have training on this to learn how to extinguish the fire. Mr. Dalaeli stated they could provide training; they have project in other towns. Willard Schadt asked if this would be on one application, Maziar stated no they will be two separate. Chair stated that it sounded good to bring back a full site plans and applications and thanked him for his presentation.

PLANNING BOARD MEETING MAY 14, 2025 continued –

KOCH – US RTE 209 – LOT LINE CHANGE –

Bonnie Morgan-Representative for Applicant

Ms. Morgan stated that this was her mom's property, her brothers would like to split it, and each add it to their existing property. Chair asked if Fusco's office did a review, Todd Maurizzo went through the comments from Fusco Engineering: a bulk table needs to be on the map to show the bulk regulations, not all existing conditions are shown on the map all existing structures need to be show, there is an easement over a portion of the property it needs to be clarified, the map needs to reflect the correct code from the zoning, and plan needs to be stamped and signed by licensed land surveyor. Ms. Morgan asked what the next steps were, Chair replied to have her surveyor add the missing comments from Fusco Engineering and resubmit maps and come back and it will be approved. Mr. Maurizzo asked if a public hearing would be needed, Secretary answered not usually with a lot line change.

VILLAGE DAIRY FARM – MAIN STREET – 2-LOT SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller stated that there was a public hearing last month on this application and most of the comments were about water runoff, there were no major issues, there was some confusion about the name and it being a farm, the applicant has no intention of having livestock. The issues of water runoff come from the Town's drainage easements. Chair asked if there was a review by Fusco Engineering, Todd Maurizzo answered no, Secretary Schultz stated that there was no new maps. Chair asked if there was anything outstanding, Secretary replied it was just a signed, stamped map by surveyor and that was given last month to Mr. Fusco. Al Schock acknowledged if there is a problem with water than they need to call the Highway Superintendent.

Motion to declare a negative declaration.

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 to approve application.

Motion made by Theresa Santiago, 2nd by Craig Wagner to application contingent on fees paid and deeds being reviewed by Town Attorney.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve minutes from April 23, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve April 23, 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, 2nd by Craig Wagner to adjourn May 14, 2025 Planning Board meeting at 8:37pm.

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

MOTION CARRIED

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk