

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JUNE 11, 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 PRESENT: Willard Schadt

OTHERS PRESENT:

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 7:01 pm Chairman Robert Vicaretti.

KOCH – US RTE 209 – LOT LINE CHANGE –

Bonnie Morgan-Representative for Applicant

Todd Maurizzo went through the comments from Fusco Engineering:

1. Sanitary systems need to be shown on the map.
2. Trailers are not shown yet as existing conditions.

-Ms. Morgan asked that it was stated at the previous meeting that they are on her brother's property and were not a concern. Mr. Maurizzo stated that they have been there about 10 years or so and there are other structures that are not on the map. Ms. Morgan added that they are not part of this subdivision. The trailers are not permanent. Todd Maurizzo acknowledged some are crossing the lot line and it need to be shown. Ms. Morgan questioned even if they are temporary. Chair stated that the trailers are on both lots and should be shown on the map. Mr. Maurizzo acknowledged that he can talk with Conrad and Close to let them know everything that needs to be on the map. Craig asked if they are movable and not fixed structures why did they have to be shown.

3. There is a deck or gazebo please clarify that it meets setbacks.

-Ms. Morgan replied that they put a roof on the deck, Chair stated it seems the structure is too close to the property line. Ms. Morgan said that it is more than 10ft.

4. Plan signed by Licensed Surveyor has been done.

5. Two existing single-family dwellings located on one lot.

-Ms. Morgan asked if she was "grandfathered" in because of it, Chair explained that being she is changing the plan that it is now subject to current Zoning. He continued a referral to the ZBA for a variance would be needed to continue with the project. Ms. Morgan asked how to do that, Chair replied to talk with the Secretary.

Chairman stated to have the Building Department go up and look at the gazebo.

Motion made by Theresa Santiago, 2nd by Craig Wagner to refer Koch Lot Line Change/Subdivision application to the Zoning Board of Appeals for possible variances needed.

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

MOTION CARRIED

Todd Maurizzo suggested that Ms. Morgan give the surveyor the list of comments or have them contact Fusco Engineering.

MOTION TO APPROVE MINUTES

Motion to approve minutes from May 28, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve May 28, 2025 Meeting minutes.

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

MOTION CARRIED

PLANNING BOARD MEETING JUNE 11, 2025 continued –

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Craig Wagner to adjourn June 11, 2025 Planning Board meeting at 7:30pm.

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

MOTION CARRIED

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Amanda Schultz". The signature is fluid and cursive, with the first name "Amanda" and last name "Schultz" clearly distinguishable.

Amanda Schultz, Planning Board Clerk