

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JULY 23, 2025. The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT:

Robert Vicaretti-Chairman
Willard Schadt
Patrick Kean



Craig Wagner-Vice-Chairman
Theresa Santiago

OTHERS PRESENT:

Glen Plotsky-Town Attorney
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 7:00 pm Chairman Robert Vicaretti.

Chairman wanted to first welcome back Town Attorney, Glen Plotsky.

30 VAN AVE – COMMERCIAL KITCHEN – PRE-APP –

No one present.

536 PEENPACK TRAIL – CLARK/ROLLINSON – CAMPGROUND DISCUSSION -PRE-APP –

Jeremy Rollison-Applicant

Mr. Rollison explained that this lot is on Peenpack Trail, he purchased the land in 2022, it is 12 acres with 10 acres of woodlands. He was looking to do an eco-friendly low-density campground; this is in the Rural Residential district. Town Attorney stated the he should meet with a consultant and get a plan together and apply. Mr. Rollison acknowledged that there is a home on the property and it is very close to the road, Town Attorney asked if Mr. Rollison planned on keeping the home, he replied yes. Town Attorney suggested he file an application with the Planning Board and they will refer him to the Zoning Board of Appeals (ZBA) for the home, but his opinion was that almost never has someone had to move or take down an existing residence.

KOCH – US RTE 209 – LOT LINE CHANGE/SUBDIVISION –

Bonnie Morgan-Representative for Applicant

Ms. Morgan stated that she met with the Town Attorney and explained that there were variances previously given. Town Attorney confirmed that they had happened to be at the Town Hall at the same time, Ms. Morgan informed him at that time that her parents had gone for variances in the 90's. Secretary, Schultz located the variances and all nonconformities for lot size, the two homes on the same lot and also the right-a-ways were addressed with the previous resolution. Todd Maurizzo explained to update the map with showing the variances previously granted. Town Attorney suggested to the Board to schedule a public hearing.

Motion made by Theresa Santiago, 2nd by Craig Wagner to schedule a public hearing for Koch lot line change/subdivision for Wednesday, August 13, 2025 at 7PM.

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

MOTION CARRIED

PEENPACK SAND AND GRAVEL – LYBOLT DR – SITE PLAN ADMENDMENT – PRE-APP –

John Fuller-Representative for Applicant

Mr. Fuller explained that this is an amended site plan, the applicant would like to extend a previously approved garage and add a lean to, the addition is for dry storage of equipment. He continued that they were not changing the use just adding structures. Town Attorney acknowledged that this is for Alan Schock who is a Town Board member and his son-in-law is Patrick Kean, he will have to recuse himself from deliberation on this application.

PLANNING BOARD MEETING JULY 23, 2025 continued –

THE LYNX – NEVERSINK DR – SITE PLAN REVIEW – CLUBHOUSE CONVERSION –

John Fuller-Representative for Applicant

Mr. Fuller stated that the Applicant would like to move forward with the concept that was presented at the pre-application meeting. This will be to build a home as a caretaker home and turn the clubhouse that had a fire in 2019 to short-term rentals or resort. The building is structurally intact; it has not been restored or used since the fire. He stated that this plan is a little more detailed than the last, the house will be set as so if there would be a subdivision in the future there would be room. The footprint of the clubhouse will not change it will just be interior renovation done. Theresa Santiago asked how many bedrooms the home would have, Mr. Fuller answered 4 bedrooms. Todd Maurizzo acknowledged to show wells and septs from the adjoining neighbors and asked about ADA (Americans with Disabilities Act) accessibility. Mr. Fuller stated that it is historically there but he can put it on the site plan. Chair stated that he thought at the last meeting Mr. Fuller explained that the units would be 2-story, how can you have 2-story with ADA, Mr. Fuller replied that there will be a ground floor unit accessible. Town Attorney suggested a public hearing be scheduled also the intent to be Lead Agency done, and to also inform the railroad due to proximity to the railroad tracks.

Motion made by Craig Wagner, 2nd by Theresa Santiago to declare the Town of Deerpark Planning Board intent to be Lead Agency.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Patrick Kean to schedule a public hearing for Lynx at River Bend Home and Resort for Wednesday, August 27, 2025 at 7PM.

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

MOTION CARRIED

QUARRY MANAGEMENT – ROUTE 6 & LIME KILN RD – AMENDED SITE PLAN –

John Fuller-Representative for Applicant

Mr. Fuller stated that he would give a recap of where the application is at he had worked off of Fusco's latest comments, there was a public hearing it was left open for written comment, a response was made to the public comments. Now the applicant is looking for what is needed to get a conditional approval. Chairman stated he had questions about the topo and the gradients. John Fuller answered that a drone was flown and there was an updated topo that included the current piles, this was to establish a benchmark to get a base measurement. Chairman stated the base is 680ft. John Fuller confirmed that number and stated that the piles can only be 30-35 feet above that. Chair then questioned the subdivision plan and lot line change, the lots on Lime Kiln Rd are HMU (Hamlet Mixed Use) and the lots above are IB (Interchange Business) Zone, so the applicant wants to move the IB line down on Lime Kiln Rd. John Fuller replied that it will consolidate the lots into 1 large parcel, the original plan was 2 lots, Town Attorney added that there will be 1 commercial parcel and there are several residential lots that will remain HMU. John Fuller acknowledged the business operation will only be on Route 6, they are not moving the business down on Lime Kiln Rd., they are combining them to clean up the grading. Chairman stated that there is no verbiage for the maximum height of the piles, Mr. Fuller stated that if it is not part of the conditional approval it will be added to the maps. Craig Wagner asked about the hours of operation and what is outside the normal business hours, Town Attorney explained what is written on the maps will not work. John Fuller replied that it was notes that were carried over from the original approval. Town Attorney stated that he thought the height restriction on the piles was 30ft above base elevation. Craig Wagner reiterated that a discussion is needed for the hours of operation, John Fuller stated that the 24-hour emergency hours can be reworded, Town Attorney added or removed. Chair asked what could be done to modify that note on the map, Town Attorney acknowledged that the product they are getting from New York City is coming in at different times of the night because New York City is 24 hours and felt if there was an emergency that was needed the applicant would have to go to the Town Board for an approval to operate. Chair asked how to word that, Town Attorney answered to have an application and get an approval if the Board feels uncomfortable adding that just take out the 24-hour. Chair stated he felt the 24-hour operation should come out of the verbiage. Town Attorney acknowledged that a bond needs to be posted for performance to make sure work gets done, in the amount of 1.5 million with all work being done in 2 years.

PLANNING BOARD MEETING JULY 23, 2025 continued –

QUARRY MANAGEMENT – ROUTE 6 & LIME KILN RD – AMENDED SITE PLAN – continued –

Willard Schadt stated that he was concerned that there isn't a greater environmental review and is worried about the fill that is coming in and what is being eroded into the water table. John Fuller addressed his concerns that the fill that was brought in is greater than what was assumed and that other agencies have been to the site. Chair asked if the Board could see the citations from the DEC (Department of Environmental Conservation), Town Attorney suggested that the Board get copies of the Stop Work Orders and the compliances, John Fuller answered that he could do that. Town Attorney suggested the Board hold off on actions to allow for changes in the maps, and to allow for John Fuller to provide the environmental papers.

IPP SOLAR – MAPLE CREST DRIVE – CHARGING STATION – SITE PLAN REVIEW –

Maziar Dalaeli-Applicant

Joe Hens-Engineer for Applicant

Mr. Dalaeli stated that from the last comments from the Town Attorney and Town Engineer the drawings were updated. Mr. Hens explained that they are similar they removed the driveway off of Route 209, this includes the Tesla chargers mega pack, detailed sheet showing amenities, and handicap parking stalls. Mr. Dalaeli added that he had met with the Chief from Huguenot Firehouse TJ Kalin on site and discussed the fire safety aspects. Chairman acknowledged that all correspondence goes to the Planning Board Secretary and it will be distributed by her, Mr. Dalaeli confirmed all correspondence will go to Secretary first. Mr. Dalaeli continued that there is talk to possibly consolidating this lot with the solar lot. He further stated that the electricity will be fed directly from the solar farm, Orange and Rockland has already seen it, but that would be with a battery storage for nighttime. Town Attorney acknowledged that the Town of Deerpark does not allow for battery storage. He continued that right now Maple Crest I is not in compliance and if he would combine the lots then the Board could not consider the application. Mr. Dalaeli stated that it is close to completion. Also, the battery storage can be removed from the design. Town Attorney explained in regard to Maple Crest I, there is the issue with the fence, there is no decommissioning bond posted either. Chairman explained that he does not remember signing maps for the Maple Crest I and if the fence was conditional on approval, Secretary stated that the fence was a note on the map. Chairman asked the maintenance of the site, Mr. Hens answered that it is on the plans and is 3 times per year. He added that they will respond to the comments and documents and will be back.

IPP SOLAR – MAPLE CREST DRIVE – MAPLE CREST SOLAR PHASE II – SITE PLAN REVIEW –

Maziar Dalaeli-Applicant

Joe Hens-Engineer for Applicant

Town Attorney acknowledged the Board will not discuss this until the property comes into compliance, there is a violation for the fence, Chair asked who inspects the fence, Town Attorney replied that the Building Inspector is through the Court. He added if it is not in compliance by the date set forth in Court, the accusatory will be redone and they will have to pay a set amount per day from the day the switch was flipped.

MOTION TO APPROVE MINUTES

Craig Wagner stated that he did read the minutes from that meeting.

Motion to approve minutes from June 25, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve June 25, 2025 Meeting minutes.

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

MOTION CARRIED

OTHER BUSINESS:

Town Attorney explained that a different way or concept needs to be done in regard to Pre-apps, it is impossible to assist without prior information, he explained that there needs to be some explanation or hand drawn map and it needs to be in 10-14 days prior to the meeting. Secretary reaffirmed that a narrative and a map needs to be received. Town Attorney suggested that the Secretary draft something for the next meeting to discuss and then the Town Board will approve.

PLANNING BOARD MEETING JULY 23, 2025 continued –

30 VAN AVE – COMMERICAL KITCHEN – PRE-APP –

Recall

No one present.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn July 23, 2025 Planning Board meeting at 8:48pm.

Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Willard Schadt, 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" written in a larger, more prominent script than the last name "Schultz".

Amanda Schultz, Planning Board Clerk