

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 13, 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

Patrick Kean

BOARD MEMBER ABSENT: Craig Wagner-Vice-Chairman

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.

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

Bonnie Morgan-Representative for Applicant

Secretary read the public hearing notice into record.

Motion made by Theresa Santiago, 2nd by Patrick Kean to open the public hearing for Koch.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Chairman asked about mailings, Secretary stated that mailings are good.

Ms. Morgan gave a brief description of the application, stating that her mother has passed and they want to divide the property and give the house to 1 of her brothers and the land to another. Town Attorney stated that they are starting with 2 lots and ending with 2 lots, there are 2 homes currently on the property and it was found that 30± years ago there was a variance for both residences on the lot. No comment from the Board. No Public Comment.

Motion made by Theresa Santiago, 2nd by Patrick Kean to close the public hearing for Koch.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Town Attorney acknowledged that the variance verbiage should be a note on the map, Ms. Morgan asked where she would get that, Town Attorney stated to get it from the Secretary, Amanda Schultz stated she would email it to Ms. Morgan.

Motion made by Theresa Santiago, 2nd by Patrick Kean to grant a conditional approval for Koch Lot Line Change/Subdivision contingent on the note on the map, Town Attorney's review of the deeds and fees paid.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

WEINSTEIN – 230 ROUTE 209 – LOT LINE CHANGE/SUBDIVISION – PRE-APP –

Jerry Weinstein-Applicant

Town Attorney acknowledged that he has represented Mr. Weinstein in past and advised his office could possibly be involved with the new deeds. Mr. Weinstein explained that the restaurant Danny D's is at 230 Route 209 there is a home next to that he owns at 232 Route 209 and then a home behind the restaurant at 11 Hobson Rd which he also owns as well. He continued that there are 2 requested property line changes, part of the black top parking lot for the restaurant is on 232 Route 209 and the current line behind the home at 232 goes through a shed on the lot. There is an access road behind the restaurant that would be used to access 232 Route 209 and 11 Hobson Rd. Town Attorney stated that if the gravel drive is used to access 232 Route 209 that wouldn't be a problem because without that it will create a landlocked lot, Mr. Weinstein stated that part of the drive does have a septic on it. Willard Schadt asked if there was an easement now, Mr. Weinstein stated that he was not sure. Chairman asked about setbacks, Town Attorney stated that the line change will clear up an encroachment, this is in the HMU District which is 1 acre zoning.

PLANNING BOARD MEETING AUGUST 13, 2025 continued –

WEINSTEIN – 230 ROUTE 209 – LOT LINE CHANGE/SUBDIVISION – continued –

They suggested to have Mr. Weinstein go to a consultant and draw up a map showing the setbacks and distances between structures, he could need variances but won't be sure until the map is drawn up. Mr. Weinstein asked the next step, Chair stated to file an application, Town Attorney added to get a consultant and get a map drawn up. Mr. Maurizzo asked if the shed was permitted, Mr. Weinstein asked where to find that, Mr. Maurizzo asked Secretary to look it up.

WEINSTEIN – 226 ROUTE 209 – POTTERY BUSINESS – PRE-APP –

Jerry Weinstein-Applicant

Mr. Weinstein explained he lives at 226 Route 209 and he had a business in 2010, now he would like to do a pottery business at the property. There is currently a 1 ½ story framed dwelling and a 1 story cottage, he did not want to do a continuous store, already present is a black topped parking lot that would fit about 6 cars. Town Attorney suggested to get a plan and show any signs, show hours of operation, parking, probably 1 handicap space, number of employees. He then asked Mr. Weinstein when he started the previous business, Mr. Weinstein answered 2010, Chair asked if he came to the Planning Board. Town Attorney stated that there are no new buildings, the public will be coming onsite, there will be signage and the Planning Board will look at it. Chair asked if the well and septic serve the house and the cottage, Jerry Weinstein answered both, there is a bathroom in the cottage.

ECKES – ACADEMY AVE – LOT LINE CHANGE/SUBDIVISION –

James Dillin-Representative for Applicant

Mr. Dillin stated that he had come there back in November, during a survey and research of deeds and property was found that there was an overlap of the lots. This lot line change will correct that issue. He added that perc tests were done and witnessed by Fusco Engineering the results are on the current maps, there will be no proposed buildings, the tests were to prove they were creating potential buildable lots. Town Attorney asked how many lots currently, Mr. Dillin answered 2. He asked how many after, Mr. Dillin answered 3. Town Attorney stated a public hearing would be needed for a subdivision. Town Attorney suggested that they change the title on the map to state lot line change/subdivision.

NEW CENTURY – NEVERSINK DR – EXTENSION – REQUEST –

Joe Brunning

Mr. Brunning stated that a request for a 2-year extension was sent on the current approval, they are working on all the condition approval comments and waiting for responses from the NYS DOT (New York State Department of Transportation) and the NYS DEC (New York State Department of Environmental Conservation). Chairman stated that the Board traditionally does not give 2 years extensions, they give 6-month extensions and that would bring it to February 11, 2026.

Motion made by Theresa Santiago, 2nd by Patrick Kean to grant a 6-month extension for New Century until February 11, 2026

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

PRE-APP FORM – DISCUSSION –

Secretary Schultz gave a brief description of the form she created. Mr. Maurizzo stated that in other Townships they do workshops with the applicant prior to the meeting, Town Attorney acknowledged if there would be workshops then there would not be pre-apps. Changes were suggested for the form, Willard Schadt asked for a tax map to be submitted to show the vicinity of the project. Town Attorney suggested that for the consultants information to add if applicable because some applicant may not have a consultant yet. Secretary asked to add a deadline to have it returned to her, and suggested the Friday before the next meeting. Town Attorney stated he was happy with the form and to have the Secretary make the changes suggested and return it to him to give to the Town Board for approval at the September meeting.

PLANNING BOARD MEETING AUGUST 13, 2025 continued –

MOTION TO APPROVE MINUTES

Motion to approve minutes from July 23, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Patrick Kean to approve July 23, 2025 Meeting minutes.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

OTHER BUSINESS:

Theresa Santiago questioned why the pottery business would need a public bathroom, Town Attorney stated because it was open to the public. Todd Maurizzo replied that it is NYS building code.

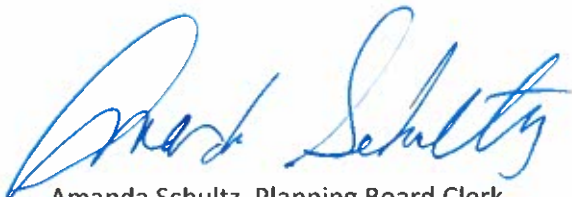
Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn August 13, 2025 Planning Board meeting at 7:58pm.

Vote 4 Ayes: Theresa Santiago, Patrick Kean, Willard Schadt, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,



Amanda Schultz, Planning Board Clerk