

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, APRIL 22, 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

MEMBER NOT PRESENT: Willard Schadt

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 7:01 pm by Chairman.

KELLEY – 22 BERME RD – 2-LOT SUBDIVISION – PUBLIC HEARING -

Robin Kelley-Applicant

Motion made by Theresa Santiago 2nd by Craig Wagner to open the public hearing for Kelley Subdivision Public Hearing.

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

MOTION CARRIED

Mr. Kelley gave a brief description of the application stating that this is literally drawing an invisible line in a virtual world. He stated he got approval for the variance. Chair asked if it was 2 dwellings with 2 of everything except they share a septic field and this is all on 1 lot. Mr. Kelley answered yes. He added he would like to make a single-family dwelling in the garage if it is approved for separation. Town Attorney explained that he needs to get a letter or something from an Engineer about the septic being shared, a maintenance agreement for the leach field and it needs to be in recordable form. Chair asked if a note needs to be on the map about the septic for future buyers, Town Attorney stated that it will go with the deed. No Board comments. Mr. Kelley asked about the email he received from Fusco Engineering, Town Attorney acknowledged that it was an informal email review on February 2, 2026 from an Engineer at Fusco Engineering to Conrad, Clouse and Ewald and to go with the last review letter from Fusco. He continued that those items needed to get done to move forward, Mr. Kelley felt that there wasn't a real reason to get the letter and he was a retired Engineer. Chair confirmed that without the items that the Engineer and Town Attorney are requesting he was not an approval. Town Attorney acknowledged that Mr. Kelley didn't have to do it and the Board will deny it and he can file an Article 78. Mr. Kelley stated he felt that it wasn't unruly to ask just untimely, it's not the right time, Chair suggested he wait until the right time.
No Public Comment.

Motion made by Theresa Santiago 2nd by Craig Wagner to close the public hearing for Kelley Subdivision Public Hearing.

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

MOTION CARRIED

Town Attorney acknowledged that the Board cannot grant approval without the letter regarding the septic/leach field and the recordable written document. The Board has 62 days to vote on the application and suggested to put the matter on the agenda for June 10 to allow Mr. Kelley time to get the letter and agreement.

Motion made by Craig Wagner 2nd by Theresa Santiago to put this on the agenda for June 10 meeting but if information is provided earlier it can be placed on an earlier agenda.

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

MOTION CARRIED

Mr. Kelley asked if he would get a letter or email for the information needed. Town Attorney answered he will get a copy of the draft minutes. He further stated that if the information was not received before the June meeting he would suggest the Board deny the application. Todd Maurizzo asked it be prior to the meeting.

PLANNING BOARD MEETING APRIL 22, 2026 continued --

SIMPSON - NEVERSINK DRIVE – 2-LOT SUBDIVISION -

John Fuller-Representative for Applicant

Devon Simpson-Applicant

Mr. Fuller stated that they plan to build a home on the property across the street from the farm. There was a question of why there is already 2 parcels and each have their own number, it is still one deed. This was something that was tried years ago and at that time the Building Department told them it could be done because it was a natural subdivision by the road, so they went to the County and did it. Chair asked if once the subdivision is done can they still use the current Section, Block and Lot, Town Attorney answered that he would have to write the County and ask. John Fuller went through the comments from Fusco Engineering, he stated that he will schedule joint soils and now they are requesting a public hearing. Chair asked if GML-239 needed to be done, Town Attorney stated in something small like this than no, but a packet should be sent to the Rail Road.

Motion made by Craig Wagner 2nd by Theresa Santiago to schedule a Public Hearing for Simpson Subdivision for Wednesday, May 13, 2026 at 7PM.

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

MOTION CARRIED

WRIGHT – NEVERSINK DRIVE – UGLY APPLE – CAMPGROUND -

Randall Wright-Applicant

Town Attorney went through what he had in his file for this application, he stated that in July of 2020 there was a pre-application, in August the Engineer made comments and a set of plans were submitted. October GML-239 was submitted, and December or 2020 a public hearing was held, January 13, 2021 is was put off to the next meeting. This time a new site plan was submitted, there is no application, no escrow funds. Chairman asked if an EAF was submitted, Town Attorney answered no application, no EAF, only plans. Mr. Wright stated he handed the application to the Supervisor's Office, Amanda Schutlz, Board Secretary stated she only received a receipt and maps, she further explained that the application goes to the Building Department and is paid for in the Town Clerk's Office. Mr. Wright acknowledged that he never wanted this to be a campground, it will be a camp and conference center, not a campground, he has people currently stay. There is a bath and shower, they have river access, a septic, leach filed, a proper driveway, and roads to the 2 cabins and 3 camp pads. Town Attorney suggested the matter be put over to the next meeting and provide an application. Chairman stated the next meeting was May 13, 2026, Town Attorney added all information needs to be in my May 2-3.

MOTION TO APPROVE MINUTES

Motion to approve minutes from March 25, 2026 Meeting.

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve March 25, 2026 Meeting minutes.

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

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn April 22, 2026 Planning Board meeting at 7:53pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk