

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 24, 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:

Glen Plotsky-Town Attorney
Alfred A Fusco, Jr-Town Engineer
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.

PEENPACK SAND & GRAVEL – LYBOLT RD – AMENDED SITE PLAN – PUBLIC HEARING –

John Fuller-Representative for Applicant

Motion made by Theresa Santiago, 2nd by Craig Wagner to open the public hearing for Peenpack Sand & Gravel.

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

MOTION CARRIED

Secretary read the public hearing notice into record. Chairman asked about mailings, Secretary stated that mailings are good.

Mr. Fuller gave a brief description of the application; the site plan was originally approved in 2011. The changes comply with Zoning, it is proposing garages, no additional utilities they already have electric. Chair asked Mr. Fuller to go through his responses on September 11 to Fusco comments. Mr. Fuller stated that the new map clarifies emergency vehicle access around the buildings; all length, width and heights is shown for all current and purposed structures; all buildings meet current zoning for setbacks and height; there is no new utilities purposed and no bathrooms, this is strictly for storage. Town Engineer stated that all comments have been satisfied and sees no reason for the application not to go forward. Town Attorney acknowledged that he has done work for Mr. Schock and Peenpack Sand & Gravel, but there is no legal work for this application, and if the Board wishes they can get other Counsel.

Chair opened the floor for Public Comment.

Public Comment:

No Public Comment. No written comments.

Motion made by Craig Wager, 2nd by Theresa Santiago to close the public hearing for Peenpack Sand & Gravel.

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

MOTION CARRIED

Chairman Vicaretti asked if the Town Engineer was good with SEQRA, he answered there is no significant impacts, and sees no issue in approving, Town Attorney added contingent on fees paid.

Motion made by Craig Wagner, 2nd by Theresa Santiago to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare a negative declaration and no significant impacts for SEQRA purposes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve application contingent on fees paid.

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

MOTION CARRIED

PLANNING BOARD MEETING SEPTEMBER 24, 2025 continued –

Motion made by Theresa Santiago, 2nd by Craig Wagner to enter into executive session for legal advice and invite Town Attorney, Glen Plotsky, Town Engineer, Alfred A Fusco Jr., Town Councilmen, Alan Schock & Robert Whitney and Board Secretary, Amanda Schultz.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to exit executive session and enter back into the regular meeting.

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

MOTION CARRIED

GWEH – BIG POND RD – LAKE MCALLISTER DAM REMOVAL – PRE-APP –
Casey Clapsaddle-Representative from Princeton Hydro

Chair asked if this was a pre-app, Secretary answered sort of. Mr. Clapsaddle explained that this was a Class C Dam, they will remove as a result of a study done and a study that was also done by the NYS DEC (New York State Department of Conservation) for dam safety. It was stated that it should be repaired or removed. The Landowner decided to remove, they will be removing a portion not the entire dam. There will be no change in the water flow and it will become a part of the park area for the current owner. Chair asked what the release mechanism would be, Mr. Clapsaddle replied that they will draw down the dam of 1ft per day. They will excavate and take about half the dam; they will stockpile the material and use it downstream. He will send the Engineering report details. Town Attorney reaffirmed that they will be removing enough of the dam to stop spillage and make a stream instead of a lake. Mr. Clapsaddle added that a lot of studies were done to determine how much needed to be removed. Town Attorney asked what DEC involvement would there be, Mr. Clapsaddle stated that they are reviewing and doing part of the SEQRA process, Town Engineer added that DEC has the oversight. Mr. Clapsaddle acknowledged it will be a lengthy process, Chair asked what the time frame would be, he explained that a hit for timber rattlesnakes was found so there is a time limit due to that and they are working through the process with DEC. Town Attorney suggested to fill out a complete application give a site plan and a public hearing could be scheduled, sign the escrow form, the Board meets twice a month on the second and fourth Wednesdays except November and December, and everything has to be in 10 days prior to the meeting. Mr. Clapsaddle stated that they have a 60% design done on the maps or do they want to wait till they are 100% done, Town Attorney replied that they can submit the current design and supplement when they get it done. Town Engineer acknowledged to fill out the long form EAF and submit a survey of the property.

ECKES – 200 ACADEMY AVE – LOT LINE CHANGE/SUBDIVISION –
James Dillin-Representative for Applicant

Town Attorney acknowledged that the Public Hearing was left open due to one Adjoiner not being able to access the plans online but he received an email that they were ok with the plans.

Motion made by Theresa Santiago, 2nd by Craig Wagner to close the public hearing for Eckes.

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

MOTION CARRIED

Mr. Dillin stated that perc tests were done, there is a road in between but the Town does not recognize natural subdivisions, and this will fix an overlapping lot line.

Motion made by Theresa Santiago, 2nd by Craig Wagner that this action is an unlisted action for SEQRA purposes.

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 approve the application for Eckes contingent on Town Attorney reviewing the deeds and fees paid.

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

MOTION CARRIED

Town Attorney acknowledged there would be 3 deeds that would need to be submitted for his review.

PLANNING BOARD MEETING SEPTEMBER 24, 2025 continued –

109 MAIN STREET – MAIN STREET – DOG GROOMING –

Iliana Arroya-Applicant

Ms. Arroya explained there would be no structural changes, customers would schedule appointments and there would be a retail shop to sell pet accessories. Chair asked where this was located, Secretary explained location. Town Attorney acknowledged that he has done work for the property owner, but there is no legal work for this application, and if the Board wishes they can get other Counsel. Chair asked if a full site plan was needed to show parking and lightening. Town Attorney asked if they were only using a portion of the building, Ms. Arroya answered Yes. Town Engineer asked how many employees, Ms. Arroya replied two. Town Attorney asked about parking and Chair added to show a handicap spot. Town Attorney acknowledged to get a map showing parking spaces, hours of operation, and number of employees. Chair asked if a public hearing could be scheduled, Town Attorney answered yes this is a commercial use and similar to the uses that were there before.

Motion made by Theresa Santiago, 2nd by Craig Wagner to schedule a public hearing for 109 Main Street Dog Grooming.

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

MOTION CARRIED

Secretary Schultz explained the public hearing process and stated that they will receive an email with the list and notice to be sent to the adjoiners.

LUI – 819 US RTE 209 – SUBDIVISION –

John Fuller-Representative for Applicant

Mr. Fuller explained last time they did a pre-app now they have submitted a full application for a 2-lot subdivision under the flag lot provision of the Zoning. He added that a variance may be needed due to the road frontage, 50ft is required and they only have 45ft. Town Engineer stated that also the “flagpole” part 200ft is required, Town Attorney asked how much they have. Mr. Fuller answered only 100ft but that is due to the taking of the right-a-way. Town Attorney suggested if they are going to the Zoning Board anyway to ask for the 5ft too. Mr. Fuller asked for a referral to the Zoning Board of Appeals. Chair asked if GML-239 needed to be done, Town Attorney answered first the variance is needed. Mr. Fuller explained this is the best configuration for this subdivision. Town Engineer went through his comments that there is an easement required for the purposed driveway, and easement for the driveway currently there for a neighboring lot, stamped plans by a licensed surveyor, soil test witnessed by Town Engineer, verify if any wetlands on the property. Chair acknowledged there was a hit on the EAF for archaeological, Mr. Fuller stated that SHPO (State Historical Preservation Office) will determine the hit and he added he believes there are no wetlands on the property.

Motion made by Craig Wager, 2nd by Theresa Santiago to deny the application.

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

MOTION CARRIED

Motion made by Craig Wager, 2nd by Theresa Santiago to refer to the application to the Zoning Board of Appeals.

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

MOTION CARRIED

LYNX AT RIVERBEND – NEVERSINK DR – CLUBHOUSE AND CARETAKER HOME – SITE PLAN –

John Fuller-Representative for Applicant

Mr. Fuller explained that last month there was a public hearing and the public did comment, he addressed most at that time. He continued that the caretaker house will be 1 bedroom but the utilities are designed for 4 bedrooms and a joint soil testing will be done. Town Engineer added he would not have a problem with making the soil tests a condition of approval. Town Attorney asked what the acreage is where the caretaker home is purposed, Mr. Fuller answered 1.4 acres. Town Attorney stated that the septic design will go through the Department of Health, and if the clubhouse was 8 units, Mr. Fuller answered yes. Town Attorney asked if it would be ADA code compliant, Mr. Fuller answered when building plans are submitted it will have to comply with code. Town Attorney also asked about the structural integrity of the building it was condemned by the Town Engineer after the fire.

PLANNING BOARD MEETING SEPTEMBER 24, 2025 continued –

LYNX AT RIVERBEND – NEVERSINK DR – CLUBHOUSE AND CARETAKER HOME – SITE PLAN – continued –

Mr. Fuller replied that the primary damage is the floor system it bowed due to the heat of the fire and that needs to be replaced but the foundation is sound, the walls are sound and the roof is sound. Town Attorney stated that notes need to be added to the plan, building plans need to be submitted, and the plans need to show ADA compliance prior to any building permit being issued.

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to declare a negative declaration and an unlisted action for SEQRA purposes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve application contingent on joint soil testing with the Town Engineer, letter regarding structural integrity of the clubhouse, building plans and ADA code compliance for the clubhouse and fees paid.

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

MOTION CARRIED

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

John Fuller-Representative for Applicant

Mr. Fuller explained that they have been before the Board numerous times over the last several months, the big issue was the engineers' cost estimate for the bond and Mr. Fusco has approved it for \$1.5 Million. He is asking for an approval to move forward with the project. He continued that fill materials, operating and trucking was addressed in his narrative that was submitted. Chair asked for clarification for the ground coverage of the piles that a height restriction was established but ground coverage percentage should be figured out. Town Attorney stated that Zoning in the IB Zone calls for 70%, Chair replied he was not comfortable with that number. Town Attorney stated that it could be done by number of piles, circumference of the pile or cubic feet of the piles, a height was established but a width needs to be. Mr. Fuller stated that once the property is fully graded it will only be used as a stock area, there will obviously be workable area for machines. Town Attorney asked if the Applicant would object to 50% coverage. Steve Caruso replied that he would agree to 50% of useable space once the project is complete for the stockpile. Chair added that the pile is to grade the property and he should not bring in more till he uses what is there, Mr. Caruso stated he did not plan to. Town Attorney stated that work activity being done on Lime Kiln Road is part of the original SWPPP, Mr. Fuller added SPDES (State Pollutant Discharge Elimination System) permit obligated for SWPPP to maintain erosion sedimentation control. Town Attorney suggested a 6-month review to come back and see how it is going, also the bond will be held for 2 years or completion whatever happens first, if not done the Town will use that Bond to complete. Chair asked if there were still violations from DEC, John Fuller answered there are no current violations, there were 2 issued by DEC for erosion and sediment control the applicant was never fined and NYS DOT (Department of Transportation) never issued any. Town Attorney acknowledge a public hearing was done, the Board needs to establish Lead Agency, declare a Type 1 or Type 2 action and negative declaration for SEQRA, any approval would be conditioned on fees paid, pile height, hours of operation removing 24/7 from plans, review of bond, engineering inspection escrows \$40,000, and a 6-month review for updates. Chair asked if the bond was approved yet, Town Attorney answered no but can do that before any maps are signed, but the bond company may not issue the bond without some sort of approval. John Fuller acknowledged that the bonding company will not issue bond without an approval, Steve Caruso confirmed they requested a conditional approval. Town Attorney reassured the Chair that Town Engineer and himself will go through the map before any will be signed.

PLANNING BOARD MEETING SEPTEMBER 24, 2025 continued –

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

Town Attorney went through the conditions of approval:

- Base elevation at floor of existing structure;
- No pile to exceed 35ft from the base elevation;
- No pile is to encompass more than 50% of the property;
- No additional material is to be brought in till what's there is used;
- Hours of operation-No emergency or 24/7 operations;
- \$1.5 Million bond subject to Town Attorney's review and held until property/project is completely built out or 2 years whichever happens first;
- Escrow of \$40,000 for engineering inspections;
- Payment of fees and SWPPP; and
- 6-month meeting to update Planning Board.

Willard Schadt asked what percentage of the pile to be reduced before more can be brought in, John Fuller replied more will not be brought in until current is reduced. Mr. Caruso suggested 50%-75% significantly reduced.

Motion made by Craig Wager, 2nd by Theresa Santiago to declare Town of Deerpark Planning Board Lead Agency for SEQRA purposes.

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

MOTION CARRIED

Motion made by Craig Wager, 2nd by Theresa Santiago to declare a negative declaration, an unlisted action and an uncoordinated review for SEQRA purposes.

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

Vote 1 Nay: Willard Schadt

MOTION CARRIED 4-1

Motion made by Craig Wager, 2nd by Theresa Santiago to approve application contingent on base elevation at floor of existing structure, the pile cannot exceed 35ft from the base elevation, pile cannot encompass 50% of the property, no additional material can be brought in until piles are reduced 50%-75%, hours of operation to remove 24/7 emergency, \$1.5 million bond posted and reviewed by Town Attorney held until property/project is completely built out or 2 years whichever happens first, \$40,000 escrow bond posted for SWPPP (Storm Water Prevention Protection Plan) and other operation inspections, a 6-month meeting to update the Planning Board on the progress, building permit paid and fees paid.

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

MOTION CARRIED

MOTION TO APPROVE MINUTES

Motion to approve minutes from August 27, 2025 Meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve August 27, 2025 Meeting minutes.

Vote 4 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Vicaretti. Willard Schadt did not vote.

MOTION CARRIED

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Craig Wagner to adjourn September 24, 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