The Town of Deerpark Planning Board met for a SPECIAL MEETING on WEDNESDAY, OCTOBER 14, 2026 . The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:
BOARD MEMBERS PRESENT
Robert Vicaretti-Chairman, Craig Wagner-Vice- Chairman
Theresa Santiago Patrick Kean
Robert Luke Schock

OTHERS PRESENT:
Glen Plotsky-Town Attorney
Amanda Schultz-Secretary
Rob Whitney-Deputy Supervisor

Pledge of Allegiance
Meeting was brought to order at 7:00pm by Chairman.

7-ELEVEN – 25 US ROUTE 6 – PORT JERVIS – PUBLIC HEARING -
Steve Wilson-Representative for Applicant

Motion made by Theresa Santiago, 2nd by Craig Wagnerto open the public hearing.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

Public hearing notice was read in by the Town Secretary. Chair asked if the mailings were checked; Secretary, Amanda Schultz stated that all adjoiners were notified. Mr. Wilson gave a brief explanation of the application, this will be a convenience store with gas canopies. It will have 34 parking spots where 19 are required. There will also be diesel pumps as well, there will be 2-4 people on staff for a 24/7 hour business. Deliveries will be 2 box trucks a day with perishable items and a tractor trailer or 2 a week, fueling will be done on demand. There is a lightening plan that has been submitted. Town Attorney explained the process of public comment and that it will be left open for written comment for 2 days.
PUBLIC COMMENT:

Stephanie DiDanato- She explained she lives across the street at 19 Route 6, she is in opposition of the project, she supports business growth but felt it was dangerous and worried about the water table being at risk and fuel spills and leaks. She is also worried about traffic and safety hazard it is a high-risk zone already. She felt it was unnecessary with 5-6 major fueling stations already right down the street in New Jersey. She felt to protect the residents, driveways should be relocated, there should be independent water tests of surrounding wells and should be conducted annually. Also a commercial grade sound barrier be installed and a dense buffer for lightening.
Art Trovei- Mr. Trovei stated he lives on Route 6 across from where the project is being proposed, he is on the Town Council but is commenting as a property owner. He felt there will be an impact on the Town and safety issues, with traffic, environmental, quality of life due to noise and light pollution. He acknowledged he has no problems with development, but was concerned with well pollution, oil leakage from fueling, he was worried about the water supply and the change of character of the neighborhood. He hoped every test that the Board requires be done.
Brian Traynor- He stated he is a resident on Old Greenville Tpke and has an engineering background. He wanted to know who would take lead agency on the project, he wanted to see the SEQRA, he knew the DEC (Department of Environmental Conservation) would be involved and that due to soil disturbance a SPDES (State Pollutant Discharge Elimination System) permit was needed, he wanted to review the plans and was asked if they were signed. He felt that monitoring of wells were needed with the fuels and oils that could be leaked. There needs to be considerations with lightening.
Grace Woodard- She stated she concurred with Mr. Traynor's concerns, she stated that zone should be rethought. SEQRA needs to be reviewed, she also felt that air pollution needed to be looked at, along with saltification there is a feeder stream to the Delaware there and quality needs to be looked at. This project has potential but needs to be looked at thoroughly.
Motion made by Theresa Santiago, 2nd Craig Wagner to close the oral portion of the public hearing and leave the written portion open for 2 weeks until October 28, 2026.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.
Mr. Wilson asked that after it is closed to forward all written comment to him and they will make a formal response. He also asked about the November meeting, because it fell on Veterans Day, Town Attorney suggested that the meeting can be moved to the third Wednesday of the month.

DRAGON SPRINGS – 140 GALLEY HILL RD – CLOSE PUBLIC HEARING -
Chair stated that there were written comment submitted; Town Attorney confirmed there were 52 items received and will be forwarded to the applicant and representatives. He suggested the Board accept the comments and close the public hearing to allow for the applicant and representatives to make a formal response.
Motion made by Theresa Santiago, 2nd Robert Luke Schock to accept all written comments and close the public hearing for Dragon Springs.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

ROOT ASTROLAUB - DETERMINATION OF CLASSIFICATION -
Chairman stated that there was an issue with this project on whether it was a campground or camp/conference center. Town Attorney felt it was a camp/conference center.
Motion made by Craig Wagner, 2nd Theresa Santiago that the classification for the Root Astrolaub project on County Hwy 61 is considered a camp/conference center.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.
Secretary stated she would inform the applicant.

Motion to adjourn meeting.
Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn October 14, 2026 Planning Board meeting at 7:39pm.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk