

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

Craig Wagner-Vice- Chairman

Patrick Kean

MEMBER NOT PRESENT: Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney

Amanda Schultz-Secretary

Alan Schock-Town Councilman

Rob Whitney-Town Councilman

Pledge of Allegiance

Meeting was brought to order at 7:01 pm by Chairman.

971 US ROUTE 209 – PRE-APPLICATION –

Stephan Dolson-Representative for Applicant

Mr. Dolson explained that this was a 2-lot Subdivision, there are 2 existing dwelling units. It borders Route 209 and Hoag Road; they share a well but have separate septic systems and if subdivided they will put in another well. He continued that this is in the HMU district and they went with the layout they did to make everything fit into the zoning. Town Attorney asked if it was a shared driveway. Stephan Dolson answered yes, now it is a horseshoe driveway with one access off Route 209 and one off Hoag Road. Town Attorney asked if they would split it, Mr. Dolson replied he was not sure, Town Attorney stated that if they do not split it then a maintenance agreement would need to be provided. Chair asked how far the sheds were off the property lines, Town Attorney acknowledged that they should update the map showing the setback distances for the sheds, and even though they are in the front yard they are pre-existing if they are more than 10ft from the property line they can waive that requirement. Town Attorney stated to file a formal application with an updated map. An escrow agreement was filled out and signed by all, and copies were given, and a copy will also be sent to the Supervisor's Office.

1007 US ROUTE 209 -PRE-APPLICATION –

Ailing Yan-Applicant

Ms. Yan explained that this is the building where it was a pizza place and ice cream shop, now they would like to have just a restaurant, only take out no dine in. Chair asked due to the same use why would they come back, Town Attorney explained it was closed too long, he asked that the pre-application states daycare too. He stated that in the HMU district and restaurant and childcare center are allowed with Planning Board approval. He further stated to get an Engineer or Architect and present a formal application and site plan with the intended uses. An escrow agreement was filled out and signed by all, and copies were given, and a copy will also be sent to the Supervisor's Office.

1049 & 1045 US ROUTE 209 – PRE-APPLICATION –

Muse Muriqi-Applicant

Mr. Muriqi asked what he could do with the building. Town Attorney replied that the building at the current place will not make setbacks, and they have had others come and propose uses but nothing has gone farther than a pre-application. He acknowledged that a structural engineer would be needed to make sure the building was safe. Secretary, Amanda Schultz gave the applicant a copy of the bulk regulations for HMU district. Town Attorney explained that any use would have to go to the Zoning Board of Appeals due to the setbacks, he suggested they get an engineer and suggested to purchase both lots and combine for parking and such.

MAPLE CREST SOLAR – MAPLE CREST DRIVE – EV CHARGERS – PHASE I –

Town Attorney explained it was 50 mins after the meeting has started and no one is present, he suggested they add them to the next meeting.

PLANNING BOARD MEETING JUNE 24, 2026 continued –

MOTION TO APPROVE MINUTES

Motion to approve minutes from May 27, 2026 Meeting.

Motion made by Theresa Santiago, 2nd by Craig Wagner to approve May 27, 2026 Meeting minutes.

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

MOTION CARRIED

Motion to approve minutes from June 10, 2026 Meeting.

Motion made by Craig Wagner, 2nd by Theresa Santiago to approve June 10, 2026 Meeting minutes.

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

MOTION CARRIED

Motion made by Theresa Santiago, 2nd by Craig Wagner to exit the regular meeting and enter into executive session and invite in the Town Attorney, Alan Schock and Robert Whitmeny for possible litigation.

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

MOTION CARRIED

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

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

MOTION CARRIED

MOTION TO ADJOURN MEETING

Motion made by Theresa Santiago, 2nd Craig Wagner to adjourn June 24, 2026 Planning Board meeting at 8:15pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk