

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, JULY 22, 2026 . The Meeting was held at Town Hall 420 Route 209.

The following were present at the meeting:

BOARD MEMBERS PRESENT

Craig Wagner-Vice- Chairman

Patrick Kean

Theresa Santiago

MEMBER SNOT PRESENT: Robert Vicaretti-Chairman, Willard Schadt

OTHERS PRESENT:

Glen Plotsky-Town Attorney

Amanda Schultz-Secretary

Al Schock-Town Councilman

Rob Whitney-Town Councilman

Jim Farr-Farr Engineering

Pledge of Allegiance

Meeting was brought to order at 7:010pm by Chairman.

747 ROUTE 42 – ACCESSORY DWELLING - PRE-APPLICATION -

Danielle Witthoft-Applicant

Ms. Witthoft explained she would like to build a small cottage for her mom. Her mom had an accident and is a fall risk, she currently lives in Long Island. They have looked into having her get her own place but then they would have to maintain two properties. She went to John Fuller to talk about a subdivision, but the property does not follow current rules. Town Attorney asked how many acres, Ms. Witthoft answered 8. Town Attorney stated that the Zoning states that it can be done but it has to be shown that if it were to be subdivided it would make the requirements. There is enough acreage, but the side yard and front yard setbacks would not be met. They can go to the ZBA (Zoning Board of Appeals) for setback variances. He explained it was doable just would be a process. He suggested she file a formal application and then the Board would refer her to the ZBA and once approved she would come back to the Planning Board for approval. He also added to have John Fuller contact him.

DRAGON SPRINGS BUDDHIST INC – GUYMARD TURNPIKE & GALLEY HILL RD – FINAL EIS -

Michael Morgante-Representative for Applicant

Craig Wagner acting Chair acknowledged that there is no open public comment for this meeting.

Mr. Morgante stated that they have submitted the Final Environmental Impact Statement (FEIS). This is a 423 acre parcel at 140 Galley Hill Rd, it is a place of worship and a religious school. There is existing water and lighting, with 70 acres of land already developed. There is currently a 18,400 gallon per day wastewater treatment plant. The visitor's center has its own well and septic. The full EAF (Environmental Assessment Form) was submitted January of 2018, on April 2018 there was a meeting to discuss the submission, it was resubmitted in June of that same year, a public hearing was held for the draft environmental impact statement on April 2019 and it was closed in May of 2019. Since then there has not been any further submissions. This submission has a color-coded map showing what is currently there, what has an open building permit, what is proposed, what is approved by the Planning Board but not constructed yet and what is covered by the 2023 court settlement. The items purposed on this are a concrete plaza, temple, glass atrium in the school, an upgrade of the waste water treatment plant, 920 seat music hall, 2 parking garages, resizing of previously approved sheds, gazebos, a new lake that will have to be approved with permits through the DEC (Department of Environmental Conservation), 286 KW roof mount solar system, access roads, lighting and landscaping plans, the fire protection plan have been revised, new SWPPP (Storm Water Pollution Protection Plan). The scope of work has been reduced since the DEIS (Draft Environmental Impact Statement). Town Attorney asked if these items were not added to the plan after the public hearing; Mr. Morgante answered no that he was aware of. Town Attorney acknowledged due to there only being 3 members of the Board and since the last document submitted was in 2019 it will take time to go through all the information to make sure the DEIS and FEIS match up. He added himself, Mr. Farr, Mr. Morgante and two representatives from Dragon Springs toured the facility. He encouraged members from the Board to tour the facility as well just no more than 2 at a time. Chair Wagner stated that no action will be taken tonight. Mr. Farr stated that there are some permits that are needed but a Finding Statement is needed to allow them to contact the DEC and Department of Health (DOH).

PLANNING BOARD MEETING APRIL 22, 2026 continued –

DRAGON SPRINGS BUDDHIST INC – GUYMARD TURNPIKE & GALLEY HILL RD – FINAL EIS -

Town Attorney stated that most of the comments are house keeping issues and fairly miniscule. Town Attorney stated that this matter will be put on for the second meeting in August for discussion to allow for any revisions needed. Mr. Farr acknowledged that if any members would like to go to the site to contact the Town Attorney to schedule.

MOTION TO APPROVE MINUTES

Approval of minutes were held over to next meeting.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn July 22, 2026 Planning Board meeting at 7:35pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk