

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 12, 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
Al Schock-Town Supervisor
Rob Whitney-Deputy Supervisor
Flo Santini-Town Clerk
Todd Maurizzo-Fusco Engineering
Pledge of Allegiance

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

Chairman stated that the agenda was going to be moved around a little to allow for the school to do their presentation first.

PORT JERVIS SCHOOL DISTRICT – ROUTE 209 – SOLAR FARM – PRESENTATION -

John Bell-Superintendent of Schools

Mr. Bell explained this is 35-acre parcel; they are only using the front portion, which is less than 10 acres; the rest will be untouched. After it is complete, there will be trees lined in the front for landscaping. This is 9 1/2 acres with a 2.25 MW solar farm. This will eliminate the electric for the whole school district; electric has been going up. It should be completed by early 2027. All permits and inspections go through the State Department of Schools. This will not have any tax impact on the individual taxes it is with Federal and State aide. Chair asked where the entrance for the site would be, Mr. Bell replied they wanted it to be on Maple Crest Drive but it is a private road so they have to get a NYS DOT driveway permit access, Chair asked about lighting and security, Mr. Bell replied there will be some lighting and security cameras and fencing. Town Attorney asked if they will be tied into the grid or if it will go directly to the school, Mr. Bell answered it will go into the grid, and the school will get a credit for it. Mr. Bell acknowledged that he knows it is an eyesore now, but once it is complete, you won't even know it's there. Chair and Town Attorney thanked Mr. Bell for the presentation and informational update.

CHARLES BODINE– 108 WHITEHEAD RD – PRE-APPLICATION -

Charles Bodine-Applicant

Mr. Bodine stated he would like to purchase part of his neighbor's property to add a new driveway to his property. He is having issues with his other neighbors' footing drains, and it is washing out his driveway. He is just looking for a small piece to split off and combine with his. Town Attorney stated this is a 2-lot subdivision and lot line change. He continued that Escrows will be \$750 for him and \$1500 for the Town Engineer. Chair acknowledged to file a formal application with his signature and the neighbors.

971 ROUTE 209 – PRE-APPLICATION CONTINUED -

Steve Dolson-Representative for Applicant

Mr. Dolson explained that they were before the Board a couple of months ago, and there were comments about the driveways. Also, this is a 2-lot subdivision each lot will have an existing well and septic. Secretary explained there was a setback issue. Town Attorney further explained it was sheds that would be in the front yard when the subdivision is done, and the access would be off the side road. He could take down the sheds or move them then there wouldn't be an issue. Mr. Dolson stated that the sheds could be removed. Town Attorney suggested a public hearing could be scheduled, they should file a formal application and escrows will be \$500 for Attorney and \$1200 for Engineer. He added that it will not be put on an agenda without the escrow and to add a note that the sheds will be removed on the map.

PLANNING BOARD MEETING AUGUST 12, 2026 continued –

NEW CENTURY – NEVERSINK DR – EXTENSION -

Amador Laput-Representative for Applicant from Fellenzer Engineering

Mr. Laput acknowledged they are working with DEC (Department of Environmental Conservation) with issues with freshwater mussels. They are also working with the Department of Health (DOH) and NYS DOT (New York State Department of Transportation) to secure permits, Town Attorney suggested the Applicant or Representatives send documentation from the various entities mentioned and suggested a 6-month extension. That will bring it to the February 10, 2027 meeting

Motion made by Craig Wagner, 2nd Theresa Santiago to grant extension to New Century until the February 10, 2027 meeting.

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

MOTION CARRIED

7-11 - ROUTE 6 – CONVENIENCE STORE AND GAS STATION -

Steve Wilson-Representative for Applicant

Mr. Wilson explained they are still working out the details on the driveway with 7-11. This will have gas, a store and diesel fuel. They have submitted Site Plans, SWPPP (Stormwater Pollution Prevention Plan) and an Environmental Assessment Form. He had a chance to look at the comments from Fusco Engineering and one of them securing DOH approval could that be a conditional of approval. Also, DOT sign off they have made an application to them. Mr. Wilson asked if this could be sent to the County for review. Town Attorney acknowledged that intent was declared, it can be sent for GML-239 review and the Board could declare Lead Agency. Mr. Wilson stated they will address the comments and come back in a month to set up the public hearing. Town Attorney stated that they could come back at the September 23rd meeting to allow for the 30 days for the agencies to review. Any submissions need to be in by September 11 to get on the September 23 meeting.

MOTION TO APPROVE MINUTES

Motion made by Craig Wagner, 2nd Patrick Kean to approve minutes from July 8, 2026 meeting.

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

MOTION CARRIED

Motion made by Craig Wagner, 2nd Patrick Kean to approve minutes from July 22, 2026 meeting.

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 August 12, 2026 Planning Board meeting at 8:02pm.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk