The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, SEPTEMBER 23,2026 . 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
Al Schock-Town Supervisor
Rob Whitney-Deputy Supervisor
Todd Maurizzo - Representative from Fusco Engineering
Pledge of Allegiance

Meeting was brought to order at 7:04pm by Chairman.

Chair introduced the new Board member Luke Schock.

971 US ROUTE 209 – 2-LOT SUBDIVISION -
Steve Dolson-Representative for Applicant

Town Attorney acknowledged that all escrows are paid up. Mr. Dolson stated that it was a small 2-lot subdivision, there are 2 existing dwellings with existing septics and the plan is to put in another well. Chair asked Tood Maurizzo to go through the comments from Fusco Engineering. Mr. Maurizzo stated that the lines are hard to see and the legends are unclear on the line patterns, also markers need to be installed, a variance or two may be needed. Town Attorney acknowledged that GML-239 was not needed even though it is on Route 209; County expressed that simple 2-lot subdivisions did not need to go to them anymore. There are at least 1 or 2 variances that are needed, and suggested the Board refer this application to the Zoning Board.
Motion made by Theresa Santiago, 2nd Craig Wagner to refer 971 US Route 209 to the ZBA for area variances.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

ROOT ASTROLABE – 129 COUNTY HIGHWAY 61 – SITE PLAN REIVEW -
Jack Miles-Representative for Applicant
Lee Arthur-Applicant

Mr. Miles explained that this was a site plan for a seasonal wellness and leadership retreat. It would house like 10 guests at a time, have recreational facilities and there is an existing residence that will continue. There would also be a bathhouse with toilets, showers, and a sauna, and it will have its own septic system. Also, a yurt for gatherings, herb gardens, a fire pit and an archery range, along with 5 tents with 2 rooms each for 10 guests. There is an existing logging road that will be used to connect the driveway and where the facilities will be. He continued that 12 parking spots will be designed, and the tents will be taken down in the fall. Mr. Arthur explained this will serve executives and take out the stress of day-to-day life in nature for 3 days. Chair asked if escrows were paid up; Town Attorney confirmed yes, they were. Todd Maurizzo went over the major comments from Fusco Engineering; he stated that there was a hit in the EAF (Environmental Assessment Form) so a submission to SHPO (State Historical Preservation Office) would be required. The fire chief would have to review the plans and make sure emergency vehicles would be able to access the property. The plans would also require soils testing for the septic and a joint inspection for a perc test, and it would have to go to the OC DOH (Orange County Department of Health). Also, the bathrooms would need to be handicapped accessible. Most of the other comments are technical, and it has to be determined where to classify the project. Chair asked if the existing dwelling was on the site plan; Mr. Miles replied that it was shaded in gray on the map. Chair also asked if the location of the well was on the map, Mr. Miles answered no, Mr. Maurizzo added to show it on the map and show the distance from the existing septic. Chair asked if SWPPP (Storm Water Pollution Protection Plan) would have to be done, Mr. Maurizzo stated that anything over an acre it is pretty close; Mr. Miles stated that exact acreage is in the EAF. Town Attorney asked the distance from the Town line if it is more than 500ft, it also needed to be determined the classification of the project. Chair acknowledged to make changes and get back to the Board.

7-11 – 22 ROUTE 6 – SITE PLAN REVIEW -
Steve Wilson-Representative for Applicant

Mr. Wilson stated that it was submitted to the County, and there hasn't been a response. Mr. Maurizzo acknowledged that most of the previous comments have been satisfied. There are some technical comments that need to be handled. Mr. Wilson asked if the application was far enough, and if the comments were satisfied enough to schedule a public hearing, Town Attorney asked the Town Engineer, and he answered yes. Town Attorney explained the public hearing process.
Motion made by Theresa Santiago, 2nd Craig Wagner to schedule a public hearing for 7-11 for Wednesday, October 14, 2026 at 7pm
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

DRAGON SPRINGS – 140 GALLEY HILL RD – ZBA REFERRAL -
Town Attorney explained that a referral would be needed for a height variance for 3 proposed buildings. He suggested to for the Board to make a referral.
Motion made by Craig Wagner, 2nd Robert Luke Schock to refer the Dragon Springs application to the Zoning Board for a height variance.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

OTHER BUSINESS:
Motion made by Theresa Santiago, 2nd Patrick Kean to enter executive session and invite Town Attorney, Town Supervisor Al Schock, Town Councilman Rob Whitney and Board Secretary Amanda Schultz for possible litigation.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

Motion made by Craig Wagner 2nd Theresa Santiago to exit executive session and enter back into regular session
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

MOTION TO ADJOURN MEETING.
Motion made by Theresa Santiago, 2nd Craig Wagner to adjourn September 23, 2026 Planning Board meeting at 8:09pm.
Vote 5 Ayes: Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk