The Town of Deerpark Planning Board met for a REGULAR MEETING on WEDNESDAY, OCTOBER 28, 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

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

7-ELEVEN – 25 US ROUTE 6 – PORT JERVIS – PUBLIC HEARING -

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

**MOTION CARRIED**

Chair stated that there was written comments submitted the first by Art Trovei, he had a list of concerns regarding traffic and environmental. The second from Brian Trainor his concerns were traffic and environmental along with storm water and noise. Chair acknowledged that both will be turned over to the applicant to address the public's concern. Secretary confirmed that as of 6:30pm this evening that was all received.
Motion made by Theresa Santiago, 2nd Craig Wagner to close the public hearing for 7/Eleven.
**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

**MOTION CARRIED**

ROOT ASTROLAUB – 129 CO HWY 61 – DISCUSSION -
Lee Arthur-Applicant

Mr. Arthur stated that a full application was submitted for the September 23, meeting and clarification was asked on what type of application it was, either Campground or Camp/Conference Center. The Secretary stated that at the last meeting it was decided it was a Camp/Conference Center, but there is still issues with setbacks. He had a question about the distance from the property line for the facilities, there is a difference depending on how it is classified either accessory or recreational. There will be a meeting yurt and there is a question about how far it needed to be from the property line. Also an archery section that is in question. Further it was questioned about the sanitary building with showers and toilets that will be in front of the house, Town Attorney acknowledged that will be more to do with how far from the well, and if its in front of the home it is considered an accessory structure and will require a variance. Mr. Arthur added that there is a pre-existing shed that they will turn into a library and check in stand, this is existing in front of the house. Town Attorney stated that now that a change of use is proposed this will be subject to current zoning, so they will have to either move the shed or apply for a variance. If he wanted that Board could refer the application to the ZBA (Zoning Board of Appeals) for the variances so they wouldn't have to come back.
Motion made by Craig Wagner, 2nd Robert Luke Schock to refer the application to the ZBA for any variances needed.
**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

**MOTION CARRIED**

MOTION TO APPROVE MINUTES

Motion made by Craig Wagner, 2nd Robert Luke Schock to approve minutes from September 20, 2026, special meeting.
**Vote 4 Ayes:** Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti. 1 Abstention-Theresa Santiago

**MOTION CARRIED**

Motion made by Craig Wagner, 2nd Robert Luke Schock to approve minutes from October 14, 2026.
**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

**MOTION CARRIED**

Motion made by Theresa Santiago, 2nd Robert Luke Schock reschedule November 11, 2026, meeting to November 18, 2026.
**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 cancel the November 25, 2026 meeting and December 23, 2026 meeting.
**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

**MOTION CARRIED**

Motion made by Theresa Santiago, 2nd Robert Luke Schock to exit the regular meeting and enter into executive session and invite in Town Attorney and Secretary, Amanda Schultz.
**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 the regular meeting.
**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 October 28, 2026 Planning Board meeting at 8:02pm.
**Vote 5 Ayes:** Theresa Santiago, Craig Wagner, Patrick Kean, Robert Luke Schock, Robert Vicaretti.

**MOTION CARRIED**

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk