

The Town of Deerpark Planning Board met for a BIMONTHLY MEETING on WEDNESDAY, AUGUST 26, 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
James Farr-Farr Engineering
Pledge of Allegiance

Meeting was brought to order at 7:033pm by Chairman.

DRAGON SPRINGS – GALLEY HILL & GUYMARD TURNPIKE – FEIS DISCUSSION -

Michael Morgante-Representative for Applicant

Dan Richmond-Attorney for Applicant

Mr. Morgante explained they presented color coded map to distinguish the different structures on the property. Gray buildings are existing with a certificate of occupancy, orange have a current open building permit, yellow are proposed newly with this site plan, blue are approved by the Planning Board but not constructed, and magenta lined were covered by the 2023 court case. There have been a few changes since the last time they were before the Board. There are changes in the roads, sewage disposal area, storage sheds, parking garages, roof mount solar, site disturbance has decreased since the DEIS. Chair thanked Mr. Morgante for his presentation and asked why it took so long to come back to the Board its been about 7 years. Mr. Morgante there was COVID, ligation and meetings with both sides consultants. He also stated that there is a new Board member since the 2019 hearing. He asked the date on the map, Mr. Morgante answered August 14, Chair stated the maps they have are from July 6. Mr. Morgante added the only change from the 2 maps is a covered walkway. Chair asked if the SWPPP (Storm Water Pollution Prevention Plan) was new, Mr. Morgante stated that was in the FEIS, Mr. Farr stated he has reviewed all material. Town Attorney asked if Mr. Morgante could provide the new documentation along with the FEIS to the Board. He asked who would like it in paper and who would like digital. Theresa Santiago and Craig Wagner preferred paper, Pat Kean and Chair stated that digital is good, Secretary stated the file should have paper versions in it. Town Attorney was good with digital. Mr. Farr stated he has reviewed all documents and provided comments, he suggested that a public hearing be scheduled and if there are additional comments from the public it would be addressed. Tonw Atorney acknowledged that him and Mr. Farr were on a zoom meeting and discussed the minor changes with the applicant. He felt that the Board could move forward and suggested to put this on the next agenda for September 9 meeting and then the Board could determine the FEIS complete and discuss a public hearing for both the FEIS and the overall site plan. He continued that he has reached out to the Superintendent of Schools to reserve the high school auditorium. HE further stated that publication would need to be done, mailings sent out and a stenographer be obtained. The dates that have been agreed upon are September 30, October 7 or October 28. Chair asked if both public hearing would be held at the same time, Town Attorney replied yes because they are both related. Chair asked if there were a number of people wanting to comment what would happen, Town Attorney answered that if it gets to a time limit they would have to comeback. Chair did acknowledged that written would be accepted for a time period after the public hearing too. Chair also explained that the comments will pertain to the new proposed map and environmental impact. Mr. Richmond asked when the paper copies had to be in by, Town Attorney stated there is a 10day requirement they would have to be in the building by Friday, August 28.

MOTION TO APPROVE MINUTES

Motion made by Craig Wagner, 2nd Theresa Santiago to approve minutes from August 12, 2026 meeting.

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

MOTION CARRIED

OTHER BUSINESS -

Chair acknowledged he received a letter from Willard Schadt resigning and wondered the process for picking another member. Town Attorney stated that the Town Board does advertising and the appointing.

Motion to adjourn meeting.

Motion made by Theresa Santiago, 2nd Patrick Kean to adjourn August 26, 2026 Planning Board meeting at 7:39m.

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

MOTION CARRIED

Respectfully submitted by,

Amanda Schultz, Planning Board Clerk

