

“Minutes are not official until approved by their respective board.”

TOWN OF FALLSBURG PLANNING BOARD MEETING

February 13th, 2019

In attendance: Arthur Rosenshein, Chairman, Irv Newmark, Balsey Louckes, Michael Kirtack, Gary Tavormina, Paul Lucyk, Planning Board Members, Mollie Messenger, Code Enforcement, Paula E Kay, Deputy Town Attorney, Ken Elsworth, Town Engineer, Marybeth Bianconi, Helen Budrock, Town Planners

- Arthur Rosenshein called the meeting to order at 7PM.

PUBLIC HEARING:

1. GOLDEN GATE SUB-DIVISION – SBL# 60-1-85
 - Glenn Smith represented.
 - Glenn Smith: This is a 4 lot subdivision on Route 42. It is roughly a 12 acre parcel. It is currently vacant. It is in the REC zone which has a minimum 3 acre lot size. There are 4 lots. Each lot will have a single family house with a well and septic system. There is a proposed road with a cul-de-sac at the end built to town standards. Essentially that's it. There is a NYSEG right of way that crosses 42 and runs up the hill alongside the property. Essentially that is it.
 - Arthur Rosenshein: Anyone from the public?
 - Curtis Brock: The green on the illustration is for the homes?
 - Glenn Smith: The green is the septic system and the red is the home. Little blue dots for each well which has to be 100 feet away from each well.
 - Arthur Rosenshein: Anyone else? Public is closed
2. MOUNT OLIVE FARM – SBL# 7-1-35.13
 - Joshua represented.
 - Joshua: I just recently purchased the property. I am trying to set up a garden. There is an existing fenced area next to the house. It is shown in the picture. We are proposing to set up a 10 green houses. In order to work with the garden I need a place to store all the equipment and work areas.

- Arthur Rosenshein: Anybody have any questions?
- Curtis Brock: Joshua and I have spoke before. My home is right here. This is an easement to give him access to anybody that has purchased this property. My neighbor Christa lives here. Her father over here. Christina is on the backside over here. Our concern is for one thing my leech field is right underneath this dirt right of way. Back then the farmers only dug around 2 feet down if that. Any heavy vehicles will crush my leech field. As he is saying with the 10 green houses at 27 by 100. The pole barn and the chicken egg farm. We don't know where the chicken egg farm is being placed and what size it is. Nor do we know the proposed (inaudible). Another thing we are concerned about that isn't shown on the map is I have a large pond on my property. Christa has a large pond on her property. The dad has a large pond. This is elevated high. It actually comes up when the right of starts flat and then is a steep incline up. It plateaus up on the 36.5 acres. With that said any type of egg farm we don't know what kind of pesticides will be used. We don't know how many chickens will be out. What will be done with their manure. What pesticides will be used with the 10 buildings plus the chicken farm. All of this is shell and clay in this area. There are veins between. It doesn't saturate down. It will run between these veins. Down this right of way into our ponds. Across the street where the apartment complex that we fought for years that was okay. This is another Goliath situation we are fighting again. I didn't know when Josh told me that it was going to be this massive. If it was something like a personal farm we wouldn't mind. Also on this paperwork he states that he is an employee of Mount Olive. In order to run 10 buildings plus a pole barn, market, and chicken farm you will need to have employees. My driveway is here, across is a complex 131 with 12 apartments in front. If you want to see these pictures here. This is my home. This is from the steering wheel. We fought to have the driveways put on the other side. It didn't happen. On March 13th 2019 there was a bad accident there coming out of the apartment. The infrastructure of the area cannot sustain it. This is the next picture. This is the other side of it. The accident happened right here. The right of way is right here. Trucks coming out of here you would not be able to see.
- Paula E Kay: What we are going to need to see is the right of way and the actual deed to see how that is working.
- Arthur Rosenshein: Yes there is a lot of questions coming up.
- Curtis Brock: Another picture is from my neighbor's driveway. Again you cannot see the trucks coming out of here. You cannot see the apartment cars coming out of here. This is where the accident was. There will be even more accidents if this is granted because of operation times on here. I believe it is from 8am to 5pm Monday through Friday. Then on Saturday from 8am to 3pm. That is a lot of traffic. The area for just a small load for this driveway cannot sustain a 40 car parking lot. We don't want to see anyone get killed there. Then the run off of all these buildings will come to our ponds. We have wells. Our well is 380 feet deep. These are major concerns. We don't know what pesticides are going to be in all these buildings. This is something we adamantly oppose.
- Arthur Rosenshein: Do you know the well yield and have you had any problems with water capacity?
- Curtis Brock: The water capacity has dropped since the apartment complex.

- Arthur Rosenshein: No problems getting water?
- Curtis Brock: No problem getting water as of yet. Even then across the street there are 2 massive tanks. I believe those tanks are 300 gallons of chlorine. 2 of them. I forget how many millimeters that they submit into for the water there. Because of the system they put in.
- Arthur Rosenshein: Who owns that?
- Curtis Brock: Resnick has the property. It was sold to another group of individuals. Being that the septic system was slightly above ground and gravity fed again it went down one side. He dug 1,000 feet down but then it comes this way. Of course your waste water is feeding into where your well is at so there are 2 large tanks there. We are concerned. It won't affect you if you don't live there. Our concern is we have to have clean water. We have to have clean air. We need the tranquility of space. This is going to invade everything I just spoke about. We are opposed to this.
- Olga Basch: I say no to this because it is a quiet place. Nobody wants to smell this stuff.
- Kristen Squires: I own acreage not directly adjacent but within the sight line. We also share a water source. His pond runs into Curtis' pond which runs into Christa's pond which runs into my pond which runs into the creek. I would like to start by saying that I do believe we have the inherent right to farm. I have a hog farm myself. The scale and scope of this is not well thought out. He does request permission to start an egg farm and has not addressed that at all. If he does want to have an egg farm I do believe that Fallsburg has a 50 bird limit in the code. Not to mention the scope of this. Agriculture is my life. I managed a large scale farm for 15 years before moving up here and having just my backyard pony. The scope he is talking about is immense. Agriculture uses 100 times the water that residents do. You are talking about 600,000 gallons of water during the growing season per acre of growing crops. As Curtis touched on that was one of our concerns when Resnick was putting in the apartments. They did install holding tanks because of ladies and gentlemen on the board addressing that issue after we expressed concern over it. His issue is going to be he is going to use 100 times as much as water as any resident would. He is also on the high spot and we are going to have the run off issue. Touching on the traffic issue and expounding on it these are unposted roads. The town of Fallsburg if they are not posted people are driving 55. We never got a traffic study. We did get a water impact study with the Resnick issue. These roads are a lane and a half wide. We are talking about high density wholesale commercial traffic. The 8 to 5 thing if any of you are familiar with farming especially with livestock involved that is a 24-7 operation. Not to mention with a market garden if he is transporting wholesale vegetables to the city or Jersey those trucks are going to be running through Curtis' septic system at 3 or 4 in the morning. That's just the way it has to be. I think this is a wonderful idea but I think taking a landlocked parcel in a residential neighborhood. There are plenty of other properties on Reynold's Road that would suit this. This is a huge massive project on a landlocked parcel in a very residential area which is already overtaxed with the high density housing we currently have. Of course when he does bring the chickens from the original application but hasn't mentioned here this evening we

are going to have issues with manure management. If you are not managing it then it becomes an issue for everybody around you. Especially when you are on the high spot and then it will run off. Then it becomes a DEC issue and nobody wants to see that happen. I think there needs to be a lot more planning before this could even be remotely considered.

- Christa Bater: I live below. My father lives next door. We also own the lot next to it and beside Curtis. We just want to say we oppose it also with the same concerns everyone mentioned. It is also the traffic. The right of way is right near Curtis, myself, and my father. As well as the chickens. That situation with the smell and the removal. My entire family opposed.
- Arthur Rosenshein: Anyone else? I have to state that this will be the last public input that will be on the project unless we do a very deep environmental study that mandates it. Anyone else? Public hearing is closed. This will come up again. If you stay you will hear us.

3. WOODBOURNE SUPERMARKET – SBL# 24-3-7

- Joel Kohn represented.
- Joel Kohn: This is now a vacant piece of property beside the river. This is for a proposed super market. We received approval from this Board two years ago. We received two extensions. The code says we could not get another extension. We made another application for the exact same project that was approved before. It is on 52 before the river.
- Arthur Rosenshein: Okay thank you. Public hearing is closed.

4. CAMP MAZAH – SBL# 56-1-38.1/61.1

- Randy Wasson and Jim Bates represented.
- Paula E Kay: I just want to point out this is not on for public hearing but public scoping. Maybe Marybeth or Helen can explain that a little bit so the public understand the difference?
- Marybeth Bianconi: So Camp Mazah has submitted an application for a project that meets the requirements of the Environmental Quality Review Act. It is a type 1 under SEQR. Type 1 actions are those that may have a significant impact on the environment. They deserve additional evaluation in terms of that potential impact. The Board has reviewed the likelihood of significant impacts on the environment for this project and determined additional study is required. That additional study is in the form of a drafted environmental impact statement which has yet to be prepared. In order to prepare that draft environmental impact statement which will identify existing conditions, the project proposed, its potential impacts on the environment, then mitigation measures intended to reduce or eliminate those impacts a scoping process has to occur. Scoping is a fancy word for creating a table of contents for the environmental review. Scoping is required under the SEQR law in this time. The applicant prepared a draft scoping document and the Board commented on that document. The document is now up for public evaluation and public input. It is not a hearing per se but it is a public information session to

obtain information from the public. We realize everyone may have a lot of questions. The purpose of the scoping document is to ask the questions. It doesn't provide the answers. It is to ask the questions so the applicant will then go prepare a document that answers the questions. Tonight the intent of this conduct of this information session is for the applicant to present a little bit of information about the nature of the scale of the project. Its location. Run through the areas of potential environmental impacts briefly that have been identified. Given all of that what questions should be asked and then answered later in a detailed environmental review. To that extent how those questions should be answered. To that extent how should those questions be answered. For instance there is a traffic study proposed that is evaluating a number of different intersections and looking at how much traffic is coming from point A to point B to enter this site. Looking at those intersections and saying okay these intersections do in fact cover this site appropriately or is there another site that should be reviewed. Again asking the questions but knowing tonight there are no answers. The purpose is to ask the questions so the applicant can go do the research and conduct the environmental review and then come back with a very large detailed document that will answer those questions. That is what we have tonight. Understand what the project is and ask the questions that are relevant that should be answered in the environmental review. Tonight there won't be any answers but know in the future those answers will be back here for you to evaluate again and also to comment on the answers. Say this answer seems reasonable or I have more questions about this answer.

- Arthur Rosenshein: This will come up as item number 3 under old business. I hope the Board has comments then. We have already commented but we may have further having heard more. We will reserve our comments for item number 3.
- Randy Wasson: The project sites a total of 212 acres. The area you are looking at is on the north side of Avon Lodge Road right here. It is about 150 acres. The remained of the 212 is on the south side of Avon Lodge Road. The Neversink River is on the bottom of the page and kind of wraps around the other end of the site. If you are familiar with the area that's where the old village of Woodridge sewage treatment plant was located. We are well above it. The proposal for the camp is a sleep over summer camp for boys. Three age groups. 12, 13, 14, 15, 16, and 17. They are divided into 3 areas to keep them somewhat separate. This would be on area. Another here. And another up here. There are some central facilities because these are staff housing here. These are 5 plexes. Small townhouses. The remittable staff are back here. The camp is designed for a total of 900 people. 200 camper of each age group and then 300 staff plus family. We are basically self-contained. This is a kitchen and dormitory and a synagogue. A shul and swimming pool for this group. This kitchen will serve the other 2 dining rooms as well. One is here and one here. The shuls for each age group. They are really keeping the age groups separate. Then again staff is over here. These facilities are for both staff and campers but pool is for staff. The gymnasium for all 900 people at various times. This will have its own sewage treatment facility though we are looking at other options to accomplish that. Whether we have a system on site with discharge into the Neversink. We may look at going back to the village of Woodridge if they were inclined to accept it and it made sense to do that. This is where the village

sewage always came. It came all the way down from Silverlake. There was a large pump station that pumped everything back up through town and back to this site. We are looking at that for sewer. For water we are going to have to develop our own wells. Historically there are reports of water supply on the site.

- Irv Newmark: There is at least one good well there. Maybe 2.
- Randy Wasson: Yeah for the old hotel. The hotel was located generally in this area right here. We don't need that much water. Under 50,000 gallons a day. It will be like 35 gallons a minute. It's not like a municipal well. That's basically it. We would have a water tank up on top of the mountain here to provide pressure and flow for everybody. That's really it. It meets zoning requirements as it is presently laid out. That's really the engineering aspect of it. Jim can give you more on the environmental aspects.
- Jim Bates: If you look at the document that was online provided by the town during the scoping process we will be looking at all the different environmental aspects for bunnies, traffic, the well tests of the surrounding area, the water systems, sewer systems. We will be looking at the standard things that have to be checked under the environmental act. We will make sure we provide all that information in the EIP for the Board.
- Arthur Rosenshein: I would point out that the scoping document is 14 pages long. If you would like to add something or have something unique go ahead. It will be coming up on our agenda later.
- James Legari: You are going to have a package plant to take care of the waste water treatment. How many gallons per day at peak usage will be discharging into the Neversink?
- Randy Wasson: You're looking at about 50,000 gallons a day round number
- James Legari: Is that above or below where the town of Fallsburg discharges its waste into the Neversink?
- Randy Wasson: The South Fallsburg plant? I believe it is below.
- James Legari: So it will add to the total amount being dumped into the Neversink. On the environmental side this is going to happen during the summer time when all the kids will be here. It is also going to be on a drop year when the Neversink is operating at its lower level of discharge. Is that being taken into consideration with regards to contamination?
- Randy Wasson: Yes we are going to have to work with the DEC and the DRBC to determine what effluent levels we need to meet, what water quality we need to achieve before putting it into the river. I would note that the former plant is no longer discharging from the village. That was 750,000 gallons per day. That is not discharging. As long as they are not discharging are okay.
- Paula E Kay: There is a section in the scoping document for waste water treatment and that is something the applicant can address in the document.
- James Legari: Thank you.
- Arthur Rosenshein: Anybody else?
- Marybeth Bianconi: If anybody came here tonight and didn't get a chance to look at the scoping document it is available on the website. Written comments will be accepted through the end of February. If you want to go back and look then submit comments you still have time to do that.

- Arthur Rosenshein: We have a document from the county also which we talk about the Rail Trails. We'll be talking about that when our turn comes.

NEW BUSINESS:

1. MOUNT OLIVE FARM – SBL# 7-1-35.13 – Requests site plan approval for a market garden and chicken egg farm with (10) 27 x 100 greenhouses. Zone: REC/AG. Acres: 36.53. Location: 224 Reynolds Rd., Loch Sheldrake. Cross roads: Wade Rd. & Divine Corners Rd.
 - Joshua represented.
 - Arthur Rosenshein: I would point out for people that are concerned this is not getting approved tonight. You have raised a number of questions and we have a number of questions. We have a ways to go on this one. Mollie do you have any input?
 - Mollie Messenger: I think we need more information for the Board to be honest. There are a couple things you brought up that you want on your application that aren't on your site plan. If you want to speak to some of those that might be helpful. Do you know how many chickens you want? Do you know what produce you are going to be raising?
 - Joshua: Originally when I started the application process and I told the lady at the Building Department that I want to have chickens she wrote down egg farm. I am not proposing like 500 or 1,000 or 2,000. 50 chickens is fine for me.
 - Mollie Messenger: Just so you know whatever you tell us and the Board is what they will review. Whatever it is you think you want you should tell the Board and then they can approve or disapprove or make conditions. Whatever it is you are looking for let us know so we can navigate and review.
 - Paula E Kay: In addition to that you have provided the Board with a survey from probably when you bought the parcel. What the Board really needs is a site plan which shows all your proposed uses are on the parcel so they have a little more to work with.
 - Marybeth Bianconi: And an Environmental Assessment Form. That usually comes as part of the package so we have all the information we need to review.
 - Arthur Rosenshein: You can work with Code Enforcement as far as what we are going to need. For instance the location and layouts of the greenhouses. Potential water supplies. How many wells you are going to put in. Depending on the size of those greenhouses it may be a fairly intensive study. It is high impact. You will also need some details on the right of way. We have a ways to go. Can you tell us offhand how many square foot of greenhouse we are talking about?
 - Joshua: 4,000 square feet I was proposing. I told the Building Department that it is not going to be that much in the beginning. I will start with 1 or 2 and see how it goes. I want to have 10.
 - Mollie Messenger: You want to do that though. You want to tell us that you want 10 because this approval will give you 10 then you can go from there. Tell us what

the scope is. What do you want in the greenhouses?

- Joshua: I was going to grow cucumbers. Focus on the cucumbers so I can market them in New York City.
- Mollie Messenger: Are you looking to have a farmer's market where people come to buy from your property or only distribute?
- Joshua: Only distribute them. Then the open market garden for small stuff like everyday vegetables. That's for me and maybe friends and neighbors.
- Mollie Messenger: So a farm stand?
- Joshua: No farm stand. I wasn't expecting a retail. In the beginning it was just a hobby thing for me. I should say it is bigger than hobby because of the scale. We're talking about an acre maybe a little bit more. That's all I want. With the chickens I realize that 50 is allowed and I am okay with that. The reason I am here is because I was told that a coop house is required to have Planning Board approval. I went to Cornell Extension to get some information about the soil tests. They did the study for me. They told me that the coop house is not actually required for Planning Board approval.
- Mollie Messenger: They are because you are using them for commercial use. You are trying to sell from them which makes them commercial so it requires site plan approval. Which is no problem. Tell us everything you want to do because we don't want to find out later that you're doing something else.
- Joshua: In the future there is a yellow line that is an already fenced area and I want to use that as a garden bed for everyday vegetables. I definitely want to start with 1 green house but I'm not planning to build 10 at one time in the beginning. This is a progress thing. I want to ask for maybe 1 or 2 in the beginning. Then that's it.
- Mollie Messenger: When you have to sell all the vegetables do you have any idea what that will be like with trucks back and forth or how often you would be sending to the city or wherever? Have you looked into all of that?
- Joshua: There is going to be traffic like a regular house for me. There is no other trucks coming for delivery or supplies. I am using my car for all of this.
- Marybeth Bianconi: How would you get the cucumbers down to the markets in New York City?
- Joshua: I'm not going to be selling hundreds of cases every day. Maybe 5 or less than that a day. I don't need big cars.
- Paula E Kay: You will be driving them back and forth?
- Joshua: Yes. Only me. Occasionally there will be friends or someone who wants to visit but nothing commercial.
- Arthur Rosenshein: You're in an interesting situation. The smaller you make your layout the easier the approval will be. As it is noted that will limit you to having to come back later. If you lower your ambition now with your application to 1 or 2 or 3 then that is what we will review and that is what you will get if you get approval. However if you want to expand later you will have to come back.
- Joshua: I understand that.
- Arthur Rosenshein: It might be better to be limited.
- Joshua: I can only do so much. I am the only one. The only reason I am here is for the coop house which wasn't happening in the beginning. I know I am allowed for

50 chickens and 1 acre of garden bed without Planning Board approval and I am happy with that.

- Marybeth Bianconi: For personal use.
- Joshua: Yes that is enough for me to begin.
- Paula E Kay: The chickens are for you and your family?
- Joshua: 50 chickens will lay 4 dozens of eggs.
- Arthur Rosenshein: What can he do by right in agriculture?
- Mollie Messenger: He is in an agricultural overlay zone which allows him to also do agriculture with the REC zoning so he can't do agricultural operations on the property without Planning Board approval. With farm animals per acre you can have so many. He is probably well within his right to have a garden with the chickens. The Building Department will have to go through where the manure beds are. That they are meeting the setbacks.
- Arthur Rosenshein: He won't need us for the small things?
- Mollie Messenger: Not if he is going for that small. When he starts talking about the 10 greenhouses and the city that's when you get to a much larger operation.
- Arthur Rosenshein: So that's your option. If you want to get started for yourself you don't need us. Once you get large enough and more successful then there are many steps to go. You heard the questions people have. Start out with what you're allowed to by right and build up the trust of your neighbors it will be easy. Contact Code Enforcement.
- Irv Newmark: Where he says his leech field is to be a good neighbor you might want to help him out and do something with that. It just makes sense. You don't want to be driving by there and then there is stuff coming out.
- Arthur Rosenshein: We have developed the idea that it is going to be very limited right now. Perhaps it will come up again later. Perhaps it won't. I hope it feels better to know he is going to start small. You will deal with Mollie about permits. Any other questions?
- Gary Tavormina: The recommendation to this gentleman is to go to the Building Department and put down what he plans to do. So they know what he is going to do. 25 chickens, 1 building or 2. Then he can be limited to that at that point and he knows what he has to do as far as paperwork. Right now we don't know where we are going.
- Balsey Louckes: Right now he just wants 50 chickens and his acre of garden. He doesn't need us.
- Gary Tavormina: So he can go to the Building Department for directions.
- Mollie Messenger: Were you working with just Denise? George?
- Joshua: Denise.
- Mollie Messenger: If you want to do on this limited use right now then I would make an appointment with George or Gregg in the office. They can go through the site plan and tell you what you are allowed to use by right. From there after you are established you can come back to the Planning Board to do some of these other things. If you would like to. Otherwise you can move forward with this process also.
- Joshua: I am okay with that.
- Paula E Kay: When you do make your appointment please bring a copy of your

deed in to see them.

- Joshua: They did make a copy.
 - Paula E Kay: I want to take a look at that right of way.
 - Paul Lucy: That right of way is a big issue.
2. CONGREGATION ORAYSA – SBL# 10-1-15.4/3 - Requests conceptual review for a proposed 42 x 90 shul addition, re-approve 8 dormitories and a recreation field on an adjoining parcel. Zone: REC. Acres: 138.22. Location: 228 Todd Rd., Woodbourne. Cross roads: Budd Rd.
- Randy Wasson represented.
 - Arthur Rosenshein: I believe we can consider this one lot now. As I understand it you have approval for that (inaudible)?
 - Randy Wasson: That is correct. We filed the application back in November. All of these dormitories were approved. This is a gymnasium that was approved. There were some other things that were approved as well. Over time the camp has constructed these 3 dorms. These 3 are currently under construction and close to completion I believe. The storm water basin is in. The temporary sand filter system for sewage is here. The whole project was built out which included at the time the Oshalom housing development which is directly across the street. The sewage treatment plant is already permanent. This is a 8,000 gallons a day expandable up to 70,000 gallons a day. The approvals expired for all of the buildings that are not buildings which are these 6 buildings. Our application now includes those 6 previously approved plus an addition on the shul that is approximately 4,000 square feet. The last time we were here it was a bit more than 4,000 but we have shrunk it in this direction but wrapped it around the back. It is going to stick out 20 feet from behind the building and 30 feet to the side. The other thing the camp is looking to do which is new for this application which is they want to clear 5 acres on this parcel which is not even combined with this parcel. It would be a total of 138 acres. That's strictly for outdoor rec.
 - Arthur Rosenshein: It's woods?
 - Randy Wasson: Yes.
 - Mollie Messenger: We have been round and round a couple of different things. The plans I have are from March of 2019. Last spring when we had that preconstruction meeting. With that Planning Board approval letter we only for some reason gave approvals for dorms 4,5, and 6 to be built. Not 7, 8, 10, 11, 12, 13, and 14.
 - Randy Wasson: I misspoke before. I said these 6 and I meant these 8.
 - Mollie Messenger: Why did we only get approval for 4,5, and 6?
 - Randy Wasson: The sewage treatment plant.
 - Mollie Messenger: So we are waiting on everything else?
 - Randy Wasson: Yes. It is for 8 buildings. All previously approved. Plus the addition to the shul and the clearing.
 - Balsey Louckes: How many kids roughly?
 - Audience: I think 250.
 - Randy Wasson: Presently existing 344 people.

- Audience: 250 kids then beyond that is staff.
- Mollie Messenger: I am told the proposed build out is 620.
- Randy Wasson: Correct.
- Balsey Louckes: The reason you want to clear land is because you want to put in recreation. Make sure you put in enough parking.
- Arthur Rosenshein: How many does the sewer situation allow? 344?
- Randy Wasson: That's existing number I think. There is other systems. There is a leech field in this area I believe it is very large. There is another one. I'm not sure where it is. I'd have to go back to SPEDES permits. This one is good for 8,000 gallons a day. 50 gallons per person.
- Arthur Rosenshein: Wasn't there plans at one time to combine the project across the road?
- Randy Wasson: The transportation corporation does exist. The wells are right here. There is a well here. I think this one was abandoned. I believe this one is in use and one of these is used for the camp. The transportation corporation is for the water supply. These wells have the capacity and were tested way back in the day when the project was a whole to serve the development across the road. That is also the sewage treatment of 70,000 gallons per day.
- Jay Zeiger: The transportation corporations have run through a process with the town attorney. One for water and one for sewer. We are at the point that we are at an agreement that is ready to be signed but it can't be signed until the corporations are actually formed and the town attorney didn't want to form them until the DEC and the sewer approved the sewer plans and the Health Department and water department approved the water plans. Those approvals have been pending for quite some time.
- Arthur Rosenshein: Which leaves us with 8 buildings. Where does the DEC stand on that?
- Randy Wasson: The DEC has permitted the water and sewage treatment plant. Both the temporary plant and the proposed enlarged plant as well as the preexisting subsurface systems. They are all permitted. The expanded plant with the secondary filter was 2 years ago. I don't recall if the design was approved the DEC.
- Jay Zeiger: That is pending. Joe Burger is doing it. I think he got at least a preliminary response.
- Randy Wasson: One part is DEC permits and one part is engineering.
- Arthur Rosenshein: Ken would you help with the confusion?
- Ken Elsworth: Randy just to clarify you did a pretty extensive evaluation of all the sewer systems on the site and made a complete report. We bounced that back and forth at least two or three different times. I'm comfortable with the sewer flow from the proposed dorms but that is going to be at max. You've hit the wall on your potential max for that. Until that treatment plant comes online or gets built they can't do anything else there. What they are trying to do is capitalize on the approved septic systems in place and their capacities associated with those facilities. The dorms they are asking to do. There is a pretty extensive report that's already been reviewed and approved.
- Arthur Rosenshein: The bottom line is these 8 dorms there is capacity there or will

be by the time they are built.

- Randy Wasson: They currently have capacity.
- Audience: For what we are trying to achieve there is capacity. For the ones being built we do not have.
- Ken Elsworth: For the 6 up in the middle we don't have capacity yet.
- Mollie Messenger: You had given them approval to have 4,5, and 6 built. You can't give them approval for the rest of the plan because they don't have their septic ready to go yet or didn't at the time. There wasn't approvals yet. Then everything lapsed and they are back with a new application because they lost their approvals because of how the code is written. We asked Randy to come back to give us the site plan again to renew the approvals in hopes that by the time renew the approvals and get the time to go through you will have the treatment plant built and then they can build the rest of the dorms. They are kind of in a conundrum here the way the zoning was written. Our zoning currently says you expire after your building permits expire or after the 2 years. They ran into an issue where their site plan was vested partially but they didn't have permits for the remainder of the items there. They ended up having to come back with another new application again. This is a very weird application for us because the way the zoning is written makes them have to come back.
- Paula E Kay: What changes?
- Jay Zeiger: I was going to say that I disagree with.
- Arthur Rosenshein: Which units are we being asked to approve?
- Mollie Messenger: You already have the ones approved are already being built. You are going to tonight or the next night reapprove the remaining 8 dormitories so they can continue and hopefully eventually build them.
- Paula E Kay: And the shul addition.
- Mollie Messenger: Also this recreational area wasn't on the original plan.
- Marybeth Bianconi: Also the way the transportation corporation's law was written because it was written a really long time ago creates a chicken in an egg. It basically says the town can't approve the transportation corporation until the DEC approves the engineering plans. The DEC can't approve the engineering plans until the town approves the transportation corporation. The typical way that this is handled is the DEC will write a letter to the town saying they have reviewed the plans and that the plans are acceptable under the regulations and the town has the authorization to create the transportation corporation. After the corporation is created then the DEC will come back and issue the approval and issue the approval and SPEDES permit to the corporation. There is a work around that has been developed over the years. The regulations stay the way they are. In fact the regulations don't even talk about the DEC because they were open before there was a DEC. They mention an agency that doesn't exist anymore. This is really common with transportation corporations that you end up in a chicken in an egg. That's the work around. The DEC writes a letter to the town. It is not the plan approval but it says the plans are approvable and that the transportation corporation can be established.
- Arthur Rosenshein: Could somebody voice for me what we are being asked to approve under what contingencies? So if we do vote on it if not tonight another

note we know what we're doing.

- Mollie Messenger: Just so the Board knows the additions to this plan that were not on the previous plan are this new recreation area and they are adding this other acreage of land. I would start with that with the Board. What's going on with the recreation. Bucky wants parking. You did the combination or started the combination to combine them all. Is there more building on that parcel that is proposed later on? Is there anything else to be discussed?
- Paula E Kay: What is there that's it?
- Randy Wasson: The 5 acres?
- Paula E Kay: What you have on the plan is it? We know everything?
- Randy Wasson: Correct. Just this clearing and we will have to do a SWEPP because we are trading trees for grass.
- Mollie Messenger: Were there any other comments besides parking? Was there any concerns in that area?
- Paul Lucyk: I would like to say for the future we would like to know 5 years down the road are for the rest of the property. Will there be adequate water and sewer for the future? Are they going to say that's it for the property and no more building?
- Randy Wasson: At this time we are limited by what was approved for the permit. That also included the project across the street. I don't know if I have the exact distribution of the gallons in that final plan but the number of units and population is consistent with what was originally approved.
- Marybeth Bianconi: Was this originally approved under the old zoning?
- Randy Wasson: Yes.
- Mollie Messenger: This project is like 15 years old.
- Marybeth Bianconi: What would be helpful is now with the new camp law to have those density calculations especially now that you have that additional 5 acres. It changes the whole big picture. Put that on the plan. This is how many acres we have. Take away the environmental constraints. Do the density calculations so we can compare that. If that comes out to 900 and you are proposing 620 we know there is at least in theory room for additional growth. If you are maxed out you are maxed out but we need to see that to know what we are dealing with.
- Gary Tavormina: Can we approve the development of the ball field and the addition and not have to worry about the buildings until later?
- Mollie Messenger: I don't think you can approve the rest of the dorms until that has gone through but you can review the shul and the clearing of the other property.
- Gary Tavormina: I might want to get started on clearing the property and the shul.
- Arthur Rosenshein: They still need a permit from your office to clear.
- Mollie Messenger: Correct. That can be part of the site plan approval. I don't know if you would need another public hearing for that. Can they just move forward? Just an amendment?
- Paula E Kay: We are treating it as a new application. Technically we do need a public hearing.
- Marybeth Bianconi: This one didn't have a public hearing on this one?
- Mollie Messenger: No this is the first time it has come in.
- Arthur Rosenshein: I think we bring the planner on board and let them take care of

that. It seems we have six different directions and I think we need someone to tie it together.

- Mollie Messenger: Right now you are going to ask for a public hearing because it is a new application with new items on it. They will have to come back in April with a new application. On that new application unless everything is settled with the transportation corporation you still won't be able to approve the dorms but you can approve the remainder of the items that want to be amended on the original plan.
- Arthur Rosenshein: Just to steer it.
- Marybeth Bianconi: Something that just outlines the process.
- Arthur Rosenshein: There are so many threads in this particular thing I believe it would be behoove of us.
- Balsey Louckes: I make a motion.
 - MOTION:
 - Balsey Louckes motions to bring the town planner onto the project. Irv Newmark seconds. All in favor.
- Marybeth Bianconi: I will have something for the next meeting and you are going to schedule a public hearing for the next meeting?
- Arthur Rosenshein: That would be fine.
- Paula E Kay: Did we say April?
- Randy Wasson: Why April?
- Arthur Rosenshein: I didn't say. Whenever they are ready.
- Paula E Kay: You will be ready for March?
- Randy Wasson: I think so. I was confused by one thing Mollie said. What are we getting approval for?
- Mollie Messenger: The only things you can get approval for is the shul and the recreation area.
- Randy Wasson: You said new application.
- Mollie Messenger: This is a new application.
- Randy Wasson: So you're saying this is a new application but you can only approve that portion of the application.
- Mollie Messenger: Right. Unless an epiphany happens with the transportation corporation and that all moves in the right direction.
- Randy Wasson: So there is no chance we can get an approval on the concept of the dorms?
- Mollie Messenger: You've had an approval on the concept of the dorms for years. What is the timeline now? What are we talking about the transportation corporation? How many more years?
- Jay Zeiger: I don't want to start it and complicate something that is already complicated. We have to get pas the residential development across the street before a lot else happens. Paula asked me for a timeline of what is being worked on. We have to get past that before.
- Mollie Messenger: Your amendment in this public hearing is for the extension of the shul and the recreation area.
- Helen Budrock: It still had to be a new application. You will have to come back for an amendment for the dorms.

- Discussion.
3. GOLDEN GATE 4 LOT SUB-DIVISION – SBL# 60-1-85 – Requests a 4 lot sub-division. Zone: REC. Acres: 12.3. Location: Rt. 42, South Fallsburg.
- Glenn Smith represented.
 - Glenn Smith: The town did get a 239 review letter that designated local determination. That included a letter from the DOT which said that the DOT will commit a 42 entrance. It was suggested that we move one of the wells a little bit to get it out to the 100 foot radius so it is not in the state right of way.
 - Arthur Rosenshein: The problem with the length of the driveway?
 - Glenn Smith: One of the notes I put on the drawing was the town zoning for subdivisions recommends a 500 foot length cul-de-sac. We are 610 feet so I would like to ask for a waiver. 500 takes you right to where the cul-de-sac starts.
 - Arthur Rosenshein: How wide is the road?
 - Glenn Smith: The road is shown as 28 feet wide which town zoning requires. We'd like to ask to have the road go a little bit narrower because it is only serving 4 houses in there.
 - Arthur Rosenshein: Hard shoulder?
 - Glenn Smith: Compacted shoulders yes.
 - Irv Newmark: Has the fire department looked at that?
 - Glenn Smith: Yes they walked with AJ Pantel yesterday. The commissioner reviewed it. He is okay with it. His first question was how far this hydrant is. It is actually on Heiden Road. He is okay with the road and the cul-de-sac. He had no issues with that.
 - Arthur Rosenshein: You have 4 wells?
 - Glenn Smith: We have 4 proposed wells. I did check across the street at Greenwood Cottages they have 52 units and average 312 people and they have 2 wells. We should have no problem with water on this side.
 - Arthur Rosenshein: We don't have to do environmental on this one. Any comments from staff?
 - Ken Elsworth: Once we get this process approved we will have engineering comments and Glenn will continue with the plans. Your approval will be contingent on engineering.
 - Glenn Smith: Would the Board consider going narrower on the road than 28 feet?
 - Gary Tavormina: The standard is 24 feet right?
 - Balsey Louckes: Yes.
 - Gary Tavormina: Make it 24 feet.
 - Arthur Rosenshein: Anyone else?
 - Gary Tavormina: Do we have any elevations of the address?
 - Glenn Smith: Not yet.
 - Arthur Rosenshein: Did we decide 24 feet?
 - Balsey Louckes: 24 feet is quite the driveway for 4 homes. I would say 22 and some hard shoulders. What do you think about that Paul? It's not like a commercial road.

- Arthur Rosenshein: Is anybody good with 20 feet and hard shoulders?
 - Irv Newmark: On a 20 foot road 2 cars can pass each other without trouble.
 - Glenn Smith: Most of the town roads are 18 feet so yes.
 - Arthur Rosenshein: Ken did you have something you wanted to add?
 - Ken Elsworth: I thought we were going with the town road this. Private developments have been 2 10 foot lanes with 2 2 foot shoulders. The fire department has been asking for a 20 foot clear passage on the road. This isn't much difference with 4 houses on it.
 - Arthur Rosenshein: So what you are saying is for 4 houses 2 10 foots with 2 foot shoulders should be sufficient?
 - Ken Elsworth: Correct.
 - Arthur Rosenshein: This is similar to the rest of the tow?
 - Ken Elsworth: Correct.
 - Balsey Louckes: I make a motion.
 - Arthur Rosenshein: For approval of the project pending engineering.
 - Helen Budrock: I know you said the fire department was fine but the cul-de-sac was 90?
 - Glenn Smith: Yes.
 - Helen Budrock: I think the subdivision requires 100. Do you not have room for that?
 - Glenn Smith: Not at all. Does it say 100? We will check and see.
 - Arthur Rosenshein: Just to keep moving along. The motion was provided for 2 10 foot lanes plus 2 foot shoulders. The cul-de-sac will be whatever the town spec is. And the length of the road we are willing to waive the distance. How far did you say?
 - Glenn Smith: 610 feet.
 - Arthur Rosenshein: That is part of the motion.
 - MOTION:
 - Balsey Louckes motions for conditional approval. Irv Newmark seconds. All in favor.
4. WOODBOURNE SUPERMARKET – SBL# 24-3-7 – Requests site plan approval for a previously approved site plan that has expired for a new grocery store. Zone: MX. Acres: 0.449. Location: SR 52, Woodbourne. Cross Roads: Robbie Ln.
- Joel Kohn represented.
 - Joel Kohn: This is the same site plan you have seen before which was approved and got extensions. We have come back with everything the same. These plans were reviewed by Keystone a few weeks ago. They got DOT approval. The building plans were submitted. You can see some comments from Keystone.
 - Arthur Rosenshein: Does it need to go to county again?
 - Paula E Kay: It is a new application so yes it does.
 - Arthur Rosenshein: And unfortunately we don't do it pending. We would like to see it done but we need the county review so we can't vote. We go by our attorney's

vote.

- Paula E Kay: Again it expired and so we are starting over. Yes we can expedite the review process but we can't cut steps. That is a step.
- Arthur Rosenshein: As far as I know it is the only thing where we can't vote on it. You are almost there.
- Helen Budrock: This is the first time I've seen this. This is right next to Maurice Park? I just want a clarification as to whether or not the property line goes to the edge of the park or is the driveway beyond your property boundary?
- Joel Kohn: This is the property line. This is the edge of the driveway.
- Helen Budrock: So the park land is somewhat on your property?
- Joel Kohn: Correct.
- Helen Budrock: The only reason I bring it up is there is a lot of people who use Maurice Park. I just want to make sure it is safe for cars coming and out. Right now it is a vacant site but people are constantly walking back and forth. Just something to keep in mind.
- Gary Tavormina: It is also an access road for the state of New York. For the prison.
- Paul Lucyk: Truck deliveries. How do they get in?
- Joel Kohn: The back of the building.
- Arthur Rosenshein: He has his own parking lot in the back. What is going to happen with the building on your property?
- Joel Kohn: That has to be removed. It is removed.

OLD BUSINESS:

1. CARDINAL GROVE ESTATES – SBL# 39-1-88.6 - Requests site plan modification regarding the interior road loop from a previously approved site plan. Zone: R. Acres: 39.99. Location: Laurel Avenue, South Fallsburg.
 - Jay Zeiger and Glenn Smith represented.
 - Jay Zeiger: We were here last month and there was one item on this part.
 - Glenn Smith: The Board gave conditional final approval to this project last August when we had the single road down here with homes on both sides of it. We changed it to a loop road which is a phase 2. This is phase 1 over here. This is the Old Pines Hotel. This is the Old Pines Hotel golf course. Phase 2 we switched to a curved road and got a variance from the Zoning Board in December to locate the road 20 feet from the property instead of 75 feet from the property line. At the last meeting with this change we fit in 3 more duplexes with a total of 40 duplexes on the property. The Board was pretty much okay with this but we had a lot of engineering stuff to do. Since then we have done that and got a new SWEPP. I have comments from you from a month or two ago. This is the plan now and it is not going to change. We have the retaining wall on the side here because we are

lowering this side and raising this one a bit to get a better grade in between the homes here but other than that it is the same plan as it has been.

- Jay Zeiger: What we are asking for is an amendment to the site plan conditioned on some of our technical engineering.
 - Mollie Messenger: Glenn in our last work session you said you were changing the grading and something else is going to change again?
 - Glenn Smith: The property is sloping down this way. We lowed this upper road by 4 or 5 feet which is on the plan I submitted. We raised the lower road by 4 or 5 feet. We brought these houses down a bit and these houses up a bit so the lot better grades in the center courtyard which is the front yard of the houses.
 - Ken Elsworth: Do you want me to finish my review or are you going to make more corrections?
 - Glenn Smith: I am making a number of changes. I will get the revised SWEPP to you.
 - Ken Elsworth: So review the set you just sent?
 - Glenn Smith: Yes. What I sent to you is essentially what is right here. We just tweaked a few things.
 - Arthur Rosenshein: Mollie did you have concerns on the parking for some of these houses?
 - Mollie Messenger: The plan that I have that I reviewed on Wednesday had parking right up against the houses and in between the houses. I was concerned about getting into that whole 15 feet away from the windows.
 - Eli Brezel: You have to look at the separation. The houses that have the parking between are 50 feet apart.
 - Mollie Messenger: I just want to make sure we addressed it.
 - Eli Brezel: I am saying we know about that. We've been through that. If you look at the distance between these 2 buildings it is like it is like 70 feet. Even if we put the parking in these 4 spaces it gives us plenty of space.
 - Mollie Messenger: As long as you thought it through.
 - Arthur Rosenshein: So we will make the approval contingent on engineering. The approval will basically be an amendment to the previous site plan with the road moved to the exterior with 6 new units.
 - Glenn Smith: A total of 40 duplexes.
 - Arthur Rosenshein: And this vote will be contingent on engineering review.
 - Jay Zeiger: And (inaudible) was a part of the original approval.
 - Arthur Rosenshein: Do I have a motion for approval?
 - MOTION:
 - Irv Newmark motions for conditional approval. Paul Lucyk seconds. All in favor.
2. RAL- HAL – SBL# 60-1-56 – Site plan review for cluster #1 for an amendment to include 27 single family homes and 14 duplex homes and road location change was approved on 11/8/18. Applicant is looking for an ARB approval or referral Zone: PRD. Location: Heiden Rd., So. Fallsburg.
- Glenn Smith represented.

- Glenn Smith: We have renderings of the proposed homes. The Board said there was no landscaping plans. This is cluster 1 on Heiden Road. Heiden Road runs along the bottom. The Raleigh Hotel sits right here. What this plan shows is extensive screening along the front of the property. Screen the homes in cluster 1. The architects are preparing renderings which I was told I would have today but by 5 o'clock I didn't have them yet. The rendering we first showed had a level area. The grade goes down hill or comes up off of these houses. We took off the Belgium block things. I wanted to show that the concept is basically it is going to look like custom housing. The entire site is wooded now except for the central section so essentially this is a couple hundred plantings, trees, and shrubs shown on the front now.
- Arthur Rosenshein: Can you point to the present tennis court?
- Glenn Smith: Back in here some place. Down here.
- Arthur Rosenshein: Who do we have that can evaluate the plan?
- Irv Newmark: The trees are good. I'd like to see a double row of trees.
- Glenn Smith: That is what is there now.
- Irv Newmark: If it is a double row it is better than a single row. If one row dies out then you have the secondary row that helps a lot.
- Balsey Louckes: How many buildings will you see from the road?
- Glenn Smith: Once the trees are in you won't really.
- Balsey Louckes: The trees will never grow big enough we will see them. How many will we see?
- Glenn Smith: Probably a majority of them. The road is higher.
- Balsey Louckes: You are going to be seeing the inside. The ones at the back side of the road.
- Glenn Smith: You are going to see the road side which is the rear of the buildings.
- Balsey Louckes: That's the rear. We are going to have to spruce up the rear of the buildings. When you are looking at them from the road the back of the building has to start looking a little nicer.
- Arthur Rosenshein: We are going to see the renderings so we will know.
- Glenn Smith: This was the original rendering but it has changed now.
- Helen Budrock: Did you check the landscaping section of the code?
- Glenn Smith: I went to the Renaissance.
- Helen Budrock: That was like a sample of the plant list. There is a couple of sections of the code that go through landscaping.
- Glenn Smith: I went through a little bit. Is there a frontage issue on that?
- Helen Budrock: I know landscape area coverage not less than 15% of the total lot area should be landscaped. That is something to look at. Minimum 20 foot landscape setback. I will send you kind of a cheat sheet on it because it is in a couple different locations. The other thing is in the front you may want to consider planting the trees in a berm.
- Glenn Smith: There was some thought to berms.
- Helen Budrock: Yeah like a low earth berm because some of those trees are slow growing so if you plant them up a little bit higher it will provide more screening and give them a chance to grow.

- Paul Lucyk: How about like white pine? Something that is fast growing that is pretty dense.
 - Glenn Smith: The ones scattered through here are Colorado and white spruce.
 - Irv Newmark: No Colorado spruce. They won't live here anymore because of climate change. Anything from Colorado spruce you don't want it. No white spruce.
 - Jay Zeiger: The Sullivan County Renaissance had sent us a list.
 - Irv Newmark: That was a good list.
 - Helen Budrock: Yes it was a recommended plant list for screening.
 - Jay Zeiger: Yeah that's the list Glenn followed.
 - Arthur Rosenshein: Why don't they go with white pine?
 - Irv Newmark: White pine grows like Paul said.
 - Discussion.
 - Arthur Rosenshein: It grows in our lifetime. By the time the bottom branches grow we have the back row.
 - Paul Lucyk: They grow so fast. As long as they are shaped once in a while.
 - Michael Kirtack: Who is going to shape them?
 - Paul Lucyk: That's the thing.
 - Arthur Rosenshein: A couple of layers. The first could be the white pines.
 - Glenn Smith: So I have to address these issues with the landscaping.
 - Paula E Kay: And you need to bring in the renderings.
 - Arthur Rosenshein: Everything else is taken care of.
 - Paula E Kay: Yes.
3. CAMP MAZAH – SBL#56-1-38.1/61.1 – Review of scoping document. Zone: REC. Acres: 152.48. Location: Avond Lodge Rd., Woodridge. Cross roads: River Rd.
- Randy Wasson and Jim Bates represented.
- 4 4 HASBROUCK DRIVE – SBL# 22-2-14 – Requests site plan approval to convert a rooming house to commercial space with the first floor having a nail salon, spa and juice bar and the second floor having a fitness center. Zone: MX. Acres: 1.17. Location: 4 Hasbrouck Dr., Woodbourne. Cross roads: SR 52.
- Tim and Jay Zeiger represented.
 - Tim: The proposal is to convert an existing rooming house to a commercial use on the first 2 floors and retain a residential unit on the third floor. The applicant has been here with a sketch plan. We have done the topography. We are showing the parking in compliance with the code. We are showing some bollards at the existing entrances on 52 and Hasbrouck Drive so there is no vehicle traffic coming in. There are some tables along the tennis court and in front of the building. I have pictures of that.
 - Arthur Rosenshein: Any landscaping?
 - Tim: We didn't get to the landscaping yet.
 - Arthur Rosenshein: Let me ask about the parking. How are we looking on that?
 - Mollie Messenger: We looked at the plan. I don't know if Ken has done a full

engineering look at it.

- Ken Elsworth: No we don't have a detailed review of it yet.
- Jay Zeiger: There are 2 pieces of the parking. What we are showing is parking adequate to serve the project. We've had discussions with the Town Board about the possibility of increasing the scope of that parking for municipal use. They are still working on that.
- Tim: The issue is with the grade coming off of Hasbrouck. Just looking at it we looked at it briefly we are going to require some full material to bring that parking lot up to grade. To get it to 5%.
- Jay Zeiger: We are going to continue to look at that but we are asking for approval on what you are seeing here.
- Arthur Rosenshein: Are you changing the front of the building at all?
- Tim: No.
- Arthur Rosenshein: Do they need ARB?
- Mollie Messenger: It will need ARB for signage or if there is any substantial things done to the front.
- Tim: I didn't hear what you said.
- Jay Zeiger: For signage and substantial changes to the front.
- Tim: Two signs. One on the front on 52 and one at the entrance to the parking.
- Arthur Rosenshein: But you're not changing the exterior of the building?
- Tim: No.
- Mollie Messenger: So they need ARB for the signs.
- Gary Tavormina: Are they going to need a sprinkler system in that building?
- Mollie Messenger: There is one.
- Balsey Louckes: The two rows in the front we are closing those off? They are going to exist for the back?
- Paula E Kay: They are showing bollards.
- Balsey Louckes: You have a dumpster over here on the far side of Hasbrouck Drive here. You are going to have to come in this way. Why don't we take this dumpster and move it to the other side? If it is in between two buildings you are not going to see it.
- Michael Kirtack: That is a good idea.
- Balsey Louckes: The chain link fence part. They were nice enough to go and cut down all the trees down already before they realized they could have left all the trees there for the fence. They should have left them because now they have to do something with the fence because they're not going to get all the lights into it.
- Mollie Messenger: Which neighbor?
- Balsey Louckes: The neighbor behind the fence. There is a fence right behind the fence.
- Mollie Messenger: The Schwimmer house?
- Balsey Louckes: Yes.
- Helen Budrock: So you will be providing a landscaping plan that is sort of to come?
- Tim: Yes.
- Balsey Louckes: Then you are going to have to cut all these things down from the fence if you are going to use this for parking. They wanted to cut everything down

already so now they have to put something back.

- Arthur Rosenshein: So we need a landscaping plan. What else do we need? ARB for signs.
- Ken Elsworth: We have a few technical questions that I won't take the Board's time but we will send. The only question I have is the wrap. Are you using recycled asphalt product?
- Tim: Yes.
- Ken Elsworth: Millings then?
- Tim: That's what it is.
- Helen Budrock: I would suggest that you reach out to Sullivan Renaissance.
- Tim: We planned on it.
- Helen Budrock: They do have grants but they may be able to help you with some renderings of what the landscaping in the front to have that curb appeal. They may be able to help visualize what that landscaping could look like.
- Tim: We worked with a landscaping architect on the unfinished project across the street.
- Jay Zeiger: Do you need the landscaping plan before conditional approval?
- Arthur Rosenshein: You might as well get it done.
- Jay Zeiger: For next meeting we will have the ARB review.
- Arthur Rosenshein: ARB just for the signs.
- Jay Zeiger: You want that at the next meeting?
- Paula E Kay: You will have to go to the ARB then come back.
- Mollie Messenger: The ARB is for signs. Can we address the outdoor seating proposed in the driveway. I don't understand the comment. You have outdoor seating in the driving?
- Tim: It is not a thing we use for vehicles.
- Helen Budrock: I thought you said it was on the porch?
- Tim: On the porch also.
- Mollie Messenger: We have to talk about the outdoor seating and know how many tables and chairs we have.
- Paula E Kay: Will there be alcohol?
- Tim: No.
- Paula E Kay: Okay.
- Tim: We are showing 12 tables on the porch. People come from the juice bar and sit outside.
- Arthur Rosenshein: Would people bring food and sit in front?
- Tim: I wouldn't know but I doubt.
- Jay Zeiger: The seating is for the juice bar.
- Paul Lucyk: Say you are going to have a juice bar, nail salon. I know down the street there is sidewalks. I don't think there are sidewalks in the front. How are people going to be on the other side of the street and get into the juice bar? Is there going to be a walkway? Sidewalks?
- Audience: If you are coming from 52 they will walk right in where there is open drive right now. People can walk through on the blacktop.
- Paul Lucyk: Somebody said something about closing off driveways.

- Jay Zeiger: For vehicles not pedestrians.
- Paul Lucyk: At the same time if they have to get an ambulance or something in there. Is there going to be access to the front or are they are going to come to the back?
- Jay Zeiger: Only from the back.
- Paul Lucyk: What happens with a lot of these parking areas is people double park. There has to be access. Right through the parking lot to the staging area. You are going to have deliveries in the back too?
- Audience: Correct. There is only going to be one entrance for vehicles and that is on Hasbrouck.
- Paul Lucyk: From the back?
- Audience: Correct.
- Balsey Louckes: Putting these concrete barriers in the roadway is a bad idea.
- Tim: They are bollards.
- Balsey Louckes: They are in the ground. You are going to have to keep an area of it at least 12 feet wide or an emergency gate because you are going to have to get a fire truck to the front of this building
- Arthur Rosenshein: They could be on the road they are so close.
- Balsey Louckes: It is not that close once you are on the road.
- Paul Lucyk: You going to plug up the highway with the fire truck?
- Arthur Rosenshein: The highway is going to be closer to the fire anyway.
- Balsey Louckes: Right. Somehow you have to figure out how to get an emergency vehicle in there.
- Paul Lucyk: At least the hydrant is on the same side. Where is the next hydrant if it is not close?
- Arthur Rosenshein: There is such a thing as removable bollards.
- Balsey Louckes: Right that is something to think about.
- Jay Zeiger: Do you care if it is a removable bollard.
- Audience: I don't care.
- Gary Tavormina: Bucky do you want the upper driveway or lower driveway?
- Balsey Louckes: The upper driveway. The one after Dougie's.
- Tim: Off of 52.
- Balsey Louckes: I want it on the other side.
- Tim: That's too steep.
- Paul Lucyk: Take a look at it.
- Mollie Messenger: We will have to look at the outdoor seating plan and look at it with code for next time.
- Audience: You have thoughts to come back with next time?
- Jay Zeiger: Yes.

5 HYCHEL HATORAH – SBL# 12-1-69 – Requests site plan approval for a sleep away camp for a staff building, renovation and expansion of two existing bunk houses, replace dining hall and a proposed dormitory. Zone: REC. Acres: 50.98. Location: Divine Corners Rd., Loch Sheldrake. Cross roads: Crabby Rd.

- Jay Zeiger represented.
- Arthur Rosenshein: Helen you are on this one?
- Helen Budrock: Yes I am on this one.
- Jay Zeiger: What we are seeing here is this long term and short term plans. What we are asking for approval now is this building. This is for residential for staff. Buildings 8 and 9. The extension of this building over here. This little extension. The units 35 and 36. The extension back there. And the dining room.
- Arthur Rosenshein: So not 44, 42, and 47. Not 41. Helen?
- Helen Budrock: I had provided a comment memo back in November. It appears all of my comments have been addressed. There was a question about one of the buildings. Building 42 within the 80 foot setback. Was there a variance granted?
- Mollie Messenger: It is expired now.
- Helen Budrock: Is that pending?
- Jay Zeiger: We're not asking for approval on that so we don't have to debate the issues. We had difficulty with the code. We had a variance. I thought it was approved. They didn't do the work. The site plan was approved. We're not dealing with that tonight.
- Helen Budrock: Other than that you added the density calculations and all the stuff just to make sure everything was in conformance with the new code. All of my comments were addressed.
- Ken Elsworth: We had 13 comments that went out. Technical questions.
- Arthur Rosenshein: They have not come back?
- Ken Elsworth: No they went out the 1st of the week.
- Jay Zeiger: I told Larry and Zac.
- Ken Elsworth: They're just clarifications.
- Arthur Rosenshein: So pending engineering is alright?
- Ken Elsworth: Yes. It is clarifications on utilities and they are struggling trying to locate where everything is. We need to be clear on a couple things.
- Paul Lucyk: A while ago when I was on the Zoning Board there was there was a discussion about access to get in and out of the property. They were talking since they are in an area where there is no water source about getting access to the pool. If there was a problem with fire on the property. I was wondering if that was ever addressed.
- Balsey Louckes: They could put a road to the pool.
- Ken Elsworth: There is a sidewalk.
- Paul Lucyk: There was a discussion they would look into it. I don't know what ever happened to that.
- Discussion.
- Paul Lucyk: Is there a way of doing something?
- Jay Zeiger: That's what this was.
- Michael Kirtack: Those are sidewalks.
- Gary Tavormina: That's not wide enough for trucks to get in there.
- Paul Lucyk: That's one of the things I would look at.
- Arthur Rosenshein: They could put in gravel to widen it.
- Gary Tavormina: From this access road to the front of the dormitory. 36, 35, 34,

33. That has to expanded so the trucks can get to that pool.

- Balsey Louckes: Why can't they put some crusher and throw some grass over it?
- Gary Tavormina: I don't know if that will carry a fire truck.
- Paul Lucyk: That's only when the people are there. You still have a situation when the pool is drained.
- Arthur Rosenshein: So the emergency entrance from the dormitory over to the pool will be widened with use of some kind of crusher run.
- Gary Tavormina: Ken look over at the access road where the kitchen is. See that walkway?
- Ken Elsworth: The one going underneath the pool.
- Gary Tavormina: It comes off whatever this piece is here.
- Paul Lucyk: It says 10 by 20 covered delivery area.
- Gary Tavormina: Oh so it says covered so they won't use it. That would be a quicker way to get there.
- Ken Elsworth: The comment was get access to the pool.
- Mollie Messenger: You have all these driveways coming but I don't see any parking lots laid out. Where is everyone parking?
- Paul Lucyk: That was talked about. At certain times they park alongside the road.
- Arthur Rosenshein: There's no parking at all.
- Jay Zeiger: So you saying there is how many parking spaces?
- Mollie Messenger: None. I don't see a dumpster do you see one?
- Balsey Louckes: The dumpster is over here. All the parking is by 13.
- Michael Kirtack: If you go across from 6 and 7 it is in there.
- Jay Zeiger: It says in front of building 13 there are 40 or 50 spots.
- Mollie Messenger: That has to be delineated it can't be a block.
- Discussion.
- Mollie Messenger: Also it has to be a compactor.
- Jay Zeiger: He says there is 40 or 50 spaces there. It is not showing.
- Mollie Messenger: There really needs to be a parking table on the plan and it needs to show the delineated parking spots.
- Paul Lucyk: And how much are you going to add in the future with adding in the newer dormitories?
- Jay Zeiger: Is there parking requirements for a camp?
- Mollie Messenger: Yes.
- Arthur Rosenshein: Anything else?
- Mollie Messenger: What's your plan? Are you going to wait to go to the Zoning Board and come back? Are you taking these other dormitories off the other plan?
- Jay Zeiger: Our short term plan is to approve the 4 items I just enumerated. Our long term plan is to approve the rest of it and if and when we come back for that if we need a variance we will deal with that. I don't want to deal with the ZBA now because I don't think we need to.
- Paula E Kay: So the dorm building was the subject of the variance?
- Mollie Messenger: No that one.
- Paula E Kay: So should those come off the plan?
- Jay Zeiger: I can take them off but the Board wanted to see the whole project. I'd

prefer to leave it on.

- Paula E Kay: I believe you should go to the ZBA.
- Jay Zeiger: I don't want to go to the ZBA. I'll take it off.
- Arthur Rosenshein: I think we appreciate seeing it.
- Paula E Kay: Label it future dormitories.
- Mollie Messenger: It is tough because then it gets stamped.
- Paula E Kay: The plans will get stamped.
- Jay Zeiger: How about if we give you 2 sheets. Sheet 1 is that and sheet 2 is that. You stamp sheet 2 and then you see sheet 1.
- Paula E Kay: That will work.

6 CABANA SANDS – SBL# 20-1-4.1 – Continued review of site plan for a duplex development consisting of 76 units and recreational facilities. Discussion of traffic study and SWPPP. Zone: R. Acres: 50. Location: SR 52, Woodbourne. Cross roads: Midwood Rd.

- Randy Wasson represented.
- Randy Wasson: This is a 76 unit on a 50 acre site on Route 52. They are all duplexes so 38 buildings. Basically the 2 circles you see right here. The shul is in the middle. The swimming pool, rec facilities and so forth over here. We are under the duplex law. We meet all the setback requirement. The main entrance is right here off of Route 52. An emergency entrance is at this location. Here is Route 52 here. Loch Sheldrake and Woodbourne at the time. This was sent to the county for 239. It was local determination. We did forward it onto the DOT. The DOT have several comments. Pretty standard stuff. One was to get the permit. That we can't do until we have a contract. They are looking for some entrance design which is very standard. We have submitted the plans to Ken's office along with the SWEPP and the traffic study. Ken's traffic consultant got back to us with 3 or 4 comments. Nothing dramatic and no big issues. He pretty much agreed with the traffic study.
- Arthur Rosenshein: The problem is to the Woodbourne side.
- Randy Wasson: It flattens out on top by New Hope.
- Arthur Rosenshein: I can see from the existing driveway I can see cars pulling in and out of New Hope. What distance was that?
- Randy Wasson: In that direction 810 feet and toward Loch Sheldrake 903 feet. We can double check that.
- Arthur Rosenshein: I was using the Google Earth. I had 600 or 650. I am sure I am wrong.
- Randy Wasson: It depends on where you stand.
- Arthur Rosenshein: I was sitting in a vehicle.
- Randy Wasson: There are specific eye heights and depending on what you are measuring. We did have a public hearing on this. I believe one gentleman had a comment.
- Helen Budrock: I thought there were people from New Hope here.
- Randy Wasson: Their comments were please try to be as quiet as you can. Our response is 10 months out of the year it is dead silent. We are required buffers and

have vegetation as best we can.

- Helen Budrock: I had some comments and I want some time to formalize them into a memo. Even though you have the required buffers just to be sensitive to the folks at New Hope since you are close that the landscaping plan but it looks sparse. I wasn't sure what the extent of the existing vegetation was.
- Randy Wasson: Where do you see it as sparse?
- Helen Budrock: You had some trees and shrubs in the front. Some on the side. It wasn't clear from the plan. I would like to see it in person just to see how much existing vegetation is there just to make sure the stuff you are proposing is sufficient.
- Randy Wasson: There is some existing vegetation in the front. Here is 52 here. The landscaping in this area which is the area where the bungalow colony primarily was there is some in here. We are leaving a lot of vegetation per your approval. We are moving vegetation along the side as best we can. We have to get grading for the road. There isn't much to landscape. They are going to be looking over us I think. They have some of their own buffer space on their side as well. We could add some here.
- Helen Budrock: I was more concerned about the buffer between your property and New Hope. It was hard to tell from the plan and not being there in person to tell how much vegetation exists there is. I just wanted to be aware of that. They are good neighbors. I think the other thing I had in my comments that I will formalize that Mollie did pick up on did you do a lot coverage calculation? It says on the plan that there is 3% coverage? That sounds off. I am wondering if you did the actual calculation.
- Jay Zeiger: 3.58%
- Helen Budrock: That doesn't sound right to me.
- Randy Wasson: I will double check for you Helen.
- Helen Budrock: Can you just do the math? Break it down in terms of buildings, impervious surfaces? Just so we know how many acres you have and this is how many acres of impervious surfaces to get to that calculation? It seems like there is a lot more building area than 3.58%.
- Jay Zeiger: It seems like it. There is 50 acres.
- Helen Budrock: What's the square footage of these units?
- Randy Wasson: 26 by 56 each unit.
- Paul Lucyk: 2 story?
- Randy Wasson: Single story with full basement.
- Helen Budrock: So 1,456?
- Randy Wasson: Yes.
- Helen Budrock: How many bedrooms per unit?
- Audience: Mostly 3.
- Mollie Messenger: They build to 6.
- Helen Budrock: 6 was the maximum.
- Paul Lucyk: So there is 3 or 4 bedrooms upstairs or is that combination with the basement?
- Randy Wasson: That's on the main floor.

- Paul Lucyk: Is the full basement above ground or for utilities?
- Jay Zeiger: It will be a full basement.
- Paul Lucyk: So you will need a 4 foot knee wall with concrete? With large windows? Are you looking to utilize the basement as living space?
- Jay Zeiger: That's up to the home owners.
- Paul Lucyk: But that is what you are looking to do?
- Mollie Messenger: I imagine most of them are going to do walkouts because the grade is so crazy there.
- Audience: From the cellar?
- Mollie Messenger: Have you seen the grade issues you have?
- Jay Zeiger: If code will allow them to add bedrooms post closing or prior.
- Ken Elsworth: 6 max.
- Gary Tavormina: Do windows replace a bilco door?
- Mollie Messenger: You mean egress windows?
- Gary Tavormina: The last comment we had from the Building Department each basement had to have access to a bilco door.
- Mollie Messenger: They don't have to have access. If they put living space down there for a bedroom it has to have egress windows if not a door. What we've been doing on the projects moving forward is taking a section through the property so the Planning Board can see what houses are going to sit. Where your drop offs are. Where the next loop is. We have been having a couple problems with a couple different projects because they develop, they get approved, they go to build then they have to come back for a whole regrading plan because it wasn't what they thought. This one has a huge grading difficulty. Especially when you come back for the building review for what each one of the buildings is going to look like.
- Paul Lucyk: Each house has just 2 parking spaces for each unit?
- Jay Zeiger: The requirement is 2 and a half for each building but we are putting 2 by each house. Then the half is going to be spread throughout.
- Randy Wasson: We have parking at the shul. We have parking at the swimming pool. Each house has 2.
- Mollie Messenger: There's no caretaker on this one?
- Balsey Louckes: There will be for sure.
- Randy Wasson: At this point no.
- Paul Lucyk: The parking spaces are far away from the house? Even in front there is a break?
- Randy Wasson: They are 15 feet from the house. I had a question. If the windows are a certain height?
- Mollie Messenger: 6 feet.
- Randy Wasson: If the bottom of the window is 6 feet above the ground or more how close can you be?
- Mollie Messenger: You can come up to the building then you are 6 feet away. You have to meet that dimension. You can't pull right up to the building or then you are 6 feet away.
- Jay Zeiger: You have to be 15 feet from the window?
- Mollie Messenger: You have to be 15 feet this way. Then vertically 6 feet.

- Randy Wasson: Either or?
- Mollie Messenger: No both. You can't have a window here and park underneath it.
- Randy Wasson: If I am 15 feet what if my window is here?
- Mollie Messenger: If you are 15 feet away you can put windows where you want.
- Randy Wasson: If I have a window that is 6 feet and up can I be like 5 feet off the house? Do I have to measure the diagonal and get 15 feet that way?
- Mollie Messenger: I don't remember what the code says but your window would have to be 9 feet in the air to be 6 feet from the curb.
- Randy Wasson: So you're saying add the two dimensions?
- Mollie Messenger: I'm going to have to look at the code again. In general they are going to put the foundation windows in anyway because everybody puts windows in the basement so everyone is 15 feet away.
- Jay Zeiger: To be safe let's have 15 feet.
- Randy Wasson: We have 15. Sometimes you can put the windows on the sides of the buildings.
- Mollie Messenger: You can move the windows back.
- Arthur Rosenshein: Have you seen the report on the traffic? It has something about the speed measurements and the distance.
- Randy Wasson: Yes I did see that.
- Arthur Rosenshein: On the DOT report it says the applicant will be required to construct the side walk. What's going on?
- Randy Wasson: My understanding it is like an automatic comment. I called Sean Murphy. I asked that question. This is kind of out in the middle of nowhere. He said he would look at that. I told him it makes no sense to do this where we are. We may have to be out on the highway right of way for the sidewalk. The short answer to the question is they are taking a look at it.
- Arthur Rosenshein: Whenever we have a situation on a state highway they are going to require a sidewalk? Is that a new rule? Who made it? Where did it come from?
- Randy Wasson: I don't know.
- Mollie Messenger: We have had it on the last couple of projects.
- Michael Kirtack: Let me just say what I've been saying for years. We're doing all of these projects and they end up connecting. Eventually they are all together. We have been down here on Pleasant Valley Road for how long saying we need sidewalks.
- Arthur Rosenshein: I wish we had done it. I agree with you. It just suddenly appear.
- Michael Kirtack: Maybe they are doing for the future saying all these projects are joining let's put sidewalks in.
- Arthur Rosenshein: Like Randy says though it is isolated.
- Michael Kirtack: I know that but eventually it is not isolated. All of these projects start out isolated but eventually they are not isolated. Look at Laurel Avenue.
- Helen Budrock: It is a policy change coming from Albany called Complete Streets where the DOT is required when they do any kind of review or project to look at not just accommodating vehicles but bikes, pedestrians, other modes of transportation.

- Michael Kirtack: We talked about that the last time. You said we could form a group to put in place.
 - Helen Budrock: That's a bit different.
 - Michael Kirtack: I am just saying so we can get the sidewalks where we do need them.
 - Arthur Rosenshein: Should we make the requirements of town roads the same way?
 - Helen Budrock: I think that was something discussed in concept. Have some sort of a sidewalk district. Or some sort of mechanism for the town code. To be continued.
 - Randy Wasson: They can say that for every project but that doesn't necessarily apply. It depends.
 - Michael Kirtack: That is what I am saying you have to start somewhere. People are walking all over.
 - Paul Lucyk: With the grading plan you have a 6 foot area where people can walk. Even if it is not concrete so they can walk or drive a bike. Especially with some of these other roads there is no place for people to walk and you have cars coming both ways.
 - Randy Wasson: The other thing they say is it has to be ADA compliant and they start getting into slope issues.
 - Arthur Rosenshein: The internal pathways also.
 - Randy Wasson: We do have that.
 - Helen Budrock: Could you also do the calculation of the common areas and the recreational facilities? I know 1.3 acres is what is required and I think it is on the first street but in terms of calculating what you actually have instead of just what is required?
 - Jay Zeiger: I think in the duplex law there is a section you have to have.
 - Arthur Rosenshein: I guess this all means we can't approve it tonight.
 - Jay Zeiger: Is this something you are going to want the planner to prepare a proposed resolution for?
 - Mollie Messenger: You still have to do the architectural and the elevations.
 - Paula E Kay: You will have to see Helen's comments and then respond to them next meeting.
 - Randy Wasson: The architectural is this Board or the ARB?
 - Mollie Messenger: You will come to this Board for it. You have to show us the elevations. How it is going to portray on site. You say you're not doing walkouts. I don't know how that's possible. Any of that kind of stuff. Are you changing the name again?
 - Arthur Rosenshein: Okay.
- 7 BROOKSIDE ESTATES – SBL# 49-2-16 – Requests site plan approval for a parking pad. Zone: R. Acres: 8.40. Location: 61,69,75 Laurel Ave., So. Fallsburg. Cross roads: Pleasant Valley Rd. & Roosevelt Ave.
- Randy Wasson represented.
 - Arthur Rosenshein: I thought we said we couldn't do this.

- Michael Kirtack: We told them they couldn't do it.
- Arthur Rosenshein: I thought we decided it was not going to be a street. I thought we did away.
- Michael Kirtack: We did. We told them they couldn't use it.
- Mollie Messenger: I went back and looked at the setbacks. It is only shown as a 1 way street. They got rid of the parking lot entrance that you are looking at.
- Michael Kirtack: Isn't that the one they built without permission?
- Randy Wasson: Yes.
- Michael Kirtack: We told them they couldn't have it.
- Randy Wasson: Originally it was an issue during the public hearing with the light. That was taken care of. There was concern with the highway culvert. That was extended. It was extended with the Highway Superintendent.
- Michael Kirtack: We told them we didn't want another entrance coming out on Laurel Park. We voted not to allow another entrance onto Laurel Avenue.
- Gary Tavormina: That is in the minutes. We resolved that issue in November.
- Randy Wasson: I know you didn't like it.
- Michael Kirtack: We didn't like it because we didn't want another exit onto Laurel Park.
- Discussion.
- Randy Wasson: He may do something with it because it is paved. He will have to do something. Put a fence. Okay. The parking here we got the variance from the Zoning Board. The portion of this is less than the 35 foot setback. All of the parking you see are the 4 spaces then the 14 spaces were granted by variance.
- Michael Kirtack: We had no problem with any of that as long as there wasn't an exit.
- Randy Wasson: Then we are eliminating this exit.
- Michael Kirtack: That's what they told us the last time too.
- Arthur Rosenshein: That's easy then.
- Balsey Louckes: As long as I see the gate taken out of there. Put a chain link fence up.
- Randy Wasson: Yeah we will just extend this.
- Balsey Louckes: I don't know if they have a fence there or if they got the parking permit from that guy's house?
- Randy Wasson: Not where it is now.
- Balsey Louckes: If not make sure make sure it isn't near the fence.
- Paul Lucyk: Where is the fence?
- Balsey Louckes: On the side near the neighbor's house.
- Randy Wasson: There is a gate there now.
- Arthur Rosenshein: Motion to approve the parking plan with the condition that the exit disappears?
- Balsey Louckes: And the gate disappears.
 - MOTION:

- Balsey Louckes motions for conditional approval. Irv Newmark seconds. All in favor.