

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

**TOWN OF FALLSBURG PLANNING BOARD MEETING**

**April 8, 2021**

**In Attendance: Chairman Arthur Rosenshein, Gary Tavormina, Paul Luyck, Irv Newmark, Cody Vegliante, Planning Board Members, Mollie Messenger Code Enforcement, Helen Budrock Town Planner**

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

**Arthur Rosenshein: Lets begin the meeting with a motion to accept the minutes of the prior meeting.**

**Paul Lucyk: Motion.**

**Irv Newmark: Second**

**Arthur Rosenshein: All in favor.**

**PUBLIC HEARING: 1 JACOB VAN GINKEL – SBL: 16-1-32.5**

Arthur Rosenshein: This one we had last month, there was a mix up.

Jacob Van Ginkel: We wish to build a pole barn on our property. Its our permanent residency. We want to have a barn for storage of our vehicles, machinery for my work, a place to have some space to do projects in the winter, keep things safe and locked away.

Arthur Rosenshein: Is there anybody from the public that has anything to say? Public hearing #1 is closed.

**PUBLIC HEARING: 2 YEHUDA FINK – SBL# 22-2-22**

Yehudah Fink: They are looking to open a medical facility in Woodbourne. 423 Route 52 in the shopping mall next door to the pizza store. Looking to open a facility for additional covid testing and any other emergencies that are in the area we should be able to service them.

Arthur Rosenshein: Anybody that wants to ask questions? Public hearing is closed.

**PUBLIC HEARING: 3 HAL SIMON – SBL# 35-6-1.3**

Hal Simon: Good evening. I’m looking to open a bike rental shop in the place at 194 Main Street, Hurleyville, that is currently the Party Master building, I’d be renting some space in his facility. The purpose is for the community to get recreation and fitness along the Milk Trail on the O&W Rail Trail.

Arthur Rosenshein: You’ll have bikes, and what else?

Hal Simon: Renting bikes, roller skates, and in the winter snow shoes.

Arthur Rosenshein: Anybody here with questions or comments? Public Hearing is closed.

**PUBLIC HEARING: 4 SKWERE MOSDOS – SBL# 58-1-24 Abraham Mizrahi**

Abraham Mizrahi: My name is Abraham Mizrahi, I am the GC of this project. Its basically for, they have four buildings for a dorm in the girls camp and they would like to replace it with a new building. The size of the new building will be 32 x 240, but the concept of the building is its going to be the same size. The bedroom square footage will be exactly the same. Until now they had four buildings which used to be open. To get to a bedroom was connected directly to the field. There were no hallways, no extra space. What they want to do is take the square footage of the bedrooms and put it in a new building and add to the extra space for hallways and bathrooms. They only had two bathrooms per building and they want to add additional; a handicap bathroom and more bathrooms. Off of the 240, 40 of that would be a deck.

James Park: Is there any changes to the fire egress?

Abraham Mizrahi: On the one side of the building it will be even with the ground. Its on a slope of a hill. One side will be egress with up, no ramp needed, just go out. the other side of the building will have one flight of stairs, one floor down.

James Park: I understand the planning board should review the fire egress of two means of egress. As long as that's matched I think that's fine. I'm not too familiar with New York, I'm an architect from New Jersey.

Arthur Rosenshein: We still need to get fire trucks in and out. That's fair. Anybody else who has a question? Public hearing is closed.

**PUBLIC HEARING: 5 LAUREL LEDGE VILLAS – SBL# 36-1-23**

Isaac Weinberger: The project is 370 Laurel Ledge. Over the heavy winter we had a collapse of the existing community room. Were looking to rebuild, retain the basement, and rebuild the basement with an additional 1,085 square foot to meet current demand of personnel within the community. Basically theres a deck in the back, we're making the deck smaller by 12 feet and replacing that 12 feet with enclosed new Shul that we would like to rebuild. There's no impact on vehicular impact or traffic and its not encasing any area. We would ask the board to look at the application so it can be rebuilt back in time for the summer.

Arthur Rosenshein: We'll see if we can. Any more? Public Hearing is closed.

**NEW BUSINESS: 1 JACOB VAN GINKEL – SBL: 16-1-32.5 Requests Conceptual Review for a proposed 40'x 60' pole barn. Zone: REC, Acres 4.71. Location: 145 Leins road, Woodbourne.**

**Jacob Van Ginkel represented.**

Arthur Rosenshein: You've already answered the big question, its not a commercial building it is for your own personal use, correct?

Jacob Van Ginkel: Correct.

Mollie Messenger: Theres no violations on the property. It seems to meet the setbacks. The only thing, I wanted to make sure this would not turn into a repair garage of any kind, it is for private use only.

Jacob Van Ginkel: Private only.

Irv Newmark: It's a dead end road with not too many people.

Jacob Van Ginkel: Right. I think Robert, the immediate neighbor called in to the Building Department.

Arthur Rosenshein: There was one favorable one.

Jacob Van Ginkel: The immediate neighbors both are fine with it, they know we are developing the land and chain sawing and working out in the land.

Arthur Rosenshein: Questions? It's a type 2 SEQR so we don't have to do further on that. I would entertain a motion for site plan approval for a 60x40 pole barn.

Irv Newmark: Motion.

Paul Lucyk: Second.

Arthur Rosenshein: All in favor. Unanimous.

**NEW BUSINESS: 2 YEHUDA FINK – SBL# 22-2-22 – Requests site plan approval to open a medical office in an existing store front. Zone: MX. Location: 432 SR 52, Woodbourne. Cross Roads: Robbie Ln.**

**Yehudah Fink represented.**

Yehudah Fink: We started the demolition for it.

Arthur Rosenshein: I noticed. Are you doing anything to the exterior?

Yehudah Fink: No, just changing the windows and doors and probably painting it to make it look a little nicer. I was planning to work with one of the local that work with signage and bring it to a board meeting for approval before we go forward but we do want to bring it up to todays standard.

Arthur Rosenshein: What about waste disposal?

Yehudah Fink: Around the corner, this is a corner lot, there is a gated in garbage dumpster.

Arthur Rosenshein: There is a municipal parking lot.

Yehudah Fink: Except for the municipal parking, by the side of the pizza store he has a part where there is parking. I included that in the lease as well. I should be able to have additional spots.

Arthur Rosenshein: Deliveries?

Yehudah Fink: Its on the side, not the front. There aren't many deliveries but it will come UPS and we have a back entrance to take deliveries.

Arthur Rosenshein: Okay, it gets a little crowded in summer.

Paul Lucyk: On the picture on Google Maps, is it the building that is closest to the sidewalk, or the one towards the back?

Yehudah Fink: Theres a pizza store on the corner. In-between a restaurant and the pizza store.

Helen Budrock: Sandwiched between Citrus Café and Pizza.

Yehudah Fink: Right.

Arthur Rosenshein: I was hoping it was the pizza store and we could get the exterior fixed.

Yehudah Fink: You probably will because at least the side of the pizza store should look decent for parking.

Mollie Messenger: The only thing we don't have is a 239 review, so if we do a conditional approval we'll have to do a 239 review on it pending. The only thing I have, the current owner doesn't take care of the garbage at all, we need to make sure it is properly enclosed and gets shut and taken care of.

Arthur Rosenshein: The 239 review is a county review is a county review and its triggered by the fact that it is on a state highway. Before we give final approval we have to send to the county an application what youre doing, we will get the reply back and I think with the permission of the rest of the board, if there are no adverse comments by the county, we will pass it pending the county review. If it comes back with anything substantive then we will have to have another meeting.

It's a type 2 action, we don't have to do anything environmental on it. With the condition pending 239 review I would ask for a motion to approve site plan approval.

Mollie Messenger: Arthur to clarify, if you are doing things to the building you may have to go to the architectural review board, with the signage and/or you painting out of the color pallet or doing something to the façade then you will have to go to that board as well.

Helen Budrock: That should go as a condition.

Arthur Rosenshein: I'll add the ARB also if there are exterior changes. Pending both, but assuming you come back with no great negatives you will not have to come back. With those two conditions in the motion, who would like to make it?

Gary Tavormina: Is he using the municipal parking lot?

Arthur Rosenshein: He has some spaces along the building.

Gary Tavormina: I Know the garage. Theres not that much space there.

Arthur Rosenshein: But the municipal lot is right there.

Mollie Messenger: Yes. He will use the municipal lot.

Arthur Rosenshein: Lets try making the motion this time.

Irv Newmark: Motion.

Cody Vegliante: Second.

Arthur Rosenshein: All in favor raise your hand. Majority in favor, motion passed.

**NEW BUSINESS: 3 HAL SIMON – SBL# 35-6-1.3 – Requests site plan approval to open a year round bicycle, skate and snow shoe rental shop in an existing building. Zone: MX. Acres: 1.03. Location: 194 Main St., Hurleyville. Cross Roads: Cunes Rd.**

**Hal Simon represented.**

Arthur Rosenshein: I have to say I have a personal interest, I use a bike path and it is getting busier. Is there any way, over the long run, you could get ice cream there? I keep trying to get an ice cream shop there.

Hal Simon: I have hopes of doing that but probably not this season. This season I may just do a chest freezer and then next season we'll be doing some ice cream.

Mollie Messenger: This one also needs 239 review so it would have to be pending that because it is on a county road. The only other thing, this is off the beaten path. I was wondering if you were thinking of signage by the rail trail or elsewhere, because off-premise signage we don't have in Fallsburg, so I wasn't sure how you would direct people to your shop.

Hal Simon: I don't want to do any off premise signage. Eventually we'll apply to put a sign on the exterior of the building, but really its going to be word of mouth, social media, that'll be my marketing campaign. The SCVA, etc.

Mollie Messenger: Same thing applies if youre doing something to the building. Is that just a block building? Nothing to it?

Hal Simon: Nothing to it. And I'm taking a small portion.

Arthur Rosenshein: I would recommend you have some signage. So people can drive by and see a bicycle rental.

Hal Simon: On or near the trailhead?

Arthur Rosenshein: I don't know whats permitted, but on the building.

Hal Simon: I have full intention on putting signage on the building.

Arthur Rosenshein: And see about, because you may think people or visitors will not know.

Hal Simon: Thank you for the advise.

Arthur Rosenshein: With the 239 review we would approve use of the site plan pending 239 review. You wont have to come back unless theres a negative in there?

Paul Lucyk: Motion.

Irv Newmark: Second.

Arthur Rosenshein: All in favor raise your hand. Unanimous.

Hal Simon: When would I be notified about the approval?

Mollie Messenger: We can put it in tomorrow, so it will take a week or so for that to get back. There's not an adverse so it would probably be a local determination, is what we're hoping for. You can work with the building department on what you need with your actual building because you'll need an operator's permit.

Hal Simon: Thanks so much everybody.

**NEW BUSINESS: 4 SKWERE MOSDOS – SBL# 58-1-24 – Requests site plan approval to demolish 4 buildings and replace them with one dorm building with the same square footage. Zone: REC. Acres: 78.26. Location: 1123 Glen Wild Rd., Woodridge. Cross Roads: Davos Rd.**

**Abraham Mizrahi represented.**

Mollie Messenger: Camp Skwere, the site plan was a little confusing as far as it had 5 buildings highlighted on the existing plan but then only 4 are going to be demolished. And then the lot coverage went up 3% which I didn't understand, so there's a lot more that should be there. But, the bedroom count, you're going from 54 beds to 80 beds and more bathrooms. Camp Skwere in the past had not followed through with construction as quickly as we hoped in the past, and we had to do temporary stuff, what I am asking is the timeline on the project and a lot more information on the building and the replacement and what's existing and the utilities.

Abraham Mizrahi: I'll go one by one. Demolition, one building was moved away I guess, they told me that last season one was moved away which is why we have only four buildings that I am applying to remove. The square footage, I only took it from the four buildings which are still there, not the five buildings. One building close to the new lunch room, brick building, was taken last year. Square footage, being that we will have a better layout, yes, I will have additional space per bed. They had some years between 54 and 59 beds total. In my new layout I should be able to put in a total of 80 beds. What they can put in I don't know but it's not because they have increased room space, room space will be the same as it was. They are increasing hallway space, which they never had a hallway someone could walk in, they had it so someone would walk from the outside, field into the bedroom. The additional space will be bathrooms which they had about 1 bathroom for every 15 kids, now they will have 1 for between 5-6. One additional thing they're adding in is a 40x32 deck between the two bunk houses. It's basically going to be two bunk houses with a deck in the middle, but it's going to have a continuous roof on top of that. In terms of time scheduling I'm not familiar because it is a new customer, if they are not paying it will take forever –

Mollie Messenger: I meant are you looking to do it this year or next year?

Abraham Mizrahi: I don't think this year, I told them I was to start in September. For me a job like this should take 3-4 months, depends on the winter. If we start in September I should have winter problems

because foundation will be up. If the financials will be there for me I should be able to deliver the project by February, about four months.

Arthur Rosenshein: There was a question about fire entrance and exits. Would we want the fire department to OK the project if they can get in and out easily?

Paul Lucyk: Most definitely.

Abraham Mizrahi: Makes sense. There's a driveway right there next to that building where the building is going to be. That makes sense for the fire department to come in. The egress will be on the plans. The plans are not good, they were made in a day and a half for the planning board, I will have a detailed plan on every aspect of the construction and all the codes needed for that type of use.

Arthur Rosenshein: And you'll have a letter from the fire department etc, Mollie anything else?

Mollie Messenger: I know you're just here for the building, but when you come for a change to the whole site plan the Planning Board looks at the site plan in whole and we've been asking for that entrance to get cleaned up and that brush taken care of and a new entrance sign that show where the buildings are. That will be part of the fire department review, we've wanted to add a map that shows where the units are located so the fire department has better access to that. One of the things the planning board has always talked about and the residents is none of the buildings are painted on the road side. Perhaps you can talk to the owner to see what the schedule is to clean up some of the older buildings, get some paint on them, a little bit at a time. These are all things that when you go through the site plan that's in their purview.

Abraham Mizrahi: I have paint on the outside buildings, cleaning on the front doors, its not clean by the gates?

Mollie Messenger: Theres a lot of brush and the site distance is bad.

Arthur Rosenshein: Is the code enforcement going to be inspecting the premises and come up with a punch list for us?

Mollie Messenger: Yes, George was out there and talked to Mr. Hersh. We can do that in the mean time also.

Arthur Rosenshein: Yeah, that will give us a check list on what to finish.

Paul Lucyk: I think he said hes going from 58 to 80 bedrooms, is that correct?

Mollie Messenger: Beds. Beds.

Paul Lucyk: Okay, because I want to make sure there is enough septic.

Irv Newmark: I think they hooked into the Village. I think they pump the sewage to the Village of Woodridge.

Paul Lucyk: Is there any fire hydrants, or the last one is by Hershewski?

Irv Newmark: The last one is by Hershewski.

Paul Lucyk: Theres no ponds or anything where theres water. Thatll be reviewed by the fire department.

Irv Newmark: They should contact the commissioners. One of the commissioners will look at it with the fire chief to make sure a truck can get in behind that dining hall.

Paul Lucyk: It used to be come in loop around and come out by Saul's house. I believe that is closed off. Can firetrucks make the loop? These are things that when you have a building that big it needs to be looked into. This is masonry or wooden?

Abraham Mizrahi: Wooden structure, but one floor.

Mollie Messenger: Is there a basement?

Abraham Mizrahi: I don't have that plan done but I guess half the building will have a basement because its on a slope and I want to have one level for the entire dorm. I don't want steps or ramps because of handicap accessibility.

Mollie Messenger: The board will probably want to know if the basement will be used for living space, playroom, classroom, any of that.

Abraham Mizrahi: No plans but if it will be used I will have to come back. I don't think they're going to use it.

Arthur Rosenshein: Well put that on the site plan; there's no use intended then we'll know if there's change.

Abraham Mizrahi: Okay I am putting it in.

Paul Lucyk: Is there a rendering or something so we can see the height and how far off the road or path it is?

Abraham Mizrahi: You have the rendering of the building.

Paul Lucyk: No just a red square box.

Helen Budrock: It was in my packet. Labeled A1.

Abraham Mizrahi: Its not final because I didn't have a surveyor mark the details of the topography.

Helen Budrock: And Paul they will have to come back with a more detailed site plan but at least you have the rendering.

Paul Lucyk: Okay, and let them test for rock, its all rock up there.

Abraham Mizrahi: If it's all rock I'll end up without a basement.

Arthur Rosenshein: Anybody else?

**NEW BUSINESS: 5 LAUREL LEDGE VILLAS – SBL# 36-1-23 – Requests site plan approval to replace the community building and add 1180 square feet. Zone: R. Acres: 40.36. Location: 370 Laurel Ave., South Fallsburg. Cross Roads: Brickman Rd.**

**Isaac Weinberger represented.**

Isaac Weinberger: Isaac Weinberger here, general contractor representing Laurel Edge on the rebuild of the collapsed shul.

Arthur Rosenshein: Seems like you had a lot of company in that this winter.

Isaac Weinberger: Little more than it could handle. The building was built in 1995, its considered congregational, it's the community room in the shul for a 72 bungalow colony. Apparently there was an existing building approximately 40x100, with a big deck in back currently where it collapsed and we are able now to do an addition we opted to do a smaller deck size and take in another 12 feet which adds up to 1,185. Its not adding more footprint to the basement, the basement is staying as is. We demolished the building, we have the floor deck prepared to move to the next phase of rebuilding. I would ask the board to consider the extending of the shul, put something nicer and more up to date to enhance the entire community. Its not going to add vehicular traffic in impervious areas, were not adding impervious areas.

Mollie Messenger: The issues are it is unfortunate that it fell, we had all the information for the original building permit and it was all constructed correctly but the snow load was too much. I know they didn't have a proper site plan but because the building is going back in generally the same location I asked them to send an areal photograph of where that addition they were talking about. Its inward, toward the development, its not impeding traffic or taking away from parking. Im not opposed to the building but were looking for developments to put up signage to show where unit numbers are to help the fire departments. I also would request that the dumpster area on Brickman Road gets the right enclosure and screening because a couple of times in the summer its exploded and theres dumping. So we want to get that cleaned up and get a real enclosure around the compacter and dumpster. Im hopeful the board can work with these folks and get a couple items in return.

Isaac Weinberger: I would entertain that and get that done. Did you develop a protocol of how you would like to see the units numbered and do you have something we can follow?

Mollie Messenger: Generally they take a site plan, or almost a cartoon picture and put numbers on it so it is graphically easy for the fire department. At the entrance of the colony, on Laurel Avenue.

Isaac Weinberger: What size would you go for?

Mollie Messenger: A legible size.

Isaac Weinberger: There are 72 units.

Mollie Messenger: You'll want to work with a sign person. make it look nice and something you like. It doesn't have to be right on the road but it does need to be by the entrance by Laurel.

Arthur Rosenshein: Mollie would it work for you if we make condition of CO the signage and the dumpster?

Isaac Weinberger: I can get to Greg or Mollie next week and open it simultaneously while we get our building approved and get it up.

Arthur Rosenshein: Were looking to give you approval tonight but you cannot use it until you take care of a few of these issues.

Isaac Weinberger: Which is condition to CO to get the dumpster and signage. We will take care of those two issues without objection.

Arthur Rosenshein: And it is type two SEQR so we don't have to do anything on it. With those two conditions I would entertain a motion for site plan approval.

Gary Tavormina: Do we have a rendering of what the building will look like?

Isaac Weinberger: This is existing and this is what were adding. That's the front, vertical siding.

Arthur Rosenshein: Anything further? Then with prior condition I would ask for a motion.

Irv Newmark: Motion.

Paul Lucyk: Second.

Arthur Rosenshein: All in favor raise your hand. Motion passes.

**OLD BUSINESS: 1. NEW PINES – SBL# 39-1-88.1 – Requests site plan amendment to relocate units 1 and 2 and the caretaker's unit. Amendment to include the increase in units from 75 units to 79 units. Zone: R. Acres: 45.01. Location: Laurel Ave., South Fallsburg. Cross Roads: Laurel Park Rd.**

**Jay Zeiger represented.**

Arthur Rosenshein: Anything Mollie that is lacking between this and approval?

Mollie Messenger: Helen and I talked about the resolution and I felt it is fine.

Jay Zeiger: I Had a question about the resolution.

Arthur Rosenshein: Did everybody get the resolution?

Helen Budrock: It is the standard site plan approval resolution with the standard conditions with the exception of the last one which Jay is referring to that currently states that a site visit field check will be made by staff to ensure all proposed recreational facilities have been built prior to an issuance of certificate of occupancy.

Arthur Rosenshein: It should be C.

Helen Budrock: It should be C, Jay noted that too.

Jay Zeiger: I have no objection, we're going to build recreation that we committed to build but without studying the site its never be that everything is going to be built before the houses. The project is going to be built in phases, were not going to build a playground in phase 2 when the houses that are built are all in phase 1.

Arthur Rosenshein: I don't believe we have a phasing plan.

Jay Zeiger: Not necessarily a phasing plan, but theyre not building 78 houses on the same day.

Arthur Rosenshein: But not having a phasing plan how do we schedule it with recreation? There isn't that much recreation, that was one of the issues. Youre not looking at a large amount here.

Mollie Messenger: The Braisel brothers usually build the entire thing, and do recreation right along with all the homes. The way they build is everything is almost done by the time so its really not a lift for them. Theyre already under construction for the development as it is.

Jay Zeiger: Okay. I just.

Arthur Rosenshein: It isn't that much effort. I appreciate your effort.

Jay Zeiger: Okay.

Arthur Rosenshein: Has this received a negative declaration?

Jay Zeiger: Yes on the original approval.

Arthur Rosenshein: Is it unlisted action then?

Helen Budrock: I would consider it unlisted action if it were just the recreation by itself it would be a type 2, but they are adding four units so I would say its unlisted. It cant hurt to be on the safe side.

Arthur Rosenshein: In your opinion theres nothing significant taking place in change?

Helen Budrock: Not in an environmental perspective.

Arthur Rosenshein: In some degree theres less because of the taking out some recreation.

Helen Budrock: They did put some back.

Arthur Rosenshein: It probably equals out to no environmental change. Board, the first thing because it triggers SEQR on this, we need to vote that we don't feel theres any environmental impact or impact with this. Does anybody disagree? Motion for the negative deck?

Paul Lucyk: Motion.

Cody Vegliante: Second.

Arthur Rosenshein: All in favor. We now have site plan with conditions stated including the last one; this would be a motion for site plan approval based on the draft.

Paul Lucyk: Motion.

Irv Newmark: Second.

Arthur Rosenshein: All in favor raise hands please. All 5.

**OLD BUSINESS: 2. RACHVES ESTATES – SBL# 14-1-31 – Requests site plan amendment to convert the caretaker's home into a duplex for use by the caretaker on one side and the owner on the other side. Zone: R. Acres: 45.50. Location: 6277 & 6289 SR 42, Woodbourne. Cross Roads: Beaver Ln.**

**Jay Zeiger and Kirk Rother represented.**

Jay Zeiger: The caretaker unit that was approved was the old barn, and we went through ARB and this board with the commitment that the barn would be restored at the same location at the same footprint

and restored in the matter to capture the charm of the building that it existed in its prime. When we did further analysis of converting the barn, the square footage is far more than necessary for the care taker.

Kirk Rother: The footprint of the structure is about 2,100 square feet times two stories, the caretakers dwelling is currently 4,200 square feet.

Mollie Messenger: The original caretakers dwelling wasn't going to be full two stories, it had dormers.

Kirk Rother: I can pull the plans up.

Jay Zeiger: Yeah, I sent the plans to Mollie earlier. Were not increasing the size of the building, were not doing anything on the outside, its just the inside needs interior work.

Arthur Rosenshein: How can you do that if youre making it a two story building, which it is not at the moment its one and a half, the original plan we got had an attic and some rooms down the center and some dormers. Here you are going to have to raise the building by at least 5 feet, perhaps more to get the second floor in. its not going to be the same, you have two rows of buildings when before the barn has one. I don't see how you mean the exterior is not changing.

Kirk Rother: What I did, I took four views; front, side, rear, floor plans. I put approved and proposed next to each other. Right here, this is approved would be the rear view viewed from route 52. The bumpout is existing. The chairman is right, theres a second set of windows which does add height.

Arthur Rosenshein: How much height?

Kirk Rother: I didn't prepare but I think youre close in estimating five feet; its roughly half a story. On the second story plan that is approved you can see on the edges to get ceiling height the edges is all attic space, which is how to accomplish a second story with it appearing that it is 1.5 stories high. On the new second floor plan the walls extend to the ceiling so theyre able to get more square footage and the reason is because bedrooms on the second floor so they need egress windows.

Arthur Rosenshein: On the caretakers portion, what would be the square footage?

Kirk Rother: 32x26 so 832 square feet.

Mollie Messenger: It doesn't meet dwelling; it would have to be 1,200 square feet to be a dwelling. In the floor plan you didn't give the care taker much room.

Arthur Rosenshein: I did a quick count on the new plan, you have 6 bathrooms in the owners section. Counting the two floors, 6 bathrooms, 6 bedrooms, 4 offices, 2 play areas. What is this? And theres no master bedroom. I don't understand what I am looking at.

Kirk Rother: Again I didn't draw this architectural plan, this was the layout that was requested by the applicant for Joe Irasi to prepare.

Jay Zeiger: I would've said the same thing. This is between the person that's going to live there and the architect. If theres an objection to the plan. The Bernets have a large family. Theyre going to live there most of the summer. Their kids and grandkids will have somewhere to stay.

Arthur Rosenshein: One of the things we wanted to do was avoid to have children or many people because the distance of the road. As I understand the applicant has a whole development of cottages across the river where they stay and have family. What happened to that?

Jay Zeiger: That's going to stay they will continue to own that. They kind of fell in love with the development and got to meet a lot of the potential buyers and they are excited about living there.

Paul Lucyk: I would like to find out what was approved previously for this project and where the care takers house was on the site plan.

Jay Zeiger: It was the same place.

Kirk Rother: This is the existing barn here, the difference was the entire structure was devoted to a caretaker. I don't think anybody realized the caretaker would get the biggest, nicest home in the community.

Paul Lucyk: I really don't want to see a structure like this with bedrooms on the edge of a County/State road because I remember seeing a car that went right through the barn from many years ago. People travel very fast around that road and the road is elevated, you could get off of that and go into the building. I'm looking at safety and I don't want to see anybody get hurt.

Irv Newmark: I agree with Paul. This should not be a multifamily, this was supposed to be a single family for the caretaker. You can use the other part for storage but I'm against a multifamily.

Gary Tavormina: Lets clarify. That was a storage garage, not a barn. We were going to have a one family house on that piece of property, now were going to a two story building. The original plan was one story for the care taker. That's it. Cars are going to come around the turn and take that building out if they don't build up a barrier.

Jay Zeiger: I understand the concern but to say a car will drive off the road and hit a house –

Arthur Rosenshein: That's a fair consideration because of the proximity, theres almost no space. My objection is changing it to a two story building. We wanted to have the original barn as best we could preserved in that position. The original plan looked somewhat like the original barn, there was going to be preservation of wood, etc. this changes everything. Furthermore, I don't understand what they are doing, I will vote against it. Is there anybody on the board in favor of this?

Gary Tavormina: No.

Kirk Rother: The view I have up on screen is what was originally approved. If there were a way to not increase the height and keep exterior appeal, but make the caretaker quarter larger, but have the balance be another dwelling unit, is there opportunity for that?

Irv Newmark: Against.

Arthur Rosenshein: Against that.

Jay Zeiger: It's a duplex, not multifamily.

Mollie Messenger: Jay it will be more than one family because you said she will bring up her families in that family so there will be multiple families. If shes looking to add another dwelling unit so she can live

there she needs to come forward and say that. Trying to convert this barn into caretakers unit where the caretaker can store his machinery it doesn't make sense what she is asking.

Arthur Rosenshein: Is there anybody on the board that cares to make the approval? We don't have a motion. It'll be turned down simply by not being voted on. The original plan stands, no change.

Kirk Rother: The original first floor plan were looking at that was approved. As far as flexibility in this layout, its not the planning boards per view?

Arthur Rosenshein: Not specifically. Are you planning to use some of it for storage?

Kirk Rother: Some for storage.

Arthur Rosenshein: You'd find no objection on the boards end.

Helen Budrock: That seems to make the most sence, if it is the caretakers there should be storage.

Paul Lucyk: Is there any place, if you look at the condition, are you planning to put a complete new foundation? I kind of looked at it and I'm saying it would be more cost effective to build a unit in front of the barn than do anything with this.

Arthur Rosenshein: In front of the barn?

Paul Lucyk: On the opposite side of 52. I don't see something –

Arthur Rosenshein: Paul, it is there problem how they do it. I agree with you about foundation. Theres a half basement there talking about storage. The one end of the building goes down and it was worked on underneath so there already I s a half basement if they want to plan for storage. Right now they have this approval in plan and they would have to come back for any exterior change. If its an interior change, am I correct, they don't need us for that.

Helen Budrock: Correct.

Mollie Messenger: As long as it remains single dwelling.

Paul Lucyk: Even with the plan that has been approved, the master bedroom is on the 52 side and I'm totally against that.

Arthur Rosenshein: I'm not disagreeing, it hadn't been brought up at the time but they could put barrier or something up, but this is approved and that's a fact.

Paul Lucyk: We all make mistakes.

Kirk Rother: I would say we can move storage for safety.

Arthur Rosenshein: Anyone else have comments? Then we are done.