

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, March 16, 2023

CALL TO ORDER TIME: 5:30pm

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

OFFICIALLY OPEN THE MEETING

Attendance: Board Members: Scott McCarthy, Charly Long, Franco Zani, Gerry Marion, Sal Cuciti, Bill Meltzer (via Zoom) and Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Christian Moore, and Sarah Van Nostrand.

Absent: Board Members: Carl DiLorenzo and Lambros Violaris; Board Staff: Paul Van Cott.

Minutes to Approve at March 23, 2023 meeting

February 16, 2023

New Business

Boyd, Frank: Special Use Permit: 73 Hurds Rd. SBL #94.2-2-27

Applicant is seeking a special use permit to legalize an accessory apartment above the garage.

Review Status: Application circulated to the board.

Frank Boyd (applicant) said that they bought the house in 2018 with the apartment already existing above the garage. The seller told them that it had been an office and then she converted into an apartment and had been renting it. It has its own septic system. They applied for a short-term rental permit and that's when they were informed that it's not a legal apartment.

Scott asked is this an accessory apartment or a short-term rental? Does it have to go through the one first before the other?

Dave replied that it has to go through accessory apartment first because it doesn't exist in our system, then short-term rental after. Prior to this meeting it did pass the fire-safety and property maintenance inspection, for the short-term rental.

Scott asked was it a legal accessory apartment before?

Dave said no that's what they are here for. They are legalizing it by bringing it to the board as a new application.

Scott said that it meets the requirements for square-footage and underneath is a garage.

Frank replied yes.

Scott said so its principle use is principle to your building?

Frank replied yes, you are correct.

Franco asked because it is an illegal apartment were any permits ever pulled?

Dave said there will be if they get the accessory apartment from the board.

Franco asked then it will be put on their assessment also?

Dave replied yes.

Sal said it's in the back it does have any set back problems.

Dave said that the property to the left is a field, an agricultural field. The pine trees there are actually pretty dense. When you drive up the hill it's all trees along one side of the property, it's their property and then the field to the west.

Scott so no neighbors have complained about it being there, its almost the ideal situation.

Board to schedule public hearing at next week's meeting.

Franco asked the septic is good enough for the apartment and the house?

Frank replied yes it has its own septic and recently had it emptied and inspected.

Trapani, Dorothy: Special Use Permit: 1 Prospero Drive, SBL:88.17-4-21

Applicant is seeking a special use permit to legalize an accessory apartment.

Review Status: Application circulated to the board.

Dorothy Trapani (applicant) said that this is a family residence and that she lives there, the accessory apartment has been used for many years, but there was never a record of it being an accessory apartment. It is 450 square feet with a complete kitchen, bedroom, living room, bathroom it has its own porch. Her house is on about 12-acres of land, so it doesn't affect any of the neighbors. Has her own septic and her own water.

Franco asked is the septic able to handle it? Right now its illegal, same situation, you will need permits and it will go on the assessment role.

Scott asked it's a one bedroom?

Dorothy replied yes.

Sal said is there is an exterior staircase.

Dorothy replied yes.

Board to schedule public hearing at next week's meeting.

Relyea, Susan: Lot Line Revision: 1 Maple Ave & Brinkerhoff Ave, SBL #88.17-10-3.200 & 88.17-10-4

Applicant is seeking a lot line revision to convey a 0.44-acre parcel from tax parcel 88.17-10-4 to tax parcel 88.17-10-3.200. The resultant parcels will be lot #1 a 0.79-acre parcel containing all the improvements currently appurtenant to the lot and lot #2 a 0.18-acre parcel with an existing 2-family dwelling and attached garage and will require an area variance.

Review Status: Application circulated to the board.

Patti (applicant's agent) said that the applicant has owned both parcels for awhile and doesn't know at what point in time all the construction was done, but as you can see the garage is spilt across the boundary line, the pool, the pool house all that are a part of lot #1 are actually a part of lot #2. The Brinkerhoff Ave lot that they are proposing is topographically lower. There are a couple of retaining walls and the pool and pool house are significantly higher in elevation. Although a few variances are needed, they are not going to be changing anything in terms of site conditions. It just makes sense to spilt it this way to be able to sell the Brinkerhoff Ave property.

Sal asked if there was water and sewer there?

Patti said that it was municipal water and sewer.

Dave said that the property is in the CB zone.

Christian said that some of their comments were a commercial use allowed as an existing primary use on proposed lot #2. Wants to know the extent of all the water supply services and sanitary sewer lines are for all the buildings to make sure that this lot line wouldn't cut any of them off. He noticed that the only point of vehicular access to the garage on lot #1 appears to be over a third parcel, the one on the corner that is not part of the application reference is made to an existing 10-foot right-of-way and he would like to know a little bit more about that.

Patti said that she did supply a copy of the deed, that right-of-way dates back to at least the 1930s back when the property was owned by one parcel.

Christian asked is it described in a way that it could be shown on the map?

Patti replied no, it says over the existing driveway, she could show the driveway.

Christian said that they should show something, so in the future it can be shown that there is a defined right-of-way. It appears that there is an existing retaining wall crossing from the third parcel onto lot 2 and 1 an easement may be required for this wall because if maintenance ever needs to be done on the wall they may be off the property. It looks like there is a wire fence that may go onto the lot to the northwest, he doesn't know if that is the applicants fence or the neighbors. There is a monument sign on lot 2 down in the southeast corner that appears to encroach into the right-of-way, the highway superintendent should review it. There is a retaining wall that runs parallel to Brinkerhoff Ave which looks like it is in the town right-of-way as well.

Dave said that this is all existing, so the actual conditions of the site aren't changing just the lot lines. Nothing is being amended on the site. He is going to check with the highway superintendent, but his guess is that the retaining wall and sign which have been there for ages are probably going to be okay.

Walton, Gia Marie: Lot Line Revision & Subdivision: 1, 25, and 27 Picnic Woods Rd, SBL #94.2-2-18.130, 94.2-2-18.141, 94.2-2-18.142

Applicant is seeking a 2-lot subdivision with 2 lot line revisions. Proposed lot #1 will be 2.01-acres in size and is improved with an existing house, well and septic system. Proposed lot #2 is a new buildable flag lot 2.04-acres in size and will need an area variance. Proposed lot #3 will be a 2.06-acre lot improved with an existing house, well and septic system. Proposed lot #4 is a previously approved vacant residential lot that will be increased in size from 4.05-acres to 4.17-acres, so the existing driveway is located entirely within the lot bounds.

Review Status: Application circulated to the board.

Patti (applicant's agent) said that they are going to need an area variance in accordance with §100-14 (A)(1) the flagpole of the lot which is 0.16-acres cannot be counted towards the acreage of that lot. If you take the 2.04 and subtract out the 0.16, they require an area variance of 0.12-acres for that lot. The center lot, proposed lot #3 is owned by Gia's parents. Gia is looking to construct a new smaller residence for herself on proposed lot #4. The gravel lane because of the pond on that lot, they need a lot line revision for the driveway going back to the lot is currently on lot #3.

Christian said that there was a note on the plans that there are federal wetlands on the site but are not shown on the plan. The wetland mapping shows army corp. wetlands on the upper most lot that is between the existing pond and the street. It may even encompass quite a bit of the front of the lot. He is looking to have it delineated or defined in some way. The location of the existing septic system should be provided for the existing house on lot 3 to make sure that none of the

proposed lines are going to go through it. He is looking for an area of disturbance calculation anything over 1-acre will require a general permit under the DEC, for something like this it would require a basic SWPPP not a full one.

Dave said that they are not building.

Christian said they are not doing anything in the back?

Scott said just lot line revisions he thinks.

Patti replied just lot line revisions and she is only creating one new lot, which would be lot #2, which would be less than an acre of disturbance. Lot #4 is existing.

Christian said that there is a proposed septic system on lot #4 towards the front of the property.

Patti said that is an existing lot all they are doing is adding a small portion to it, which is not considered disturbance for the purposes of the lot line revision.

Christian said what's not the disturbance for construction of a septic system.

Patti said that there will be disturbance for construction of the septic system, but that's not a part of the approval. At this point in time they are not asking for a building permit, they have an existing lot, that they are just doing a lot line revision.

Christian asked is the goal to have that system built sometime in the future?

Patti replied at some point in time yes, but not as part of this action. She believes that the disturbance only counts if it is a part of an action.

Christian said that's not how he interprets that.

Patti said in the past when lot lines have been done between 2 vacant lots has that ever been considered.

Christian said that disturbance is a part of the total plan of action, the lot line adjustment is one action, but if there is also construction associated with it that may fall under segmentation potentially. There will be disturbance for the new lot, but he doesn't think that would be an acre in size. There is an existing drainage ditch along the back of the lots running along the westerly line that drains to a 12-inch culvert that goes into the pond on the northerly lot. An easement may be needed there to prevent future owners from doing anything that could hinder the discharge of stormwater. The discharge point should be identified for that catch basin in the northeast corner of lot 3, right now it looks like the catch basin just ends with a pipe going into it, but from street view it looks like it may empty into the army corp. wetland. There is an existing shed on lot 1 in the south end that looks like it encroaches on adjoining property or it's the other person's shed that encroaches onto the subject property.

Patti said it's the other person's shed that encroaches on to the subject's property.

Christian asked is it their intent to remedy that situation.

Patti said that she doesn't believe the applicant has had any discussions with the neighbor about that.

Christian said that the existing driveway for lot 4 exceeds 250 feet. It looks like the new driveway will exceed 250 feet it may require a turnaround as per §89-19.

Franco asked what is the distance from the proposed house to the proposed septic? Is it going to be a gravity system or a pump or a force main?

Patti said that it has health department approval, she can supply a copy of the plans. She said it is about 420-feet.

Moss, Cameron & Anna: Lot Line Revision: 8 Prospero Drive & 81 Mile Hill Rd., SBL #88.17-4-17, 88.17-16.100, & 88.17-4-16.300

Applicant is seeking a lot line revision between their 2 parcels of land. Proposed lot #1 is currently a 3.95-acre vacant parcel of land with the remains of a dwelling. Proposed lot #2 is currently a 1.63-acre parcel with an existing structure and has received an open development permit for construction of a single-family dwelling. It is proposed that 88.17-4-16.1 will convey 0.46-acres to be combined with 88.17-4-17. The resultant lots will be lot #1 3.49-acres and lot #2 2.09-acres, making lot #2 conforming in area.

Review Status: Application circulated to the board.

Patti (applicant's agent) said that they want to do the lot line revision so the applicant's can build their house closer to get somewhat of a view seasonally from the river. The limits of the Water Bluff Overlay District it is outside of that and its basically a simple lot line revision.

Christian said that he wants confirmation that the requirements of the overlay district do not apply to the project, just to get something in writing. That existing building under constructing is that a garage?

Dave said that its an artist studio of some kind.

Christian asked would that be a permitted use to have both structures on the parcel? The records indicate that this property is in the water & sewer district therefore this parcel has to be connected to town water supply.

Dave said that it would be impossible.

Christian asked where is the main?

Dave said that it would require a main to be driven up Dominic Drive.

Christian asked right now is the main located on Mile Hill.

Dave replied yes. He mentioned that Dorothy Trapani is the property just to the north of this and has a well and septic.

Christian asked she is in the district also?

Dave replied yes.

Sal said that lot line goes through that stone wall now.

Patti replied that's correct.

Sal said so you are just adding that piece.

Patti said yes.

Scott asked will that structure be staying there up in the top of that lot 2?

Patti replied as far as she knows yes.

Scott said because that's in the front of the house right.

Dave said it is.

Scott said that it doesn't go with their rules though.

Dave said it wouldn't because there was an existing stone structure there, that they have been playing with. He has plans, there is a building permit for it.

Christian asked would that then proceed the zoning in terms of setbacks.

Dave replied yes.

Christian said because it's supposed to be 35-feet and they have 7-feet.

Dave said that it appears to have been an old barn.

Sal asked if this was board of health approved.

Patti said that there is an existing septic system, but Andy Willingham is doing a design on it for a new septic system for a new dwelling.

Franco said the moveable trailer is somebody living in that now and that will be removed off the property?

Patti said that it is a tow behind mobile home kind of a trailer.

Dave said they are not local so they come up and work on the building and stay in that.

Patti said it's like a camper trailer.

Franco said it's right on the septic system on the reserve. He was wondering if they were hooked up.

Patti replied no they are not.

Christian said he wants to verify the limits of disturbance if it exceeds an acre. Regarding the location of the proposed house he is looking for a more detailed grading plan and to see how that house is going to fit on that slope as it appears its right on the break point of where it starts getting very steep. Drainage improvements along the easterly side of the house may be needed depending on the specifics of the new structure. Any drainage roof leaders should not be directed towards areas of steep slopes if at all possible. An erosion control plan should be provided. The driveway going to the new house is it existing or proposed.

Patti replied that its gravel for the extent that it is grey (on map) and then the red (on map) is a proposed continuation of it.

Christian said that he wants to make sure that the grading meets town specs., it appears to be a little bit boarder line, the slope he is not sure of. It seems both structures will be using the same septic system and a pumping system may be needed because the newer house is going to be at a lower elevation, but it will be subject to health department approval.

Patti said that the septic is definitely at a higher elevation than the dwelling.

Christian said that he noticed a thin blue line on the map in the middle of that of lot there and it appears to be some kind of water.

Patti replied that there is a low spot there, so seasonally it's wet, which is why the septic was moved all the way up to the top of the hill.

Christian said that it does not show up on the resource mapper, but he feels that it should be indicated as a seasonal wet spot. He asked if it was a vernal pool?

Patti replied no because it is low and flat, there is no water sitting on it a majority of the time its just the vegetation is, so she noted it.

Franco asked besides using the existing septic, how many bedroom is the house?

Patti said she doesn't know as she hasn't looked at the septic plans yet.

Franco asked if the existing septic area is going to be large enough?

Patti said no they are proposing a new septic system.

Franco asked is the new septic system going in the exact same spot?

Patti replied yes.

Ruiz Giuliana: Water Bluff Overlay District: 17 Cross Creek Run: SBL# 80.3-2-27.140

Applicant is seeking to demolish the brick patio, modify the fence to sit on property line, and installation of an inground pool, pool patio, pool deck, pool barrier and wall all within the water bluff overlay.

Review Status: Application circulated to the board.

David Katz (applicant's agent) said that the project is in the Water Bluff Overlay District which is why they are here before the board. There will be very little disturbance as the pool will be built tight to the house and out of grade. There will be about 4,000 square feet of area max and the pool will be elevated out of the ground.

Troy (applicant's agent) said that the wall of the pool on the downhill side will be exposed 5-6-feet with stone façade on it and then there will be plantings in front of that, with a 3-4-foot boulder wall in front of that. There is very minimal disturbance of the ground its basically cutting into the hillside on the upper side and just exposing the pool on the lower side.

Franco asked if the septic was going to have to be relocated?

David K. said that it is shown on the plans.

Troy said that the septic tank is just off of the top corner of the pool deck. That septic system was based on the as-built records of the health department.

Franco said so there would be no impact to that?

Troy replied correct.

Dave B. said that this is clearly in the Water Bluff which is why they are here. This project is an accessory to the single-family dwelling. The board has the ability to waive certain requirements in the WBOD. If the board recalls they had a house on Bellevue Road and the board had them do the full report, it can be a lot for an accessory structure to an existing single-family dwelling, but its up to the board. They can waive the requirement to do the full SASS because the house is

already there. In his opinion this is a good example of how to blend an accessory structure into the landscape and existing house in the WBOD.

Scott asked for a roll call vote on waiving the SASS requirement for the project.

Sal-aye

Franco-aye

Scott-aye

Charly-aye

Gerry-aye

All ayes SASS requirement has been waived.

Board to schedule public hearing at next week's meeting.

Old Business

Alessi, Elena: Residential Subdivision: 50-52 John White Rd. SBL #80.3-1-19.200

Applicant is seeking a two-lot subdivision located at 50-52 John White Rd. The parcel is located at the end of John White Rd and is in the R-1 Zoning District. It is a 16.43-acre parcel with two existing single-family dwellings. It is proposed that the parcel be subdivided to allow each dwelling to be located on its own parcel. Lot 1 will be 9.21-acres and lot 2 will be 7.22-acres each with an existing house, well and septic system.

SEQRA Status: Unlisted Action

Patti (applicant's agent) said that one of the issues with this project is that there is an existing water line that was constructed that was a part of the Mead landfill contamination, so a transportation corporation is required which has proven to be extremely difficult to try to obtain. The applicant advised her that they have received a clean bill of health for the well that is servicing the residence on lot #1 and that they are seeking to not have the transportation corporation, just have the water line service the residence on lot #2 and have water supplied from individual well on lot #1. This is not in the water district this was an emergency situation that occurred. She told the applicant that they would need to supply something in writing from both the DEC and the board of health before the Planning Board would consider it. She met with Fire Chief Miller and told him what the applicant plans on doing with the driveway and maintenance agreement that is going to be occurring which is going to be for the first 50-foot wide section of the driveway until it splits and that incorporated with in that driveway maintenance agreement would not only be the stipulations for the 50-foot wide easement, but also stipulation that the driveway is always to remain free, open, clear and unobstructed for emergency service vehicles.

Scott said that he noticed that it says two existing single-family dwellings, but he knows the back property is a three family.

Patti said its listed as a three family on the map.

Franco asked is it going to remain a three family?

Patti replied yes.

Franco said that he is against putting that well back into service because conditions change over time and they are in a special water district.

Dave asked if the driveway loop could ever be blocked off?

Patti replied no it's a part of the driveway maintenance agreement which would stipulate that lot 1 and lot 2 do not have the right to use the driveway beyond the stipulated easement, but that they also, have the obligation of keeping it open, free and accessible to emergency service vehicles.

Dave asked the entire loop?

Patti replied yes.

Charly asked with that language its also maintained though. He has seen where they have taken a driveway and they have left it open then weeds grow through it. It has to be maintained, it has to be kept to whatever the standards are.

Patti said the minimum standards for emergency service vehicles.

Charly asked if they would get that in writing?

Dave said it will be in the maintenance agreement. The only issue here is that there is no enforcement here it would be civil enforcement because it is a maintenance agreement. That means neighbor one gets to fight with neighbor two over that maintenance.

Scott said that they have seen this over the last few weeks where the maintenance agreement or right-of-way aren't very clear.

Patti said that she knows one of the critical components of this will be a well written driveway maintenance agreement, that's approved by the Planning Board's attorney.

Charly asked is that well condemned by the board of health and DEC?

Patti said that she cannot answer that question.

Charly said because he cannot see them allowing it.

Franco said that all those wells were contaminated there and is pretty sure that they were abandoned. The problem is if you leave a well in service and someone connects to the water system you contaminate all that water up there. The options are a transportation corporation or she runs a separate water line. The problem is that you have the water line that feeds the back goes through the property in the front, so an easement will be needed.

Patti said yes, there were several easements that would be required; the water easement, the underground utility for electric.

Franco asked if they can be shown on the map?

Patti replied they should be on the map.

Christian asked which lot is the well going to serve?

Patti replied lot 1.

Christian said that is the existing well for lot 1? He has the same concerns as the board regarding granting any kind of cross connection. Either you would have to eliminate the water line going into lot 1 entirely.

Dave asked if Christian knew about the superfund site up there?

Franco said that the site is a superfund.

Dave said that IBM was dumping heavy metals on a property close to this, the whole area was forced to get a clean water supply from the town. The main water line goes all the way this road as they couldn't pull water from the ground.

Scott asked there is an existing well though?

Dave said there is.

Scott asked did they close it off or do something with it?

Franco said he is pretty sure that well had to be capped off.

Christian said if that well hasn't been in service for a period of time, before it was put into service it would have to be brought up and tested for quality and quantity, even before it could be considered.

Scott said that he agrees with Franco that running a second line may be the best way to go.

Franco said it would be the cheapest.

Franco said all they would need would be a three-quarter inch service. The two-inch service is fine for the apartment building in the back.

Dave said that the issue is that the line services both houses and will require a transportation corporation. He asked Franco if he was suggesting that the new line follow the old line?

Franco said that the new line would have to come down from John White, the water department would go in and give them another tap off the main run it into the property to the curb stop and then the homeowner would be responsible to run from the curb stop all the way up to the house.

Patti said so if they ran a new water line from John White Rd, they could potentially put it on the southernly side of roadway instead of the northernly side.

Franco said they can go whichever way they want. You do have to remember that it is all rock up there, so the driveway has been blasted, you would probably be better off following the driveway come in by the house, then put an easement in there for both of the water lines, cap off the water line that's off the two inch.

Patti said that she was here tonight to discuss the possibility of them utilizing the individual well, she is hearing the Planning Board's comments and concerns with that regard and that there are other alternatives and that's all she is hearing.

Delta Contracting Enterprises: Site Plan: 219 Upper North Rd.: SBL #87.8-1-10.100

Applicant is seeking site plan approval to construct a 2226 square foot storage building on a 1.13-acre parcel located on the westerly side of North Rd.

Review Status: Updated plans and memo circulated to the board.

Patti (applicant's agent) said that she did receive the comments from last month regarding the project and has submitted a response memo. The board was looking for an expansion on the type of materials that would be stored in the building, she did add in addition to the portable lighting that there would be generators, signage, dust collectors, etc. She believes that photographs of the material were provided. Basically they rent out construction materials to contractors for the duration of a job, so whether they need emergency lighting or signage, that's the type of supplies they rent out. The materials get delivered to the construction site as needed by the contractor and are kept on site for the duration of the project and they are brought back here for storage for the winter, if there is no construction going on. Generally during the building season the materials are going from site to site. They have eliminated the office from this as they currently have an office on Noxon Rd and since the only reason for this was for storage, they don't need anyone coming into the office right now they are running everything remotely from that office. They are not proposing any services at this time at the site, there will not be any water or sanitary services. At this point in time they are not proposing any lighting because they are not planning on being here during dark hours as this is a daytime operation.

Scott said that on the plans it stated that their hours went to 6pm and in the wintertime 6pm is dark.

Patti said what she has done in the past is because 6pm in June is not even close to being dark, so often times she will put on a site plan 6am-6pm Monday-Friday and then in parentheses put only in hours of daylight or something to that effect. As it is hard to dictate when it will get dark depending on what the season is.

Scott said that he still likes the lights, for safety reasons because if something happens the board made the recommendation to put the lights there. If someone does get hurt, they are going to say that the board didn't approve it the proper way.

Dave said that the board talked about the aesthetics of the property as right now the site is denuded and asked about the gravel that they were unfamiliar with. The site used to be treed and grassed and now it is not. The parcel across the street, the board at the time of approval required a fence to shield some of the stuff that was sitting on that site.

Scott said that they probably don't want to see what's sitting outside.

Sal asked what the lot coverage is for that zone? Maybe there should be a delineation of grass to make up the difference and place a couple of trees in there.

Scott agrees that it is a good idea. He thinks a fence is a good idea.

Patti said the board would rather have it fenced to shield it.

Scott said a fence is one way. Though if there is some kind of ratio that is needed in that zone, he thinks that both ways should be adhered to.

Dave said the max coverage is 35%.

Franco asked if there was going to be any equipment stored in the building, or just material.

Patti asked what the difference between equipment and material is.

Franco said that one has gasoline and diesel the other does not.

Patti said no.

Franco said that might trigger a fire suppression system.

Scott said that you mentioned an office?

Patti said that in the initial submission she did, but it was removed.

Franco said that the picture that was supplied shows a door on the side.

Patti said that she believes that if they do a pass thru door which they are not sure that they are, you can put the pass thru door inside the overhead door.

Franco asked what about a secondary door in the back in case something happens?

Patti said that she thought the board asked if one was proposed and they are not proposing one.

Franco said if something happens in the front of the building and these guys need to get out of the building.

Patti asked is that a building code requirement?

Dave said he doesn't have it in front of him.

Sal said it's a minor storage building. It's a type one building.

Dave said its not going to trigger anything.

Scott said that he suggests a rear door in the back of the building.

Franco said if something happens in the front while they are moving something, those guys won't be able to get out.

Sal said that if there is going to be a fence and grass, maybe it would look nice if the fence was setback from the road a little bit, so in front of it a couple of plants could be placed.

Patti said that there is a maple tree in the northeast corner and line the fence up with that.

Charly asked if they were talking about a privacy fence?

Scott said yes.

Dave said just so the board is aware 8-foot max is allowed in any commercial zone.

Charly said that he drove past it and noticed that there was a pooling issue in one of the corners, so he feels that drainage is something that needs to be addressed.

Scott said didn't the board mention shortening up the driveway?

Christian said it is about 40-feet wide. He is wondering why it is so wide.

Scott asked what kind of vehicles are pulling in and out of there?

Sal said that there are full size tractor trailers parked there.

Franco said if you are dealing with building materials it could be anything from box trucks to tractor trailers.

Patti said its mostly box trucks and trailers.

Scott said you are going to need kind of a wide driveway.

Patti asked the applicant about the driveway width and that is what was indicated to her that because of the truck and trailers that they bring out of there it makes it easier to take the swing in there.

Charly said that he thinks all the driveways for all the other buildings are fairly wide for the commercial use, so he feels that it should be kept the same.

180 South Street LLC: Commercial Site Plan: 180 South St. SBL: #87.3-5-14.

The applicant proposes to construct a 24,196 sq. ft. building addition keyed onto the west, south and east axis of the existing structure along with a loading area containing 4 loading docks at 180 South Street. The proposed use is allowed in the A zone and requires site plan approval and a special use permit. The applicant is proposing to rehabilitate the structure, construct a building addition with site appurtenances and increase roof height to increase distribution center operation productivity. No changes to the remaining principal access points are proposed. No new water or sewer services are proposed.

Brian (applicant's agent) said that the plans that are shared on the screen are more recent plans that the architect supplied. At the last meeting the board discussed screening the mechanicals, sprinklers and FDC connections to the building. To update the board Verity Engineering and CPL are rounding out the final comments, they just received the updated survey and hope to have it submitted soon. He mentioned that addition on the south end will have a different roof

height, but that is where it needs to be given the finished floor elevation. Over the loading docks area the roof will be slanted. On the back of the building there will be some access doors. He showed a drawing of all the additions that had been added to the building and when they were added. The drawing gives the board an idea to what the designers are dealing with in regards to the different roof heights and finished floors.

Charly asked if the fire chief has been notified?

Dave said that they have been notified, but there have been no comments received yet.

Franco said just looking at that it would be a nightmare to fight a fire in that building.

Dave said that the building had high pile storage and due to a false alarm Clitondale called the department and they went out and discovered that the alarm system was ancient. It was spilt into three, one was probably the original apple cooler, one for Panasonic that was separate, the last one was separate and that was for the loading area. That is all gone now they replaced it with a compliant fire alarm system. It is a maze inside, his department is embracing the change because it will open it up for easy access. When it comes to the building permit, his office will be working with the architects and engineers to make sure it is that way.

Scott asked if it was currently all different fire alarm panels?

Dave said no his department made them replace it.

Franco asked so its all one system?

Dave replied yes, therefore the false alarms have gone down.

Scott asked if they had an annunciator to tell them what rooms are what?

Dave said that the annunciator panel is a map as the department requires a map. He spoke with Brian today about sprinkler systems, if it is determined that the building requires a sprinkler system, he will require it to be either inside the building or underground, so it really won't play into the board's review because there won't be anything to see. Either it will be tanks or a vault underground.

Brian said that the last comment was that the board wanted a FDC connection and that is being considered and will be shown on the final plans.

Scott asked if they were doing anything with the color of the building?

Dave said that he thinks they are going to do earth tones.

Brian said that he doesn't have that answer, but he thinks that the contractor is going to supply samples to the town.

Scott said if you can get that to board before next meeting, so they can have it ready for the public hearing.

Public Hearings

Dion Properties: Special Use Permit: 612 N. Elting Corners Rd.: SBL #87.1-1-24.200

Applicant is seeking to convert a single-family dwelling into a 2-family dwelling.

Review Status: Public hearing set for March 23, 2023.

Cacciola, Angela: Special Use Permit: 6 Smith Ter.: SBL #88.1-17-7-36

Applicant is seeking a special use permit for an accessory apartment.

Review Status: Public hearing set for March 23, 2023.

New Short-Term Rentals (Public Hearings)

Board discussion:

Franco said that he has been going on Airbnb and Vrbo and has been cross-referencing the properties with Ulster County Parcel Viewer. What they are coming in as has anyone been cross-referencing the assessment records? He asked if all these apartments are legal, because as a board they cannot approve anything that is not legal.

Dave said that's right. For example 17 Deller Road is asking for 8 occupants, his department and the assessment role have it as a 3 bedroom. His department has already performed a fire safety and property maintenance inspection of the site and found that the building is all good. The problem here is as a board is that they have one additional bedroom that nobody has record of.

Franco asked so there are no inspections and no permits?

Dave said there were no permits to create that bedroom. The board can only approve 6, based on their policy that they set, that its two per bedroom, the assessment record as 3 bedrooms. The town's policy is that they are going to set public hearings on them as they come in because they are single family dwellings. When they get to the board then they will work out the bits and pieces.

Scott what would you do in the case that's there is a 4th bedroom that doesn't show?

Dave said that they are going to remove it or they are going show his department that the septic system can handle a 4th bedroom.

Scott said that in the code they have to show that the septic system is compatible with what they are renting it for.

Dave said that this one is a 1,000-gallon tank. He said that the board all got a letter from 4 Picnic Woods and that the letter is excellent, but it does point out that the 1,250-gallon septic tank would not be sufficient for the number of guests he is asking for, unless he makes some alterations. That is why he thinks it is an excellent letter because he does give him options and clarifies for the board how many the septic system can handle and what he can do to increase that number if the board were amendable to that. His sense is that if the 1,250-gallon tank is good for a 4 bedroom gets you 8, a 1,000-gallon may not get you 6.

Franco said for a 4 bedroom house the Ulster County Health Department requires 1,250-gallon and a 320 liner feet of a leach field and you are not going to get that on a 1,000-gallon tank.

Bill said didn't that letter say they could get 9?

Dave said that's right. One of the easiest ways to increase that number according to the letter is to put low flow fixtures in. They do check them, but by the time they would have started an enforcement piece for that additional bedroom they would be here.

Franco said what he has been seeing is a lot of converted apartments in basements and when you cross-reference them with Ulster County Parcel Viewer they show up as single-family homes. Which tells you that there were probably no permits or inspections.

Dave said right now he can only deal with the ones that have come before them, so if you are looking at Vrbo or Airbnb for additional ones he cannot do anything with them now as he doesn't have the man power to do the enforcement piece to make sure that they are all copasetic. The conversation has come up and the department is going to start doing complaints to people. The complaints will then trigger an order to remedy and then an appearance ticket before a judge to answer why they haven't complied or responded to them. That's when those will get picked, there is a long list of ones letters have been sent to.

Scott said that the board asked for a list of them a few weeks ago. The board does have the list of ones that letters have been sent to and still have not complied to.

Franco suggested that added to the checklist should be does it match the inventory or is it up to date?

Scott said he would. Though isn't the checklist for the application?

Franco said that the board cannot approve something that isn't legal.

Dave said that is a good idea and he can add that.

Sal asked for 17 Deller is the board going to go through the application or hold them?

Scott said he is going to suggest that the board hold them at this point, but if they are not legal they need to do something.

Michelle Yu: 17 Deller Rd: SBL #95.16-1-20

Review Status: Application and documents circulated to the board.

Potential Action: Open public hearing

Scott said that the board had a discussion of the extra bedroom in the house.

Michelle (applicant) said that if it is required for them to remove it, they are flexible on it or if there is any other options that they need to apply to add that bedroom they would do that as well.

Scott said right now your septic system won't have the capacity of the 4 bedrooms, so the board is not flexible on that, so he believes that you are going to have rectify that problem before the board can hear that application.

Dave said that the information provided shows a 1,000-gallon tank. You need to amend the size of your septic system which is probably more than just adding a tank. You would have to add a distribution box, leech field, it may become mildly expensive. The other option would be to remove the bedroom and have them do another inspection to make sure that is the case. Then the board can proceed with your application.

Franco said that beside enlarging the septic system, they need to find out if there is enough property for reserve for the new system because if she doesn't have enough of a reserve to meet the capacity that she will go up to.

Sal said he thought that if they had 3 bedrooms and asked for only 2 per bedroom that the board wasn't going to investigate the septic at that point?

Scott said in the law it mentions that the building department has to consider the septic regardless.

Dave said that the board wasn't going to dig deeper if it was an existing system because the health department doesn't care. In this case because of the additional bedroom that's different.

Franco said because it would require a bigger septic system.

Dave said if Michelle decides to remove that bedroom it would come back to you as if it was just a regular application.

Scott said according to the law the board has the right to review septic systems, if the board has a concern. She has a 1,000-gallon tank and that is good for 3 bedrooms?

Dave said it was approved for that.

Sal said that it is already approved for 3 bedrooms for board of health approval.

Scott said because she said 4 bedrooms and that doesn't meet the assessment of the property either. Until Dave gives the board the okay to proceed with the application they cannot entertain it.

Jordan Wills: 1 View Place: SBL #95.4-2-15

Review Status: Application and documents circulated to the board.

Potential Action: Open public hearing

Dave said this application is for what the house is.

Jordan (applicant) said that they bought the house in 2019, its about 1,000 square feet, 2 bedrooms, and 1 bath. They relocated there full time during the pandemic, but otherwise have split their time between somewhere closer to the city and in Highland. He needed to supplement with Airbnb approximately twice a month. The first year they had to do it a little more often for financial reasons for 2020-2022 there have been less than two bookings a month.

Franco asked how many bedrooms?

Jordan said two bedrooms.

Franco asked how many guests are you planning on?

Jordan replied that they cap it at 4. They mention in the listing that no parties are allowed and no additional guests are allowed. Guests are aware that there are cameras on the front and the back of the property. He let the neighbors know that if they are ever uncomfortable to let him know and they will adjust the language of the listing.

Scott asked does the neighbor handle the maintenance?

Jordan replied that they handle the lawn, but he prefers to handle the cleaning and maintenance himself and they are up here every other weekend.

Scott asked don't they need someone within 30-miles?

Dave said Ridgewood, NJ. How long does it take you to get up here?

Jordan replied one hour, but he has someone on call in a pinch.

Scott said that they need that information.

Jordan said that was supplied and it is posted in the house.

Scott asked for a motion to open the public hearing?
Motion made by Franco, 2nd by Sal.

No public comments

Scott asked for a motion to close the public hearing.
Motion made by Franco, 2nd by Gerry.

Old Short-Term Rentals (Public Hearings)

Lindsay Allison: 148 Bellevue Rd: SBL #88.1-3-24.115

Review Status: Public hearing opened on 2/16/23

Tom Allison (applicant) said that the outstanding issue is in regards to the max occupancy constraint on the septic system. They have been working with an engineering firm to assess the capacity of the system and understand what options are out there. The engineer who conducted the analysis is willing to write a report as necessary. The engineer reviewed the STR law and noticed that the max occupancy is based upon the number of bedrooms and sleeping areas, so he suggested that the code enforcement officer inspect the property for the sleeping room as well. The engineer said that he could complete his analysis in more detail if that was done first.

Scott said that was one part of the law that he mentioned needed to be rectified as there is no such definition for sleeping room as it seems any room could be defined as one. The board decided that based upon the septic issues that have come up, they were only setting them up for 2 per bedroom.

Dave said when they go out and do a fire safety inspection they will go through the building and if there are bunk beds in a room which has a computer in it, they are going to count that as a bed room even if it is in the basement with no windows. They tell them that they cannot do that and they have to come out as there is no emergency access. They go through the whole building making sure that places that are set up for sleeping they count those as bedrooms. If you have a sleeper sofa, it's a sleeping area. He asked the applicant if they had a 4 bedroom?

Tom replied yes.

Dave said he thinks that would be number to go with, with the engineer.

Tom said he will go back to him with that. He is also taking into consideration in his analysis the actual impact on the system and the flow of the system based on historical information from the septic company as well as calculations of capacity based on the relatively low occupancy rate that they have. He would like to know if the board will consider the fact the occupancy is about 20% most of the time. In the calculations the engineer said that based on his analysis the impact on the septic system is significantly lower than it would be on a normal house even if it was a 3 bedroom house. The engineer has run all the numbers and done the analysis. That is what they would to find out. The other point that the engineer made was one additional condition that could

help that they are willing to do is to guarantee that the system is pumped more frequently than normally required. If the system is normally pumped every two years, then you pump it every year to be safe.

Franco asked how many people are you looking to put in your house?

Tom said it is listed right now as a max of 12. About 25% of their bookings have been between 10 and 12, about 25% are between 8-10 and about 50% are 8 or below.

Franco said that is always subject to change.

Scott said that the variables are too many, so the board wouldn't be able to decide if the septic system would be appropriate for what's there. Off the map they were shown it appeared to be set up as a 3 bedroom originally. That is what the board has to base their opinion on.

Tom said that the engineer calculated it based on if there were 12 people there all the time. For the amount of times that they put it up for rent, even if you had 12 people there, which they almost never do, his calculations say that they are only at 25% of the system capacity.

Scott said that again you are talking variables.

Sal said they should wait for the report.

Scott said that is what is going to happen. The board is not going to be able to do anything. The variables are too many, the board doesn't know if you are going to have a great year and have people there all the time.

Franco said that the board knows they had that one big party.

Gerry said as it stands right now it is a 4 bedroom house, which means he can legally have 8 people. His suggestion is that they apply for the 8 and then if down the road they can get another bedroom approved with a new septic system.

Scott said that is what the board has been saying all along they want to make sure that the septic system is compatible with the 12 that they were asking. The board doesn't believe, based on all the other ones that they have approved using the 2 person per bedroom method at this point.

Gerry said at least you are getting some income. You can have 8 people approved if you go ahead now.

Tom said the challenge for them is that the economics don't just work as half of their bookings are under that number. It is a huge financial impact to make that change.

Scott said with approval the economics are good, without the approval they are going to be worse. You have numbers you can deal with, 12 is just high for what the board is dealing with.

Tom said that they would be comfortable reducing the number to 10, but he thinks if they get down to 8, the economics just won't work. They use the house themselves, they are only renting it out to pay the bills, they are not renting it out full time.

Scott said that the numbers are not in their purview, what you are doing and how much you make on it are not in the guidelines and regulations they are trying to impose. They understand what he is saying, the board cannot take the dollar figure into consideration. The board only has to make sure what you are doing there is within the guidelines of what is written and now what they have come up with as far as the septic systems being major issues being about 50% of what they have done so far. Those are the boards considerations and what they have to look it. The board has given him a couple of options.

Franco said that because you are on the bluff any septic overflows DEC charges you \$35,000 a day and you have the Hudson River right down below you and just downstream you have a water intake for the Highland water system. Its up to you, either adjust your system or adjust the number of people.

Tom said that he is going to come up with alternative methods to expanding their system.

Bill said that he was listening to his concern that he is not a full time Airbnb and that he is using the property a lot, therefore when he is there, there are fewer than 8 people when he is there with his family. With the calculation, could the board consider the fact that its only 50% of the time it could actually be at 8 or 10 people.

Scott said that's the other thing they don't have a method of enforcing that. Unless they come with all their bookings for a year to show them what they are doing. That is not what the board is looking for.

Tom said he would be willing to cap the number of nights they book it and give updates to the board to us accountable.

Scott said it's unenforceable on their side. It is not something this board can consider.

4 Picnic Woods LLC: 4 Picnic Woods Rd.: SBL #94.2-18.634

Review Status: Public hearing opened on 2/16/23

Israel said that he is happy with 8 or whatever he gets as it is better than nothing, but his approach would be the middle approach to change the fixtures, he already has some changed.

Scott said what was his max?

Franco said it is a 4 bedroom house.

Scott said it would be 8 then.

Sal said that the architect raised it to 9.

Israel said that he is also adding the fixture remedy, which would bring it up to 9-11 max.

Franco asked how old is the house?

Israel said the beginning of 2000s, he thinks 2001.

Scott said once again this would be on the building department.

Dave said that he would be happy to go out and check the fixtures and report back to the board next week and say that he has low flows.

Israel said with changing the fixtures what would the board allow, 9, 10 or 11?

Scott said that would be a board discussion.

Sal said it is also depends on quality of life, parking spaces.

Scott said the board looked at that. He has a very large driveway with room for the cars to turn around. He was asked to border the property, which the applicant said was by grass. A big sign out front so they can see that, that is the property address.

Israel said that he is in constant contact with his neighbors and last week one of them texted him that there was someone on their property and he had it taken care of it within 5 minutes.

Scott said that maybe the calculations should be added to the list of changes to be made to the code, he is not sure if they can do that.

Dave said it is going to be system by system because although he has the as built because the property is so new, it's so rare. Even if the department has a health department permit if it is before 1990 or so it won't tell you.

Franco said so it will be on a case by case basis, so nothing can come back and kick them? If the board allows him the maximum of 11, someone else could say wait a minute I have a 4 bedroom house, but you are allowing him 11, but I am not being allowed 11.

Dave said all they would have to do is produce a document like this.

Franco said he is good as long as nothing comes back to bite the board.

Franco said he has 4 bedrooms, if he gets a pull out couch he is okay with 10.

Gerry asked if the septic can handle more, what about the house, is it capable of having another bedroom?

Dave said that because he has the letter, he can issue a building permit to add another bedroom.

Gerry said he would be more comfortable if the building department said that he was approved for another bedroom.

Dave said what they would say is that there are 4 bedrooms and one or two sleeping areas because if there is a bunk bed some place. If there are 2 sets of bunk beds in one room then that would sleep 4 people, he would say to the board that 1 room has 4 sleeping units and the other 3 have 2 sleeping units and that gets him to 10.

Gerry said as long as its inspected.

Israel said that he has one very large bedroom that has 2 bunk beds.

Gerry said his concern is that the last one the board said they are using the 2 person rule, but if his house is capable of having 2 extra bedrooms and its zoned for the extra 2 bedrooms it takes all the guess work out because you would get 4 extra people because of the 2 extra bedrooms.

Scott said the board is doing the 2 person rule, but they are also making sure that the septic system is capable of handling that and what the applicant is requesting. The engineer showed that he can get 9-11 with the low flow fixtures. The board is still within the purview of the way the board is looking at every one of the projects that have come in before the board. They are not customizing anything they are still trying to do it the way the law reads.

Dave said what will happen is that the applicant will invite us out between now and next Thursday and they will come out and look and he will report back to the board how many beds can handle 2 people. If he has 2 bunk beds and they are both singles that's 4 and he has 3 other bedrooms with 2 per, that's gets him to 10.

Israel said if the 11th makes a big deal, he will just cut it to 10. He was thinking of cutting it to 10, just because it reduces the risk of problems.

Sal said that he is concerned that the board may be putting themselves at risk with the health department. He envisioned that the reports would say okay you have 4 bedrooms and you comply, you can do these to bring it up to a 6 bedroom house, while still meeting Ulster County Health Department regulations.

Israel said that on the other side they don't have anything regarding the number of people either, so they were trying to find common ground that would make sense.

Sal said that Ulster County Health Department has a table up to 6 bedrooms, that you can follow.

Dave said that he doesn't buy the hotel calculation in the report. If you do the math with the bedrooms there and add another one the math in the report will work. Also with the hotel calculation the flows for washing dishes, and laundry are not included in it.

Christian said that he has use the hotel calculation for hotels, and that it assumes one guest for 24 hours it also wraps up laundry services of the hotel that the tenant doesn't use. It does not assume kitchen facilities are always added on separately. Ulster County and state health department base the required sanitary sewer design based upon bedroom count for residential applications.

Scott said the board just wants to make sure what they can and cannot accept.

Israel asked should he change the fixtures or not?

Dave said that according to the report it would be a 20% reduction per unit for hydraulic loading for these fixtures. He assumes that it is low flow toilets and shower heads. If the low flows are in, he thinks the board could make the argument he could still get there with the 4. One bedroom is 110, so 440 to start, we know that he can have 8 if he puts a 20% reduction in, that's an extra 2.

Scott said that maybe the report for this one be sent to Mr. Allison.

Dave said that Mr. Allison won't have the options as his house is much newer, so the low flows would already be in because they are required. To change his system it is way down the hill.

Jessica Perrizo: 189 Pancake Hollow Rd.: SBL #88.4-1-34

Review Status: Public hearing opened on 2/16/23, and new documents sent to the board

Jessica (applicant) said that she put up signs there is one on the mailbox on Pancake Hollow. She installed a solar light at her driveway, this way she can say turn at the light.

Scott asked what does the sign say.

Jessica said it says 189 Pancake Hollow Road turn left here.

Scott said that is good that she has that.

Jessica said that it helps even for people who are coming to visit her.

Dave showed pictures of the parking area.

Jessica said that she took pictures with cars parked in the driveway, so the board could see. She mentioned that a 4th car could fit into the driveway as well on the far side and then they could back out of the driveway.

Scott asked if her and her neighbor have come to an agreement or is that still pending.

Jessica said that they have talked through it a lot, especially due to the latest snow. They had some good discussions and the latest thing was that he acknowledges the right-of-way. She had her lawyer write up an agreement and took out the pieces that negated the right-of-way and just put that she would pay from her driveway all the way to the street. They are okay with each other

using the right-of-way. The neighbor is okay with her doing the snow removal. She will do a third of the cost if it needs any repairs or resurfacing. She has already paid him to resurface it in the spring.

Franco asked if they should have a copy of the driveway maintenance agreement for the file?

Dave said that the board could remind everyone during the approval that it is a civil issue.

Board asked for a draft resolution for next meeting.

Informal Discussion

Robert Whalen: 203 South Street: Accessory Apartment

Rob Whalen (property owner) said that he is looking into a special use permit to build an accessory apartment in his detached garage. He read through the code and doesn't think that he will have any issues with complying with it. The one issue is that the existing garage is about 720 square feet and he thinks that the code requires 650 square feet. He wanted to ask the board what he can do in this case. Ideally he would like to use the whole 720 or is there a case where he can continue to use 2 of the 3 bays for garage purposes and then take 1 bay and add onto it for an accessory apartment.

Franco said you are looking at 25 X 30 for 775 square feet.

Rob said that he went out with a tape measure and measured from the outside. He had a friend come who measured from the interior who took a 100-foot tape measure and said he was a little off. The interior of the garage is only 24 X 30 which is 720 square feet.

Scott said you are going to design this?

Rob replied that he was going to have someone design it, electric would have to be run, a new well and septic would have to be put in.

Scott said that an engineer would have to get involved and follow the code like they are supposed to. If it is 725 on what is existing, the board cannot tell him how to fix that problem. As the board has done in many cases they have limited it to 650 square feet. That is what they are going to look for.

Sal said is it a garage on the 1st floor and apartment above?

Rob said currently it is just a garage on the 1st floor.

Sal said so you are just going next to it?

Rob said ideally, he would love to keep 2 garage bays and go next to it. He didn't know what the board would permit. If he wanted to get that down to 650, if he took away 3-feet and kept it a garage or storage that would make it 650.

Scott said this board is not going to rectify the issue for you. The law is 650 you can do whatever you want with that extra 125 square feet.

Sal said it does sound reasonable.

Dave said if take a section of that and made it storage for yourself that would satisfy the board.

Rob said that would be one choice what if he wants to add onto the garage. Would he have to get an engineer if he was to keep 2 garage bays and made the additional piece 650 square feet. Is he allowed to do that?

Dave said as long as the unit is 650.

Franco said as long as you don't convert the garage.

Rob said keep 2 bays of the garage convert the third and add on.

Franco said you would still have a 2-car garage with 650 square feet of living space. That you could do.

Rob said his next step would be to get an engineer?

Dave said or architect.

Scott said someone to design it and stamp it.

Rob said so I spend the cash and don't have a permit yet, come back to the board and it doesn't get approved.

Scott said that would go through the planning department.

Franco said you are going to spend money to get a plan that the board can look at to approve.

Dave said that it is a special use permit, so it is allowed as per the code. The board enforces that piece, so unless there was some glaring reason to deny they cannot, the board can condition it. The one thing that the board will ask is to make sure that the addition matches the existing. He asked if they will tie it to the existing septic system?

Rob said he will have to talk to the board of health about that to see if they will allow him to. He might have to put in a bigger box and add leach field or he will have to put a new system in.

Scott asked will it be only one bedroom?

Rob replied only one bedroom.

Franco said probably only 2 people?

Rob said one person.

Franco asked do you know how big your septic tank is currently?

Rob said he had it pumped out last year, he thinks it's 1,250.

Patricia Bahor: New Paltz Road: Glamping

Stephanie Bahor (property owner) said that she recently purchased the 15-acres off New Paltz Road behind the rail trail and what they are hoping to do is glamping. It's a campground, but it is a little bit fancy with real beds.

Dave shared the site plan. The orange area on the plan is in the flood plain. They don't know what the base flood stage is, but it won't affect them.

Stephanie said kind of like the people before them, they want to know what their next steps would be and what they would need to do.

Franco said show us a plan of what you want to do. How many spots, how much are they going to clear.

Stephanie said they are thinking about 10 sites, they are yurts, like fancy tents. A bath house would be kind of in the center. The campsites themselves are just a tent with a bed, a campfire ring, and a picnic table, there is no individual electric out there. They were thinking that each site would have a battery to have a little light and be able to charge your cell phone. She walked the site to know where the flat areas are in the back, so she mapped out where she thinks two little loops will go. The operation times would be April to October. There will be no noisy generators or anything like that. For the ten sites she was hoping to have 8 of them be two person sites and 2 of them to have like a 4 person tent for families. The main goal is to start small, start with 3 or 4 sites to make sure that it is a viable thing and that they get bookings. After 5 sites you need a NYS camping license. Wants to keep the rest of the property as natural as possible. They are not going to have RVs or campers.

Scott asked what would a term of a rental be 1 night or 2 nights?

Stephanie said that she thinks most people will camp over the weekend, but she thinks if people want to camp for the week that is also good.

Scott asked where does this fall under?

Dave said it's a campground. It's agricultural zone and is an allowed use. Some of the things that pop into his head is that she wants to start small, but she needs to have her septic system designed for the full buildout.

Stephanie said that she is looking into composting toilets, obviously you still need a septic system for shower and kitchen, but composting toilets for the environment and keep the septic system smaller.

Patti Bahor (property owner) said that under the NYS camping license it lists their requirements for septic systems. They will review those with the engineer to make sure that they are following the correct guidelines for that type of land use.

Franco asked are you going to have showers?

Stephanie replied yes.

Franco asked if the tents would stay up all year long or will you take them down in the winter?

Stephanie replied they would probably take them down in the winter to protect them from the snow.

Franco said isn't there an ordinance about campfires unless you are cooking?

Dave replied no recreational fires are exempt from the ban.

Christian said that you referred to NYS Health Department, he would recommend that they check with Ulster County Health Department because they may have requirements that are more stringent than the state DOH.

Patti said that because it is behind the rail trail there is a concern with traffic. They know that on the right it is empty, to the back it is empty, and to the left there is a house and there is a right-of-way there that he has. Their right-of-way with the town is adjacent to his to access this property. They would be looking to move that right-of-way more towards the center of the property.

Dave said sort of where they park now. Right across from the parking lot.

Scott asked so that would be the parking area?

Dave asked where are the cars going to park?

Stephanie said hopefully every site would have a place for the car.

Dave said that there has been some discussion with the applicant and the town about moving the easement when the easement was first done. There was an easement in place, but there was no location for it, so the owner at the time his representative came in and the town placed it on a map. It is a terrible location it would require cutting down trees, the rail trail doesn't want that

all. You will have to have a survey and an engineer do some of that work for this as part of that they would apply to the town board for changing the location of the easement.

Franco asked what about signage?

Dave said its up to the board.

Franco said they will have car crossings there.

Dave said that will have to be worked out as well. They will have to put signage up, both on their property and the town's property.

Scott said that the length of the driveway is going to be an issue, but the board will see it on the map.

Dave said that it will be steep as well coming up there. Their engineer will deal with all that.

Franco asked during the off season how will you protect the site from transients going in there and using water and the facilities?

Stephanie replied hopefully above the bath house she'd have an apartment to live so during the off season she would still live there. In the winter all the tents would come down, so the only thing there would be the bath house. In the future she hopes to build a house and stay in there.

Dave said if you build a house the apartment has to go away. He knows that they are asking for 10 sites to start, but in the future they want more then maybe anticipate that.

Administrative Business

The Views

Applicant is seeking a 1-year extension of the site plan approval.

Alec Gladd (applicant's agent) said that they are seeking a one-year extension of the site plan. He submitted a packet to the board and in it they showed that they have satisfied all the conditions of the approval. The client is just waiting to get financing before submitting the final site plan for the chair to sign. She hopes to have that within the next 30-45 days because they just finished up a couple of projects in Beacon.

Scott asked for a motion to approve the 1-year extension.
Motion made by Franco, 2nd by Bill.
All ayes motion passed, to approve the 1-year extension.

Motion to Adjourn.