



Town of Olive Planning Board

P.O. Box 513, Shokan, NY 12481

DATE: February 7, 2023

PLACE: TOWN OF OLIVE, TOWN HALL, SHOKAN, NY 12481

1.0 CALL TO ORDER

Chairman Dibbell called the meeting to order with the Pledge of Allegiance at 7:03 pm.

2.0 ROLL CALL

PRESENT

Stephen Dibbell, Chairman
Tim Peck, Vice-Chairman
Ed Kahil
Heidi Emrich
Nicholas Burgher
Paul Wright
Don DiMartini
John Ingram

3.0 MINUTES

Chairman Dibbell asked if there were any corrections or comments regarding the January 3, 2023 minutes. Chairman Dibbell pointed out that on Page 5, the second line reads, "...the changes that they suggested will not significantly "changed" what is currently..." should be "change what is currently". With no other corrections Heidi Emrich made a motion to accept the minutes of January 3, 2023 as corrected, Nick Burgher seconded the motion and all members agreed.

4.0 REGULAR MEETING

Chairman Dibbell suggested that the board discuss the moratorium for a few minutes until the public hearings are scheduled to begin. He reported that the Town Board presented it at their last meeting and the only action taken was to schedule a public hearing for February 14th. Chairman Dibbell said that the moratorium will be on major subdivisions in order to slow things down until the Town has the opportunity to develop the comprehensive plan and to adjust the zoning accordingly. It is noted that the community has voiced their comments to include the wish to keep things rural. Heidi Emrich pointed out that any major subdivisions presently being considered by the Planning Board are exempt from the moratorium. For the members of the audience Chairman Dibbell read the exemptions from Page 3 of the Proposed Local Law No. 1 of 2023.

Heidi Emrich reported that the Ulster County Planning Board has reviewed the proposed moratorium and they were supportive and commented that affordable housing should be considered as a result of the moratorium. She also commented that she spoke with Drew Boggess and he has suggested that any questions regarding the moratorium should be submitted to the Town Board prior to the public hearing. Drew Boggess encouraged the members of the Planning Board to review the moratorium and make any comments on how it would affect

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the board in advance of the public hearing. The Town Board's public hearing will only be for comments, there will not be a lot of dialogue at that time. Don DiMartini asked Heidi Emrich if on the county level are there other townships with this type of moratorium? Mrs. Emrich said that she believes the Town of Hurley does, she will look into it further and report back if any other township currently has a moratorium on major subdivisions. Don DiMartini referred to Ulster County's push for affordable housing and wonders if Hurley is making those considerations. Heidi Emrich said that the Ulster County Planning Board is only making the recommendation that towns consider requiring that 20% or greater of the major subdivision should include affordable housing, the town does not have to follow the recommendation. Don DiMartini suggested that the board look into the Ulster County Planning Board's comments and determine if it is just at a county level or is it at the state level. Heidi Emrich said that she will do some more research on this issue.

5.0 PUBLIC HEARING

7:10 pm – 22-Sub-13 Terry Elmendorf, 314 Acorn Hill Road, Olivebridge, NY 12461: 2-Lot Subdivision Represented by Medenbach & Eggers PC.

Chairman Dibbell invited Bill Eggers to the table, he asked the members of the board if they had any comments before he opens the public hearing. Chairman Dibbell referred to the last meeting and the board asking for the map to show where the existing septic is located, he doesn't see it on the presented map. Bill Eggers felt that there was a discussion and it was pointed out where it probably is, Chairman Dibbell remarked that he would like it shown on the final map so the Planning Board knows where it is in relation to the proposed new driveway/right of way. Chairman Dibbell also asked Mr. Eggers about the wording on the map "Proposed Right of Way", as he feels it should be filed with the subdivision maps with the county. Bill Eggers said that the right of way would be in the deeds with the parcels. There was a brief discussion regarding the term "proposed". Heidi Emrich said that she is alright with the proposed right of way but she feels the distances should be shown along the right of way. Chairman Dibbell feels it is difficult to determine the actual right of way as it is presently shown. Ed Kahil asked about a driveway maintenance agreement, Bill Eggers said that it is in the notes on the map.

Don DiMartini asked if there is any issue with the access to the antenna. It is noted that it is privately owned, Mr. Eggers pointed out the existing road up to the antenna, as well as the proposed roadway noted in the subdivision.

Chairman Dibbell opened the public hearing and the public comment period at 7:19 pm, and asked if there was anyone in the audience with questions or concerns regarding this application.

Chairman Dibbell asked Bill Eggers to briefly explain the application to the audience. Mr. Eggers said that it is a 30+ acre parcel located on Acorn Hill Road and the owners want to subdivide it into two parcels. Lot #2 will be approximately 6-acres with the existing two houses and Lot #1 will be approximately 24-acres with an existing antenna on the parcel. Bill Eggers explained that there is 100' of road frontage on Acorn Hill Road and he split the frontage of 50' to each parcel. Mr. Eggers said that the larger parcel has an existing driveway up to the radio tower that is privately owned by the Elmendorfs, they don't have any intention of building on this parcel right away. Mr. Eggers explained that the intent is to separate the houses from the vacant land. Chairman Dibbell asked the audience if there was anyone wishing to speak, the record shows that no comments were made from the audience. Chairman Dibbell closed the public comment portion and the public hearing at 7:21 pm.

Chairman Dibbell asked the members if they were prepared to vote on this application. Heidi Emrich said that she would be comfortable having the members signing the maps to confirm that the metes and bounds of the right-of-way and the septic location are shown on the map.

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Chairman Dibbell and the board members completed the SEQRA Part 2 and the members unanimously agreed that all the answers are “no or small impact” and declared it a negative declaration. Heidi Emrich made a motion to conditionally approve 22-Sub-13, the subdivision of lands of Terry Elmendorf, conditioned upon the metes and bounds of the right-of-way and the location of the septic system are shown on the final map. Heidi Emrich read aloud, and the Planning Board completed the Checklist. A roll call vote was taken and resulted as follows: Steve Dibbell voted in favor, Ed Kahil voted in favor, Heidi Emrich voted in favor, Nick Burgher voted in favor, Tim Peck voted in favor, Paul Wright voted in favor, and Don DiMartini voted in favor. Chairman Dibbell completed the Resolution. The Planning Board will sign and seal the amended final maps when they are received in the Building Office.

7:25 pm – 23-Sub-1 Donald Hopper, 127 Whispell Road, West Shokan, NY 12494: Lot Line Adjustment

Chairman Dibbell invited Donald Hopper to the table. Mr. Hopper introduced Hendrik Uyttendaele who is his neighbor, High Point Land LLC. Chairman Dibbell asked the members of the board if they had any comments, he pointed out that the map he has refers to a shaded area but there are no shaded areas on the map. It is noted that there is shading on the maps being presented for signature. Heidi Emrich pointed out that she had looked up the filed map for the High Point Land LLC parcel and found another easement that isn't being shown, she feels this needs to be represented on the map. Mr. Uyttendaele didn't feel that it was necessary as it does not involve Mr. Hopper's parcel. Heidi Emrich feels that since this will be the most recent map being filed it should show all of the easements and rights-of-way on the parcels being described on this latest map. Hendrik Uyttendaele asked if the New York City DEP was informed about this application and did they have any concerns? It is noted that they were sent a letter announcing the public hearing on this application. There was additional conversation and it is the feeling of the Planning Board that the easement to lands owned by New York City should be referenced on the map.

Chairman Dibbell opened the public hearing and the public comment period at 7:45 pm, and asked if there was anyone in the audience with questions or concerns regarding this lot line adjustment.

Chairman Dibbell asked Donald Hopper to briefly explain the application to the audience. Donald Hopper explained that he owns two parcels off of Whispell Road, and Hendrik Uyttendaele owns an adjoining parcel across the street. Mr. Hopper said that he has a .40-acre portion opposite his 31-acre parcel and Hendrik Uyttendaele's driveway is on that parcel. He explained that since he was doing the survey for the house that he is building he felt it would be best to clear up that issue and convey the .40-acre parcel to High Point Land LLC and to delete the line between his two parcels so that he has one parcel and one tax bill.

Chairman Dibbell again asked the audience if there was anyone wishing to speak, the record shows that no comments were made from the audience. Chairman Dibbell closed the public comment portion and the public hearing at 7:47 pm. The Planning Board felt that they can move forward with a conditional vote and would be ready to sign the maps when they are presented showing the additional easement.

Heidi Emrich read aloud, and the Planning Board completed the Checklist, it is noted that the requirement for topo and houses within 200' are being waived. Chairman Dibbell explained that it is felt that the Planning Board does not need to read through all of the questions on the SEQRA Part 2 during the meeting, and at this time he asked the Planning Board members if anyone believes that any of the answers to the eleven items would be anything other than “no, or small impact may occur”? Chairman Dibbell acknowledged that the members unanimously agreed that all the answers are “no” and declared it a negative declaration.

Tim Peck made a motion to conditionally approve 23-Sub-1, the lot line revisions of lands of Donald Hopper and High Point Land LLC, with the condition that all easements, including the easement to lands owned by NYC DEP

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(as referenced on map 04-896) be shown on the final map. Don DiMartini seconded the motion. An additional condition was added that the applicant needs to remit the application fee of \$100.00 when delivering the final maps for signature. A roll call vote was taken and resulted as follows: Steve Dibbell voted in favor, Ed Kahil voted in favor, Heidi Emrich voted in favor, Nick Burgher voted in favor, Tim Peck voted in favor, Paul Wright voted in favor, and Don DiMartini voted in favor.

Chairman Dibbell completed the Resolution. The Planning Board will sign and seal the amended final maps when they are received in the Building Office.

7:40 pm - 23-Sub-2 Strauss/Antonio, 45 Indian Trail, Shokan, NY 12481: Lot Line Adjustment

Chairman Dibbell invited Simon Strauss to the table, he asked the members of the board if they had any comments regarding the application. Heidi Emrich said that she will continue to recuse herself from comment on this application. Chairman Dibbell opened the public hearing and the public comment period at 7:59 pm, and asked if there was anyone in the audience with questions or concerns regarding this lot line adjustment.

Chairman Dibbell asked Simon Strauss to briefly explain his intent with the proposed lot line adjustment. Simon Strauss explained that at the top of the property there is a lot line deletion between the lands of Antonio and the land of Strauss to be conveyed to Antonio. He explained that the Antonio property has frontage and access onto Eagle Ridge Road. Mr. Strauss also explained that there will be a new lot line separating the lands of Antonio and Strauss allowing 10.5-acres to be conveyed to Antonio from the existing 23 acres.

Chairman Dibbell again asked the audience if there was anyone wishing to speak, the record shows that no comments were made from the audience. Chairman Dibbell closed the public comment portion and the public hearing at 8:01 pm.

Heidi Emrich read aloud, and the Planning Board completed the Checklist. Chairman Dibbell asked the Planning Board members if anyone believes that any of the answers to the eleven items on the SEQRA Part 2 would be anything other than "no, or small impact may occur"? Chairman Dibbell acknowledged that the members unanimously agreed that all the answers are "no" and declared it a negative declaration.

Don DiMartini made a motion to approve 23-Sub-2, the lot line revisions of lands of Strauss and Antonio, Tim Peck seconded the motion. A roll call vote was taken and resulted as follows: Steve Dibbell voted in favor, Ed Kahil voted in favor, Heidi Emrich abstained, Nick Burgher voted in favor, Tim Peck voted in favor, Paul Wright voted in favor, and Don DiMartini voted in favor. Vice-Chairman Peck completed the Resolution.

6.0 SUBDIVISION

22-Sub-4 Ashokan Acres, County Road 3, Olivebridge, NY 12461: 9-Lot Subdivision

Present at the meeting is Chuck Petersheim, he reported that they have responded to C. T. Male's December correspondence and it is mostly changes to the SWPPP. It is noted that the material presented tonight is dated January 20, 2023 and does not reflect C. T. Male's January 27, 2023 review. Mr. Petersheim said that his engineers at Crawford and Associates are working directly with C. T. Male on the review of the material.

Chairman Dibbell noted that there were enough issues going back and forth that this project has not yet been referred to the Ulster County Planning Board.

Ed Kahil asked if there have been maps presented with the metes and bounds. The members referred to the material that has been submitted to them, they don't have a map showing interior metes and bounds.

Chuck Petersheim reported that he has received the final archeological study from New York State, and he has

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had a third meeting with the Ulster County Highway Department and they have given him approval for the driveways off of County Road 3 as they are presented on the map.

Heidi Emrich reminded everyone that the Ulster County Planning Board will be making the recommendation that there be consideration for affordable housing. She said that the county has been asking for 20% of the project to include affordable housing. Tim Peck asked if it is 20% of the land area, Mrs. Emrich responded that if the proposal is ten houses the county would like to see two of them as affordable housing. Mr. Petersheim responded that it could be a lot more affordable if he put in 60 homes as allowed by zoning.

Chairman Dibbell reported that he has done some research on the Open Development and this project would not need to be an Open Development if the road is built to town specs and offered to the town. Chairman Dibbell said that the concern on this application is that town specs do require black top, he told the applicant that he will have to address this issue if the intent is not to black top the roadway. Chuck Petersheim said that he does not intend to do black top. Chairman Dibbell pointed out that there is one clause in the specs for a town road and that is that the Highway Superintendent can waive some of the requirements. The Planning Board suggested to Mr. Petersheim to discuss this with the Highway Superintendent, Chairman Dibbell said he would be happy to join him in this meeting. There was a brief discussion on the choices between Open Development and the other option presented.

Chairman Dibbell told Chuck Petersheim that the Planning Board would need to have a map showing all of the metes and bounds before the project can be presented to the Ulster County Planning Board. The survey map will need the interior metes and bounds. Nick Burgher pointed out to Mr. Petersheim that he had that map in hand when showing the members the property on the site visit. This will also need to be received before a public hearing is scheduled. Ed Kahil feels that we shouldn't move forward until we hear from C. T. Male that the proposal is sufficient to present to Ulster County and have the public hearing.

Chairman Dibbell made a motion, that provided that maps showing all metes and bounds, easements, and rights of way are received and C. T. Male is in agreement, the Planning Board will schedule a public hearing for March 7, 2023 and the application will be referred to the Ulster County Planning Board, Heidi Emrich seconded the motion. A roll call vote was taken and resulted as follows: Steve Dibbell voted in favor, Ed Kahil voted in favor, Heidi Emrich voted in favor, Nick Burgher voted in favor, Tim Peck voted in favor, Paul Wright voted in favor, and Don DiMartini voted in favor. Don DiMartini asked for clarification on how the surrounding neighbors are notified of the public hearing. Janelle Perry responded that she sends out letters to all of the surrounding neighbors and a public notice is put in the Daily Freeman.

Chairman Dibbell reported that it was explained to him that with a private road there is something called the Martin Act. He explained that because of issues in the past New York State has enacted this regulation that the developer either has to establish an HOA to manage that and or for smaller subdivisions such as this, there is a CPS-7 amendment procedure. Chairman Dibbell told Mr. Petersheim that the Planning Board will need to consider this and see that it is addressed. Chairman Dibbell explained that this was pointed out by the Town's attorney and the attorney also asked to review the maintenance agreement when it has been presented. Chairman Dibbell stated that the Planning Board has not yet voted to engage the Town's attorney but feels that it is now time, he would feel more comfortable having his guidance with the SEQRA and full review of the project. Heidi Emrich asked if the suggestion is for the attorney to review just the road maintenance agreement or the whole project. Chairman Dibbell said he is suggesting a review of the whole project, at least the key aspects that the Planning Board would be concerned about. Heidi Emrich suggested that the board wait on this decision until after the public hearing. The members have agreed to wait until the public hearing to make this decision.

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23-Sub-4 Oscar the 1st LLC, 26 Beaver Lake Road, Olivebridge, NY 12461: Lot Line Adjustment

Present at the meeting to represent Oscar the 1st LLC is Rosaura Andujar-McNeil of C. T. Male Associates. Ms. Andujar-McNeil explained that Oscar the 1st is an LLC formed by a couple, Andres Consuegra and Mercedes Velasco. She explained the property is located at 26 Beaver Lake Road and is approximately 16.6 acres. Rosaura Andujar-McNeil said that the owner's intent is to have a small .40-acre parcel conveyed to Oscar the 1st from lands of the adjoining property, 20 Beaver Lake Road, owned by Marianne Berry. She pointed out on the map where the new proposed lot line would be on the southern portion of the property. Ms. Andujar-McNeil explained that this proposed transfer of land is to allow more space for Oscar the 1st's pump house and fence and to better meet the setback requirement.

Chairman Dibbell asked if there is anything specific that is driving this proposal since this is an existing non-conforming situation. Ms. Andujar-McNeil said that it is just to bring the property into compliance and provide a good relationship between the neighbors.

Ed Kahil noted that the property is in a 1-acre zone, Ms. Andujar-McNeil pointed out that the Oscar the 1st lot line adjustment falls in two different zoning districts, 26 Beaver Lake Road is in the R/E-3A district and 20 Beaver Lake Road is the R/E-1A district. Mr. Kahil asked if the lot line adjustment will bring the shed into compliance, the response is that it will.

Chairman Dibbell pointed out that the map doesn't have bearings, and Heidi Emrich would also like to see the zoning line shown on the map. Chairman Dibbell also noted that the existing septic areas are not shown on the map. Heidi Emrich asked that the driveway to the Berry property be depicted on the map. The Planning Board also noted that the driveway to the Oscar the 1st property infringes over onto the Carpanzano property at one point. Nick Burgher asked for clarity on some of the lines being shown on the upper part of the map. Heidi Emrich said that for clarity the wetland area should be outlined, you can go on the DEC wetland mapper to pull this information. Nick Burgher and the Planning Board went through the Checklist. Chairman Dibbell asked about the power lines coming across the road to the properties. Paul Wright said that the power lines are physically on the roadway, it appears that the power line is not correctly noted on the map. The board asked that this be corrected.

Rosaura Andujar-McNeil presented an amended SEQRA with 5(b) shown as N/A as the Town of Olive does not have a comprehensive plan.

The Planning Board reviewed the requested changes to the map; metes and bounds on all of the lines, driveway to be shown, septic areas shown, the line work at the top of the map clarified, the zoning district line to be added, confirm the correct location of the power lines. The Planning Board asked that there be another meeting to review the map before scheduling a public hearing. Heidi Emrich pointed out that note #10 on sketch plan states that the boundary survey of the entire parcel is incomplete as of the date of this sketch plan, she remarked that the board would require that this has been completed. Heidi Emrich referred a question to Nick Burgher with regard to Note #8 that states lands underwater are not used to calculate acreage. She hadn't seen this before and asked Mr. Burgher if he has seen this before as a surveyor. Nick Burgher said he hasn't seen this, Ms. Andujar-McNeil said that certain municipalities only want useable or buildable land to be calculated in the acreage. There was a brief discussion and the Planning Board asked Ms. Andujar-McNeil to clarify this figure against the Real Property records and adjust the map, application, and SEQRA to show the total acreage including lands underwater.

Rosaura Andujar-McNeil said that she will talk with their surveyor about the requested changes and hopes to have them ready in time to make the March meeting.

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7.0 SITE PLAN

SP1-23 Erp AirBnB, 128 Upper Boiceville Road, Boiceville, NY 12412: Operate an existing STR in a Airstream camper

Present at the meeting are Robert Erp and Kyle Applegate. Chairman Dibbell asked John Ingram, Town of Olive's Code Enforcement Officer, what his opinion is where an Airstream fits into the Town Code as an AirBnB or hospitality offering. Mr. Ingram said that in looking at the papers, an STR unit should be at least 600 sq. ft. and should not be in a travel trailer, he also referenced tiny houses which can be 400 sq. ft. but cannot be a STR unit. Chairman Dibbell feels that there will need to be a determination from the Zoning Board what this action is. Heidi Emrich asked what the difference is considering the previous glamping application the board considered. The Planning Board considered permittable uses in 155.17-A(11) Commercial recreation uses*, specifically oriented toward the use of mountain land, such as ski areas, ski tows, horse riding trails, including travel trailer or camping trailer parks or sites.

Robert Erp addressed the Planning Board and thanked the Building Office for supplying the Special Use Permit application in order to complete their Short-Term Rental (STR) permit application. He explained that they submitted the STR application on August 23, 2022, and they have been operating the AirBnB for three years and have been paying taxes to Ulster County for the last two. Mr. Erp explained that it is a minimal use site with approximately 22 reservations. Mr. Applegate said that it is seasonal as they close the Airstream down in cold weather. Mr. Erp said that they are looking for a grandfather situation as they have been operating and followed due diligence when creating the site. They upgraded the septic situation and built a temporary road to get the trailer on the property and have upgraded the stream with a culvert at a high cost to ensure that they have adequate parking, they show six available parking spaces. Mr. Erp said that they have been operating for three seasons and as far as he knows he has support from his neighbors to continue operating. Robert Erp said that to move closer to the 600 sq. ft. they do offer a 10' x 10' screened in tent that their renters can use. He explained that the site is limited to two occupants, no children and no pets. He explained that there is also a fire pit area.

Chairman Dibbell asked the Planning Board what their thoughts were regarding a commercial recreation use and the travel trailer. Ed Kahil feels that the board needs to ask the Zoning Board for a determination.

Chairman Dibbell made a motion to refer this to the Zoning Board (*he referenced Zoning Commission but meant to say Zoning Board) for a determination if this application would fall under the permissible use of Town Code 155-17 A(11) or any other code. All of the members agreed to refer it to the Zoning Board.

Janelle Perry reported that the Planning Board did receive two emails from surrounding neighbors showing their support of this site plan application. The emails were from Brigit Grandia and Shannon Nacey.

Robert Erp submitted the additional \$5.00 needed to complete the application fee.

8.0 OLD BUSINESS

SP1-22 The Sanctuary Cottages LLC, (previously called Mountain Accommodations LLC) 4205 Route 28, Boiceville, NY: Commercial Lodging Facility

Hugh Cummings was present explaining that he has received his Permit to Operate from the UC Department of Health. This was the final requirement from the applicant in order to finalize his Site Plan application. Also presented is the email from Laura Bell, Environmental Health Manager, Ulster County Department of Health. Ed Kahil asked Mr. Cummings if the Health Department required anything significant with the water. Hugh Cummings said that the testing was significant but they didn't find anything, they only have to chlorinate the

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system. He said it was just a longer process than he anticipated, they had the final inspection last week.

Heidi Emrich made a motion to issue final approval of SP1-22 of Sanctuary Cottages, LLC, Nick Burgher seconded the motion. A roll call vote was taken and resulted as follows: Steve Dibbell voted in favor, Ed Kahil voted in favor, Heidi Emrich voted in favor, Nick Burgher voted in favor, Tim Peck voted in favor, Paul Wright voted in favor, and Don DiMartini voted in favor.

Chairman Dibbell completed a new Resolution finalizing site plan application, SP1-22 of Sanctuary Cottages LLC.

9.0 DISCUSSION

This is not an agenda item. Present at the meeting is Patti Brooks with Sarah and Etai Gross of Aviya Hospitality. Patti Brooks presented a conceptual sketch of a glamping project that Sarah and Etai Gross are thinking about on a 27-acre parcel on Route 213 in Olivebridge. She explained that this is a unique project and there is nothing like it in the town. She said that she went through the zoning code and consulting with John Ingram, she feels it falls under 155-17 A (15) Commercial recreation uses including but not limited to resort hotels*, commercial camps for seasonal residence only*, resort ranch*, resort lodge*, bungalow colony*. Patti Brooks said that they are proposing a lodge and 50-60 glamping tent sites and/or treehouse type tent sites.

Patti Brooks presented photos and is asking the Planning Board for direction on what the issues and concerns would be for this type of application and what specifics they would need to provide.

Patti Brooks described the amenities that would be provided in each unit would be electricity, internet, potable water, and in-unit bathrooms, they will be putting sewer and water facilities throughout the site. They will have a mini fridge and full bar, and indoor woodburning stoves, and outdoor wooden deck with seating for two. She noted that at the beginning of the site they are proposing a maintenance building with a caretaker's residence and it will be a gated site so people can't be coming in and out without checking in. Mrs. Brooks said that there is a lodge that is proposed that will have the check-in desk, camp store with bike rental, restaurant and bar, changing room, indoor and outdoor seating. The applicants are also hoping to construct two natural pools on the property, as well as saunas and open-air pavilions with a fire pit and seating inside. They are also proposing to have a communal parking space with all of the interior roadways only being accessible by golf cart or pedestrian walkways. The resort would be open year around, at this point they don't know how that will work with the snow load on the tents. Patti Brooks said that the lodge can be open year around and if the interest is great, they could convert some of the tent sites to cabins. Heidi Emrich asked if there would be guest rooms in the lodge, Mr. Gross said it would just be for beverages and goods.

Chairman Dibbell asked if all the sites would be tents. Etai Gross said at the beginning that is the plan but if the business is successful requiring the need for more year around use, they would consider converting some sites to cottages or bungalows. He is just looking to see how this project resonates. Chairman Dibbell asked the size of the tents. Mr. Gross said they would be 17' x 28'. Chairman Dibbell asked about fire pits, the applicant explained that they wouldn't be at every site, they are proposing gas firepits around the property in centralized areas. Don DiMartini asked the number of employees they would be hiring. Mr. Gross said they would need housekeeping both full-time and part-time staff. Mr. Gross said that he has been working in the family business for 30 years in textiles and being successful there they have opened hotels and have a background in hospitality. He explained that they do have a management company they work with and they would be bringing their team to operate this project with them. Etai Gross feels they would need 13-15 people for everyday operations. Don DiMartini feels that is a small staff for that size operation. John Ingram asked if they would be hiring local people, Mr. Gross said they would be for most positions.

Tim Peck asked the applicants if they have talked with the neighbors in that area. Mr. Gross said that they have not, this is the first step they have taken. Heidi Emrich feels that there will be some opposition on this

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project. She explained that the town has just done a survey in preparation for creating a comprehensive plan and there was a pretty good response to the survey and the big comment was to keep Olive rural, no building. Don DiMartini and Heidi Emrich remarked about a two-tent site glamping proposal that the Planning Board worked on and it took six months to satisfy the neighbors. Heidi Emrich said that the proposal is very well thought out and exciting to look at but feels there will be opposition.

The board held a lengthy discussion asking questions and hearing responses from the perspective applicants. Patti Brooks pointed out the benefits of the property being open fields with trees bordering the area because there would be no clear cutting and disturbance and impact on the land. The members of the Planning Board expressed their concerns with this type of project and the impact on the rural character of the town. Etai Gross explained that they are just trying to build something unique and special and are willing to put money into it to make it a quality job. He said that they have looked at different places and they are willing to adhere to any requests that the Planning Board might have, and he wants to be respectful to the neighbors. Mr. Gross said that this property provides a lot of opportunity for people to get out of the city and enjoy nature, there is the reservoir, biking, the Rail Trail, and hiking trails nearby to experience something different and unique. It is Sarah and Etai Gross's wish to create an outdoor living experience for the city folk. Heidi Emrich said that there currently is a project something like this being built in Phoenicia, more permanent structures not tents, but she suggested that they inquire what those people have done to get their project going. She also remarked that this would be the type of project for a gateway meeting like the supervisor is proposing. Chairman Dibbell said that we can look into this. Mrs. Brooks noted that the Town of Olive has no definition or regulations for a resort and she has gone to other municipalities to get ideas on how to present this. She asked if this would be a suggested route to take, the board suggested it would be a good idea. Ed Kahil suggested they sit in on meetings in the Town of Saugerties where this type of proposal is being considered but is getting opposition, Patti Brooks said that she has attended some of those meetings. He also feels they should look for land that is pre-existing and grandfathered in with this type of density, for example a dilapidated bungalow colony in Sullivan County. Etai Gross said he is hearing everything that the board has suggested to him.

John Ingram just wanted to let everyone know that many years ago on property just across Rte. 213 from this property, there was a stockcar race track, the bleachers and concrete oval are still there. He said the standard procedure after the race was to go across the street to the bar, and he feels that this proposed project doesn't begin to make the noise and impact on Olivebridge like the Onteora Speedway did back in the 60's.

It is noted that this property is currently for sale and Sarah and Etai Gross are considering purchasing the property for this project. Chairman Dibbell advised them that it would take some time to get to a point where they would feel comfortable to move forward to purchase the property for this type of project

10.0 AGENDA

The board set the agenda for the next meeting, scheduled for March 7, 2023. The Planning Board will be holding a public hearing on the Ashokan Acres subdivision application if they submit new material in time. The board will also hold further review of the Oscar the 1st subdivision if updated material is submitted in time. Currently at the Building Department for John Ingram's review are two subdivision applications, Rinaudo and Barringer, and a site plan application for a beer store. They will be added to the March meeting if John Ingram passes them on to the Planning Board for initial review.

9.0 ADJOURNMENT

Ed Kahil made a motion to adjourn the meeting at 10:15 pm, Paul Wright seconded it, and all members agreed.

Sincerely,
Janelle Perry, Planning Board Clerk