



Town of Olive Planning Board

P.O. Box 513, Shokan, NY 12481

DATE: January 2, 2024

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 7:00 pm.

2.0 ROLL CALL

PRESENT

Stephen Dibbell, Chairman
Ed Kahil
Heidi Emrich
Nicholas Burgher
Don DiMartini
Edwin Maldonado

ABSENT

Paul Wright

3.0 SUBDIVISION

23-Sub-15 Nicholls/Schnell, 351 Acorn Hill Road, Olivebridge, NY 12461: 2-Lot Subdivision

Present at the meeting are Michael Nicholls and his surveyor, John Post. Chairman Dibbell asked the applicant to briefly explain what has been corrected on the final map being presented tonight. John Post said that he cleaned up the random line and moved the arrows indicating the new lot line and added the missing neighbors.

Nick Burgher read through the eleven questions on the SEQRA Part 2 and the Planning Board answered no, or small impact may occur to all of the questions. Chairman Dibbell acknowledged that 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 approve subdivision, 23-Sub-15 for Nicholls/Schnell with no conditions, Ed Kahil 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, Paul Wright was absent, Don DiMartini voted in favor, and Ed Maldonado voted in favor. Chairman Dibbell completed the Resolution.

23-Sub-11 Vanacore, Tisch, Berryann (Represented by Don Brewer, PLS), Markle Road, Shokan, NY 12481: Lot Line Adjustments

Present at the meeting to represent the applicants is their surveyor, Don Brewer. Mr. Brewer presented an amended map for consideration. He explained that he is now presenting a survey of the full 13-acres and

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he has located the adjoining neighbor's house and added their name. He also pointed out that he added an acreage table, located the well and septic on Lot 2, and put all the property owner's names on the address block, and the SBL numbers on each lot. Chairman Dibbell questioned that the Ulster Parcel Viewer is showing a slightly different outline of the property, there was a brief discussion and it is determined that the Parcel Viewer isn't always accurate and once this map is filed with the correct description it will be corrected. Nick Burgher would like to have the lot line going down the center of Markle Road labelled as a new lot line. Heidi Emrich would also like to have the property owners across the road from Bonnie Brae Lane noted on the map, as well as the neighbors across from Bostock Road. Janelle Perry has advised Mr. Brewer that she will need addressed envelopes for any names being added to the map.

The members feel that a public hearing could be scheduled for the next meeting, February 6, 2024 at 7:10 pm.

4.0 SITE PLAN

SP6-23 Salvemini/Phoenicia Soap, 3107 Route 28, Shokan, NY 12481: Hinterland Design Studio and Phoenicia Soap Co. Makers Space

Present at the meeting is the owner of the property, Jennifer Salvemini, and the proprietor of the Phoenicia Soap Co., Barbara Mansfield. Chairman Dibbell pointed out that the application should be corrected to indicate the request of a site plan, not a special use permit, Section 1. Ms. Salvemini corrected the application and initialed and dated the correction. Chairman Dibbell also pointed out that on the SEQRA #8b, "Are public transportation services available at or near the site of the proposed action?", should be Yes as the UCAT bus runs up and down Route 28.

There was a discussion regarding the sketch diagram needing dimensions of the retail areas, one was sent as a pdf but it wasn't presented as part of the packet. Heidi Emrich pointed out that the site map and the parking map don't match up, she advised the applicant that the final version has to have locations that match. The site map and parking maps should be numbered to show that they go together. Nick Burgher pointed out that the parking map is showing two designated parking spaces on the neighbor's property. Ms. Salvemini will need to correct that on the final sketch.

Mrs. Mansfield remarked that she included her parking agreement with Olive's Plaza in her description and she has corrected her website regarding the number of people she can accommodate.

The Planning Board will schedule a public hearing for the February 6, 2024 meeting at 7:25 pm. Ms. Salvemini asked if there is anything more she needs to do before she orders the additional piece going on her sign. The Planning Board told her that it would be a Building Department question. John Ingram was present at the meeting and said that it would be fine as long as it doesn't impede the sightline for exiting onto Route 28.

SP7-23 Ashokan Store It, 3216 Route 28 & 7 Ridge Road, Shokan, NY 12481: Expansion of Self-Storage Facility

Chairman Dibbell explained that the application is on the agenda to acknowledge and discuss the files from all of the previous site plans presented for this location. The first application was in 1991 for the auto shop, and in 1999 there was the initial site plan for four storage sheds on that same parcel.

The members of the Planning Board held a discussion on some of the notes in the old files. There was a discussion regarding the designation of the zoning districts of the two parcels, and now the applicants have merged the two parcels into one parcel which changes the front and side yards. The Planning Board has a concern about the portion of the property that is in the residential zone.

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Heidi Emrich said that she would like to see an engineer review the application to verify the area of coverage that is being proposed on this property. Chairman Dibbell believes that the 2007 site plan for storage sheds on the old Pet Fare property was presented to construct 23,400 sq. ft. of storage units and the sketch shows eight buildings, but not all of the buildings were constructed.

Ed Kahil pointed out that the applicant didn't finish putting in and hasn't maintained the requested landscape screening. Chairman Dibbell suggested that the members stop and look at the site.

The Planning Board held a brief discussion on how the Planning Board should proceed with site plans moving forward. There was discussion about using the planner to review site plans before they are presented to the Planning Board.

5.0 MINUTES

Chairman Dibbell asked if there were any corrections or comments regarding the December 5, 2023 minutes. He pointed out on Page 6, seventh paragraph down, three lines up from the bottom, the sentence "...Chairman Dibbell responded that the roadways and driveways do not need to meet the setback requirements." should read that there are no setback requirements for roadways and driveways. There were no other corrections, Don DiMartini made a motion to accept the minutes of December 5 2023 as amended, Edwin Maldonado seconded the motion and all members agreed.

6.0 AGENDA

The board set the agenda for the next meeting, scheduled for February 6, 2024. The Planning Board will hold a public hearing for the Vanacore/Tisch/Berryann lot line adjustment application and the site plan application for Jennifer Salvemini/Phoenicia Soap Co. There will be further review of the Ashokan Store It site plan if amended material is received in time.

7.0 ADJOURNMENT

Chairman Dibbell made a motion to adjourn the meeting at 8:40 pm, Heidi Emrich seconded the motion, and all members agreed.

Sincerely,

Janelle Perry, Planning Board Clerk