

Chairman Sush – the public can speak at this time, we will alternate between the public and zoom. There is no back and forth at this point, the applicant will respond in writing after the 10 days allowed.

Michael Reed calling from Lake Shore Drive, I represent many homeowners. Has the applicant engaged Eagle Creek for the boats that will be on the lake, also docks will need to be approved. Are the people that live on the water, will they have ROW to the water? When the campground was in operation, there was traffic and speeding. Accidents happened, fights have happened. The people I represent want to make sure that Lake Shore Drive won't be used publicly. Mr. Minsky had a wedding over the summer and tied up Lake Shore Drive with a lot of cars.

Barry Joseph @ 233 Lake Shore Drive. - we are happy to see the campground being cleaned up. Traffic is a concern for us. Can the language of the use of Lake Shore Drive only being used as

Erica Haynberg @ 243 Lake Shore Drive– we own near the south end of the lake. My concern is the lake access they have set aside for the communal marina or park. It appears that there will be a lot of people near of our house. Why is it on the edge of the development as opposed to near the center of the project.

Gail Rodgers @ 171 Lake Shore Drive–I already emailed in my concerns. A couple of concerns are the communal areas are at the far end of the property that is closest to the residence. Could that area be moved? The parking spaces are a concern. I know that going forward maybe a dialogue could be established with the residence.

Richard McGoey @ 241 Lake Shore Drive Shore Drive - very close to the community lot and I echo what others have said. Can the communal area be moved? The campground was on and off with the amount of people in there and the traffic on the road. I hope the board stresses that Lakeshore Drive is only used as emergency. The proposal is modest and there aren't a lot of issues with it.

Jennifer Guenther @ 155 Lakeshore Drive- excited to see what is coming, but again the traffic on Lakeshore Drive, if that can be put in a more formal way. The community center be open to only the residence, but to limit attendees. Will that be enforced.

John Bubb @ 891 Starlight Road –How will the safety on the lake be monitored. It is a thin area in the lake, faster boating and skiing, what is the goal to keep people safe on the water.

Matt Leish @ 160 Lake Shore Drive - Echoing the comments of the neighbors with no additional traffic on Lake Shore Drive. Also, the shul is only for residents, can we ensure that it is for that only.

Aviva Stein @ 169 Starlight Road – we have a population problem at the public launch. The public leaves a mess behind. Do these dock plans have a limit? Is there a communal dock. The development includes a shul, will that be tax exempt or will the homes be exempt also.

Sebastian Parys @ 127 Lake Shore Drive- the access on Lake Shore Drive. Is there a code requirement if not, why have it at all, I also echo the tax exempt status.

Eric Haynberg @ 243 Lake Shore Drive– my biggest concern is that we moved into a residential neighborhood. I don't want dumpsters, parking lots, and a boat launch. I don't want people in my backyard partying. Put the communal area in the middle of the property. Wake boats are destroying the shoreline. I don't want to be part of their community. Let them deal with the community items in their own property.

Jay Himes @ 719 Starlight Road - I own one of the three lots at the northern end and I want to make sure that I heard correctly, that there will be a right of way to connect my lot to the other. I assume that since that's not reflected that it will be changed to show that.

Ronit Mayerson @ 111 Lake Shore Drive - the wedding spoken of tonight, it was a disaster. The owner never apologized and no concern for the neighborhood. The recreational area is that for residents only or is there potential to rent it out.

Abe Lokshin @ 133 Lake Shore Drive - I have no problem with the development. The entrance to the property shouldn't be on Lake Shore Drive.

Kathleen Lara - the shul and community building, who will limit the amount of people? Jim Carnell - The fire code may limit it.

Robbie Glessman @ 141 Lake Shore Drive – Is there a way that Starlight Road can be used for the construction vehicles? Stop the construction trucks from going down Lake Shore Drive, they are going down the road at a high rate of speed. Also, I understand that they are building a shul, how is the developer going to reach out to a diverse group of buyers?

Jake Cooper @ 176 Lake Shore Drive –my concern is the traffic on Lake Shore Drive. Happy to see that it will be developed. High end homes not campers like prior use.

Huub Nelissen @ 185 Lake Shore Drive – I share the concerns of the entrance to Lake Shore Drive, the wells that will be drilled is there a study being done? Can the aquifer handle it?

Sandy Diaz @ 145 Lake Shore Drive – I echo what Eric is saying, they should consider moving the parking lot. How do you enforce the number of boats on the water? Will there be enforcement. The parking spots they expect that many people to attend the, we don't want to get over crowded.

Gail Rodgers @ 171 Lake Shore Drive – we have heard from a lot of people, the proof is in the pudding, I think most of us feel the same way, I would like to see some teeth to these claims. Maybe a meeting with Mr. Minsky would be required.

Michael Croissant - the three access off of Starlight, will they be gated. Glenn Smith – I will find out, there has been no talk of that.

Margery Fellenzer @ 113 Lake Shore Drive - I submitted several questions, did you receive them. Chairman Sush stated that they are posted, but the comments will be responded to by the applicant before any action is taken by the Board. Will there be possible revisions to the plans? Helen Budrock – explained the process on getting the answers to the questions and concerns of the public. Ms. Fellenzer– I would like to have the common area moved to the center of the development

Carl Slaven @ 632 Starlight Road - I missed the beginning of the meeting. Where are the entrances to the development on Starlight Road? Chairman Sush explained that the plan can be accessed online.

Sebastion Parys @ 127 Lake Shore Drive – Someone previously asked about two means of egress and I would like to have that explained to me. Does the building code and fire code requires secondary accesses?

Eric Haynberg - is there going to be fencing and if so what kind? With that said, is the front entrance going to be gated? How are the interior streets going to be lit? There are a lot of new neighbors coming in based on the bedroom count.

Patrick Rodgers @ 171 Lake Shore Drive - we need a further explanation of the egress. Do you really need one coming off Lake Shore Drive?

Michael Falkson @ 135 Lake Shore Drives– I am confused about the presentation verse website. The website offers a restaurant. If it is a gated community how do you access the restaurant? Watercraft in the channel is dangerous. Yacht club?

A motion to close the public portion of this meeting, but have written comment for 10 days was made by Arthur Knapp and seconded by Kathleen Lara.

5 in favor; 0 opposed

Helen Budrock explained that there is no set time frame for the developer to respond. It is just a matter of how fast the applicant wants to move forward.

ALDI'S

Lanahan Road, Monticello

Luke Mauro, Project Management: Solli Engineering

Anthony Capuano

Jon Eckman

Chairman Sush recused himself and Michael Croissant is in as Chairman. Kristin Boyd has been appointed a voting member.

Appointed Chairman Croissant read the legal notice allowed and satisfactory proof of mailing has been received.

A motion for lead agency was made by Arthur Knapp and seconded by Michael Hoyt.
5 in favor; 0 opposed

Anthony Capuano– Described the project as proposed. Taco bell entrance has been removed from the site plan. There are conceptual access points on the plan from Catskill Bank and the Rugglech Bakery.

There was no public comment.

Michael Croissant – Don't you want the front of the building facing Lanahan Road? Luke Mauro – we are hoping to get Route 42 view. We also want the truck operation to be hidden.

Paula Kay – do you have a little more details for landscaping and the façade of the building. Michael Croissant - we would like to see 3 feet of stone on the building. Paula Kay - the buildings are similar in the corridor. Jon Eckman – yes we can do a stacked stone on the building and the sign base.

A motion to close the public portion with written comment left open for 10 days was made by Kathleen Lara and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion to approve Jan 26, 2022 minutes was made by Michael Hoyt and seconded by Michael Croissant.
5 in favor; 0 opposed

DISCUSSION ITEMS:

ICHED ANASH

473 Anawana Lake Road, Monticello
Joel Kohn, Project Representative

Joel Kohn - there are 3 classrooms building on the west side of Anawana Lake Road the applicant is looking to construct another building the same size. Matt Sickler – had issued a comment letter and we have no issues addressing them.

Helen Budrock –Will this require DOH & DEC approvals for water and sewer? Joel Kohn – upgrades to water and sewer will not be required, there is no change in occupancy.

Kristin Boyd – Why doesn't this construction of a new classroom increase occupancy? Joel Kohn – they have tables and chairs outside for classrooms already and sometimes there are weather issues, so this way they can go into a new building, but they are not adding anymore students.

Chairman Sush – I know there isn't a parking issue.

Paula Kay – Matt Sickler comment #4 is there any decking, ramps or exterior lighting. Joel Kohn – yes there will be a deck and ramp. It is on the plan already. Joel Kohn – I will get you a lighting detail.

Helen Budrock – our policy is not to act on the project if it is a discussion item. We do need a 239 review. Paula Kay – if we are planning on changing policy, we shouldn't piece meal it and make the decision to change it possibly for the next meeting.

This project will be on the February 23, 2022 meeting for an action item.

1283 DELAWARE SOLAR

1283 Old Route 17

Ross Winglovitz, Engineering & Surveying Properties

Rubin Buck, Project Engineer

Ross Winglovitz – A SWPP has been submitted. Comments from the Town Engineer were discussed. Items will be addressed on the site plan. We have sent out lead agency notice. We will be back on for the February 23 meeting.

Ross Winglovitz – I don't believe the client is currently requesting a 5 acre disturbance waiver for tree removal. Matt Sickler – that just needs to be clarified.

Paula Kay – have you started the decommissioning plan yet? Ross Winglovitz – yes we have started it and will get it to the board prior to the next meeting.

BBIS AUTO AUCTION

Route 17B, Monticello

Ross Winglovitz, Engineering & Surveying Properties

Ross Winglovitz – A wash bay is requested in the garage bay. There are no soaps or chemicals. We require a DEC permit for it. The water can go into the septic with the permit. That will be a total gallons per day will be about 465. The other item is a slight modification was more lighting around the drop zone area for security purpose. The lighting fixtures will be similar and shielded. The lights will be on at least dusk to dawn.

Arthur Knapp - how many cars? Ross Winglovitz - appx 9000, and each one will be washed if they are dirty. Arthur Knapp – you were saying that was about 465 gallons a day. Ross Winglovitz – this plan is for the water to be treated before going into the septic system. Arthur Knapp – so is there a capacity on what the efficiency is? Ross Winglovitz – the separator has a capacity. The DEC will monitor it. Chairman Sush – please provide the board with some numbers regarding the capacity and gallons of water. Even if the permit from the DEC is approved, I think the board would feel more comfortable knowing it wasn't close.

Kristin Boyd – Are the lights visible from 17B? Ross Winglovitz- it is buffered from the road they are interior lights. Chairman Sush – are the hay bales temporary? Ross Winglovitz – yes the berm will be finished and the hay will be removed and is there a guarantee for the landscaping, if any trees die? Ross Winglovitz – I will check on that. Helen Budrock – what is your planting schedule? Ross Winglovitz –

some plantings have gone in already. All of phase 1A will be turned over to the tenant and move on to complete phase 1B.

WHEAT & SONS SUBDIVISION

Sunset Drive & Hemlock Lane

There is nothing new at this time. The survey had not been completed at this time. Perk tests and wetland delineation report needs to be submitted before the next meeting. Has there been any other work done on the site.

HAMASPIK RESORT

Steve Barshov, Project Attorney

Charlie Bazydlo, Attorney

Paula Kay stated that nothing happened at the February 8, 2022 meeting. The Zoning Board heard the applicants request for a re-hearing and the board needs time to review the new documents submitted by Mr. Barshov. The application was left open until the March 8, 2022.

Steve Barshov – the zoning board was required to make a motion to re-open the matter.

Charlie Bazydlo – the chain of events that happened were we applied for a building permit to put a Mikva in the basement of the building. The building department denied it. Your code §250-50 doesn't state that it requires site plan approval. It meets the definition of that section of code, it is something the board has to discuss.

Paula Kay – the board will have to look at it. I think in most contexts when applicants come to the board under §250-50 they don't have an open Planning Board application. They come to you with new owner who bought the building and wants to do work or minor upgrades. In this case there is an open application. Charlie Bazydlo – we would like to move forward on this separately. There are no exterior changes. Paula Kay – this will needed to be added to the site plan no matter what the outcome is. Joel Kohn – This is an existing basement which isn't finished. I look at it as a Mikva is an accessory use to the building. This Mikva area isn't for the handicap, they will have their own.

ACTION ITEMS

CHARM ESTATES

195 Ranch Road

Joel Kohn, Project representative

Joel Kohn – The rabbi's house is going to be demolished and reconstructed in the same area. The other change is that all the units were proposed to have 5 bedrooms including the Rabbi's house. All the units will now have 8 bedrooms. There is enough flow under the SPEDES permit. I will have the site plan show the units and the amount of bedrooms. Chairman Sush – is there a chart that can be placed on the site

plan showing the bedroom counts. Joel Kohn – yes, I will have one put on the site plan. Matt Sickler - having that table on the site plan is beneficial.

A motion for amendment to a conditional final approval Kathleen Lara and seconded by Michael Hoyt.
5 in favor; 0 opposed

KEREN FIELDS

Sunset Drive

Glenn Smith, Project Engineer

Glenn Smith – we went to the Zoning Board for a height variance on the owner’s house and that was approved. Before we can get started on that construction, we need to have a site plan extension.

A motion for six month extension was made by Arthur Knapp and Kathleen Lara.
5 in favor; 0 opposed

UNIQUE ESCAPES CAMPGROUND

Old Liberty Road and Gartner Road

Vincent Tavernese

Ruben Diaz

Juliana Hincapie

There is a slight amendment to the site plan that came from the building department for decking and a handicap parking for a dome.

Chairman Sush – How do the decks combined with the platform? A few steps walking up to the deck, the platform and decking are together as one.

Matt Sickler – it doesn’t affect any of the previous site plan.

A motion to approve a modification to a previously approved site plan was made by Arthur Knapp and Michael Hoyt.

5 in favor; 0 opposed

The planning board would like to be present at the work session on February Avon Park.

A motion to adjourn the meeting was made by Michael Croissant and seconded by Arthur Knapp.
5 in favor; 0 opposed

Respectfully submitted,

Heather Zangla

