



Town of Olive Planning Board

P.O. Box 513, Shokan, NY 12481

DATE: July 15, 2025

DRAFT

PLACE: TOWN OF OLIVE, TOWN MEETING 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
Nick Burgher
Paul Wright
Don DiMartini
Edwin Maldonado

3.0 MINUTES

Chairman Dibbell asked if there were any corrections or comments regarding the June 3, 2025 minutes. Heidi Emrich remarked that she would like to make a retraction regarding comments she made during the discussion of the Solo Holidays presentation. She pointed out that on Page 7 she was incorrect when she stated that the only use after dry-floodproofing would be for parking, storage and access. Heidi Emrich stated that she has reached out to the engineer and the possible buyer, and explained that the single exception **is to dry-floodproof** the structure. She noted that she has explained her correction, that dry floodproofing of commercial, non-residential structures, can be done to give useable space below the BFE. Chairman Dibbell noted that Solo Holidays LLC has not come back to the Planning Board with a proposal. Heidi Emrich said that she let the Town, the buyer, and the seller know the accurate information regarding dry-floodproofing the structure in Boiceville.

Chairman Dibbell asked if there was anything else, he noted that it was the 2nd month in a row that he has found no corrections to be made to the minutes. With no corrections, Nick Burgher made a motion to accept the minutes of June 3, 2025 as written, Heidi Emrich seconded the motion and all members agreed.

4.0 REGULAR MEETING

Janelle Perry handed out the new Local Law on Short-Term Rentals that the Town of Olive has adopted.

Chairman Dibbell announced to the audience that the Planning Board is aware of the concerns and questions that everyone has regarding their input with this upcoming public hearing. He acknowledged that the Planning Board has received a number of emails, but pointed out that if the emails are received the day of the meeting, he cannot guarantee how many members will have read the email and digested what has been written.

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Chairman Dibbell explained that tonight will not be used to hash out all of the answers, it will be used as a forum to gather all of your questions and input and will then go back and look to see what needs to be responded to. He asked the members of the audience to address the board; it is not the time to get in a back and forth with the applicants or other members of the audience. He pointed out that there is a sign-up sheet if you wish to speak tonight.

Chairman Dibbell explained that the Planning Board has reached out to the Town's attorney and they have supplied the Town with an estimate of the costs for their involvement with the process. Chairman Dibbell asked the members of the board what their thoughts are with regard to engaging an attorney for guidance through this application process. Ed Kahil feels it would be a good idea. Heidi Emrich made a motion that for site plan application SP5-25 of KSE Suppliers, the Planning Board should retain the attorney for consultation, Don DiMartini seconded the motion and all members agreed. Chairman Dibbell noted that the applicant will be asked to remit an amount to be placed in an escrow account, he remarked that the attorney has provided a starting amount of \$3,000.00 and the zoning law requires a 50% downpayment of that amount. Chairman Dibbell feels that the figure might be a little light and wonders if the requested amount should be increased. Edwin Maldonado agrees, he feels it should be \$5,000 to start. Don DiMartini said that there was a scope of services and he feels that until the board hears what comes out of the public hearing, and seeing what the concerns are we should stay with the proposed amount. Heidi Emrich said that she agrees with Don DiMartini and feels that the applicant shouldn't be charged anymore until we see what support will be necessary. There was a brief discussion on what fee the escrow account should be calculated on. Edwin Maldonado made a motion to ask the applicant for a 50% downpayment of the initial quote of \$3,000.00, (\$1,500.00). Ed Kahill seconded the motion and all members agreed.

5.0 PUBLIC HEARING

7:10 pm - SP5-25 KSE Suppliers, 167 Dubois Road, Shokan, NY 12481: Operate a warehouse and distribution center of commercial linens and related products

Present at the meeting is Nathan Reisman and Avrum Lebrecht of KSE Suppliers. Chairman Dibbell asked the applicant to give a brief description of the proposed site plan.

Nathan Reisman thanked everybody for coming and thanked the Planning Board for their time on the project. He explained that they have been in business for 25/26 years in Rockland County. He explained that on a daily basis they sell linens and textiles like gowns, blankets, towels and some cleaning supplies like bar mops and micro-fiber cloths. They supply and do drop-shipping to nursing home facilities and hospitals. Mr. Reisman said that the linens come from different countries, they receive a closed container (shipping box) once a day. He explained that the container is emptied and the linens are brought into the warehouse on pallets and then the goods are put on the shelves. Nathan Reisman said that they ship out everyday through UPS and FedEx to the facilities. He said that if it is a bigger order it goes on a pallet and is shipped by truck. Nathan Reisman stated that the work day is from 8:00-5:00 during normal business hours, they don't work on weekends or at night. He said that they don't do any factory use, it is warehousing and shipping. He explained that the goods go out as they come in, there is no laundry and water use in the building. Chairman Dibbell recapped that they supply to large industrial clients. Nathan Reisman said that they have a UPS and a FedEx trailer parked at the warehouse during the day that they fill with orders and then UPS and FedEx come at the end of the day and take the trailer away.

Nathan Reisman said that the previous use of the building was big manufacturing for Rotron, then it switched over to manufacturing for Woodstock Chimes and then just warehousing and shipping. He said that on a daily basis Rotron had 1,500 employees and Woodstock Chimes had 150 and then down to about 45 workers. They plan on having about ten (10) workers. Nathan Reisman said that this number may go up to 12 but they won't

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need to increase it to a lot of employees because there is a big open space and they can operate more efficiently.

Ed Kahil asked for clarification regarding the delivery in the morning. Will the linens be in a roll-off container and will the product going out be in tractor trailers. Mr. Reisman said that this was correct, and that there may be other common carriers coming in like Estes. He said that in their narrative they explained that it would be up to ten (10) trailers on a daily basis, it usually isn't that many but he put that down to be on the safe side. Nathan Reisman also stated that sometimes a truck will come in to pick up a direct order in an emergency to get items faster. Chairman Dibbell asked if they also have regular UPS and FedEx delivery vans that you would see in a residential neighborhood. Mr. Reisman said that they normally have the trailers but they do receive Amazon deliveries by the smaller trucks.

Chairman Dibbell said that the question has been raised, what is the intent with the existing facility in Rockland County. Nathan Reisman said that the building is owned by two people and they plan on moving everything to this new building and will rent out the building in Hillburn in Suffern.

A member of the audience asked where the products come from. Nathan Reisman said that they come from China, Pakistan, India, Turkey. There was a remark about the tariffs.

Chairman Dibbell announced that if there is anyone else wishing to speak, they should get their name on the sign-up sheet.

Heidi Emrich asked who does the laundering of the products for the facilities if they don't come back to KSE for laundering. Nathan Reisman said that usually the facilities order supplies once a month, and they have their own laundering services. Mr. Reisman said that they also supply to the laundry facilities directly. He said that they also sell to government shelters, VA's and correctional facilities.

Chairman Dibbell opened the public hearing, and the public comment portion of the hearing at 7:25 pm. He noted that there are approximately 16 people on the list and he asked that if their question has already been asked just note that for the record and try to keep the comments brief to about 3 minutes.

The first speaker is Frank Vooris. Mr. Vooris said that he had been employed by Woodstock Percussion for 10 years. He stated that he was the facility manager when they took the building over and it took a lot to get the building into shape. He also stated that there was no end to the maintenance on the building, the chillers didn't work, the contaminated water system, there is just a lot that needs to be done to maintain that building. He feels it is more than what ten people can do. Mr. Vooris also pointed out that the loading docks will not take 35' trailers without blocking the other docks, the largest they can take is 28'. Mr. Vooris said that the maintenance on the heating system is big, they are two boilers dating back to the 1960's. They run one boiler at a time and he noted that it is a 100,000 sq. ft. building and there is no insulation in the walls and it would take 60,000 gallons of fuel a year to heat it. Frank Vooris said that his background is manufacturing engineering and he worked for Grumman Aircraft before coming up to Shokan to enjoy this nice quiet life. He can answer most any question about the building.

Marissa Perez Rogers—Ms. Rogers stated that she is a neighbor living across the street. She is wondering about the linens being shipped from outside of the country in a container being delivered every morning. She assumes the linens are packed inside of boxes and that they are wrapped in plastic, she asked what the waste management process for excessive cardboard and plastics that are being used. She also pointed out that the cardboard and the linens themselves are a fire hazard. She wonders what the fire repression is in the building. Chairman Dibbell pointed out that these questions have been asked before and the Planning Board is aware of the concerns.

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Robert Croissant—He is worried about big tractor trailers going up and down Dubois Road. Mr. Croissant is also worried about expansion. He understands this is a huge property and he feels that any expansion is a big concern to all of the neighbors.

Robert Fehring—Mr. Fehring wonders if the applicants are aware of the toxic waste dump that is on the property involving Trichloroethylene. He asked if there will be any disruption of the ground around the building. Chairman Dibbell said that the remediation reports have been submitted. Robert Fehring asked if the applicants would be willing to pay for testing of the neighboring wells. Chairman Dibbell said that they will need to look at what the remediation is. Chairman Dibbell understands the concerns but from his view he isn't sure that the proposed operation will have an impact on that.

Penny Bollard—She is aware of the super fund site because it affects her well. Ms. Bollard knows that there are about 149 acres of land with this 100,000 sq. ft. building. She asked the size of their building in Suffern, the response is 40,000 sq. ft. She is wondering what they plan on doing with all of the space in the building and all of the other acreage. Ms. Bollard asked if they are able to do whatever they want with the property. Chairman Dibbell said that they would have to come back to the Planning Board if they are changing the use. Penny Bollard said that she is concerned because the property surrounds three sides of her home. Chairman Dibbell said that this brings up a question he has. He asked if there are any conservation easements on the property. Nathan Reisman said that there is a forest management plan for ten years. Heidi Emrich asked if they could show the bounds of the forest easement for the file. Don DiMartini asked who manages this. Mr. Reisman said that it is the NYS Forestry, they do a monthly report on the trees and current conditions.

Don DiMartini suggested that the board receive any documents pertaining to the super fund site. He feels that there should be historical information on the property.

Frank Vooris feels that some of the property is designated as forever wild. Nathan Reisman said that they are probably talking about the forestry program. Chairman Dibbell pointed out that the forestry program is not forever.

James Perez-Rogers—He remarked that he lives across the street, and wasn't at the first meeting. Mr. Perez-Rogers said that he shares a lot of the concerns that have been heard. He said that there is a fire hazard, the contamination from the years prior, and also about the bus stops with all of the large trucks. He said that as a kid there weren't large trucks coming to Woodstock Chimes very often, but when you did, it was very frightening to a small child. He is afraid that with ten a day, and with the possibility of expansion he is sure that the other neighbors will agree that they are not for that. Chairman Dibbell asked how many bus stops are between Route 28 and the building. Mr. Perez-Rogers said that there is his children's bus stop and three others, along with the bus stops on Tonche Terrance. Chairman Dibbell said that there has been a question if there could be a separate entrance from Route 28 up to the site, but he did look at the map and it appears that it would have to go through some wetland. Mr. Reisman said that it isn't a classified wetland but it would be a very big project to do that. There was also a remark that you can access the building from another route traveling behind Temple's Pond. Ed Kahil said that he traveled that route today to see what it was like and there are only two houses in that direction.

Martha Frankel—Ms. Frankel said that she owns a business in town, Fabulous Furniture. She asked how many employees they currently have in Suffern. Mr. Reisman said that they currently have 8 employees. Ms. Frankel said that she trained under the late John Bachor in the fire department and she feels that there is no way that building is up to code. She said that the fire department is 100% volunteers and she wouldn't want her husband running into the building to save someone if the structure isn't safe. Ms. Frankel stressed that the board needs to make sure that everything is up to code. Ed Kahil pointed out that John Ingram has raised that same concern at the last meeting and there needs to be some investigation to certify that everything is up to code for the storage of linens. Chairman Dibbell noted that the applicant has provided a letter that states that the current system complies with the intended use. He said that it is up to the Building Inspectors to determine if the building is up to code. Don DiMartini asked the applicant if they are relying on the current system or will they be making adjustments. Nathan Reisman said that they will not be making any adjustments to the current system. Don DiMartini wonders if there should be updates since the system is very old. Nathan Reisman said that the company doing the inspection went over the heads and everything, and pressure tests were done. The inspectors looked at where the product will be stored and they stated that everything is good. Mr. Reisman said that the inspector also remarked

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that the heads are made of much better material than anything new. They are old metal heads and are much stronger and that is why nothing would need to be changed. Chairman Dibbell asked what the water source is for the sprinkler system, the answer is the pond on the property. Mr. Reisman said that the pump for the system was also tested.

David Jones—Mr. Jones said that the water quality is a big concern. He is wondering if it will still be aerated and tested. He understands that there was a super fund involved and wonders if that will continue. Nathan Reisman offered to explain the monitoring so a lot of questions can be answered. Mr. Reisman spoke about the contamination on the property from the 1970's and the monitoring that is being done. He said that the company had used Trichloroethylene to clean the machinery and the products and contamination occurred when it was spilled in the back of the building in a big open pit with other waste and it was covered up. Nathan Reisman said that once the contamination was detected that pit was reopened and the material was removed and they began monitoring the area. He said that three testing areas were created in the woods where the pit was and they also relocated the well from the back of the building to the far front side of the property. He explained that they also have two testing areas on the side of the building and soil samples are tested regularly. Mr. Reisman said that there were tanks on the side of the building that were also removed. He explained that Ametek Rotron is still responsible for monitoring the site, as well as a site that they have in Woodstock. Nathan Reisman said that daily monitoring is done by Labella but hopefully in another two years the big stations will be taken down because it is declared clean and it will go to a yearly monitoring. Nathan Reisman stated that he has provided the Labella report to the Planning Board. He said that the property is considered clean and at the monitoring stage, that is one of the first things that they looked into before purchasing the property.

Chairman Dibbell asked David Jones if he had anything else he wanted to voice. Mr. Jones wonders if it is possible to have the speed limits reduced and posted along that portion of Dubois Road which would be important for the kids and families in the area. Nathan Reisman said that he has talked with Garry Kvistad from the Woodstock Chimes and he said that they had tractor trailers coming every 45 minutes to an hour bringing trailers with product from China. He said that his business would not have more tractor trailers than the Woodstock Chimes and they won't be any bigger than what came to the building previously. Penny Bollard said that this statement wasn't true, she lives there and there weren't a lot of trucks going to Woodstock Chimes. Chairman Dibbell noted that Ms. Bollard doesn't agree with Mr. Reisman's statement.

Carol Lamonda—She has written to the Planning Board and has two concerns. One concern is what is the intended use for the vacant land. Will it be subdivided and she is concerned because it is toxic land. She knows about the super fund and when she lived on Deerfield Road 35-plus years ago, the town or Ulster County offered to test all of the wells at no cost. She fears that any subdivision would exacerbate the condition of the soil and the water table. Her other concern is the traffic on the residential road. She pointed out that when Rotron was in that building there was a traffic light on Route 28. She remarked that Dubois Road, Mountain Road, and Ridge Road are used as detour routes when there is an accident on Route 28. She would like to see a traffic light on Route 28 as part of the proposal. There was a brief discussion on the NYSDOT procedures for considering reduced speed limits and traffic lights.

Heather Christiana—She noted that she lives on Mountain Road near the property and agrees with everything that has been brought up so far. Her concerns have been covered.

Allison Grapes—She acknowledged that she and a few other concerned neighbors have submitted a private and confidential letter for the members to read at their leisure. She noted that some of their concerns have been brought up tonight.

Ingrid Opsis—She said that her concern is about expansion and the fact that they are doubling their space. She asked if the 8-10 employees will be housed at the plant or will they have independent living situations. Nathan Reisman said that they will have their own living conditions. Chairman Dibbell stated that from a Planning Board review of the application there is no residential use on top of what is being proposed with the commercial operation. Nathan Reisman said that there has been a lot of questions regarding expansions. He said that they are currently in a 40,000 sq. ft. warehouse and they have no space and explained that by having more space they can have fewer employees for an easier operation.

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Ingrid Opsis also said that there just aren't bus stops on Dubois Road, she pointed out that the late bus leaves the students off on Route 28 and they have to walk up the road in the dark to their homes. She said that she lives on Tonche Terrance and there are a lot more families with children and a lot more people walking on Dubois Road, Tonche Terrace and Marylou Lane with strollers, with kids, pets and bicycles. Increased traffic and trucks are a concern. She asked if Ulster County has any say with the traffic signs and traffic and kid's signs since it is a county road. Chairman Dibbell said that the Planning Board can address that to decide if it will be sent to the county for review. He pointed out that the Ulster County Planning Board has conditions when an application should be sent to them and the board will discuss whether this application meets those conditions.

Annette Drake—Ms. Drake said that she lives at the top of Dubois Road and when there is a lot of snow on the roads in the morning, creating a delay for the school buses, there are oil trucks having a hard time getting up it. How will it be handled. She asked how the answers to all of the questions will be handled, will it be in writing sent to us. How will we know the answers. Chairman Dibbell said that at this point we don't know what form it will take, certainly there will be some answers with regard to the SEQRA and environmental quality review questions. He said that information is put on the website. Ed Kahil said that there will be additional meetings where more information will be made public.

Kimberly Ross—She explained that she is the blind driveway on Dubois Road and she hates the thought of these trucks. She said that she has seen one truck come out of Woodstock Chimes at 5:30 in the morning. She said that she has bears, dogs, cats, kids, and can't have two mirrors, the added trucks will create a greater chance of death to her or her kids. Why does there have to be ten tractor trailers to start, she doesn't want to have that.

Richard Hoffman—Mr. Hoffman said that the Planning Board has an application before you and it doesn't say anything about residential. He said that with this proposed use, will they be putting more residents and kids around it. Or, since they are doubling the size of their current location will they be looking to expand this site and double the size with an expansion. He feels that there should be some idea where this is going when the Planning Board is making a decision. Chairman Dibbell explained that part of the board's purview is to look into the long-term plans, he explained that they can put limitations and conditions on any approval. Any changes to the current site plan will need to come back to the Planning Board. Nathan Reisman said that they have a long way to go to get to what is in their narrative. They have no plans for expansion for many years.

Frank Vooris asked how this works into the affordable housing and the changes in the zoning that were in the letter sent out by the town. Chairman Dibbell said that he hasn't seen the letter so he can't comment. He feels that there will be no changes to the zoning until the comprehensive plan gets completed, it will be a model for the new zoning regulations. Chairman Dibbell understands the concerns but it really isn't applicable to the site plan application that is being considered.

Trevor Holz—He asked if the main distribution center is currently in Suffern, why not pick somewhere in Albany or Kingston where you are on major highways. Why pick this sleepy town like Shokan to put a business like this with big trucks. There are other larger cities that have major highways for access. Allison Irwin had sent a letter to the Planning Board asking about a west coast distribution facility coming soon that was noted on the KSE website, Chairman Dibbell asked the applicant if there are additional locations. Nathan Reisman said that they have three 3PL locations, one in New York, one in Florida, and one in California. The question was asked what a 3PL is, it is a Third-Party Location. The audience asked why Shokan isn't listed on the website. Chairman Dibbell pointed out that the proposed site plan has not been approved.

Bob Fehring asked if there would be an open invite to tour the facility, or at least the members of the Planning Board. Chairman Dibbell said that they will consider this and give everyone feedback.

Frank Vooris asked if the change in location will affect their religious community. Nathan Reisman said that it won't, he remarked that they are not a big operation and the distance is pretty close. He said that there is no factory use and a very simple operation. Chairman Dibbell remarked that there has been mention of hiring local people as well. Nathan Reisman said that he has asked in the town many times that they would be

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looking for managing jobs as well as packing. He also mentioned if anyone is looking for landscaping work in the area or snow removal they are ready to talk with anyone looking for work.

Chairman Dibbell asked if there was anyone else in the audience with questions. With no other comments, Chairman Dibbell adjourned the public comment portion of the public hearing at 8:17 pm. The public hearing will remain open for a revisit. Nathan Reisman handed out his business card to those who were interested. He invited anyone to reach out if they have questions for him.

Nathan Reisman presented the Planning Board with the requested escrow downpayment of \$1,500.00, with check #182. Chairman Dibbell explained that the lawyer will be used by the Planning Board to support them in finalizing the SEQRA and other concerns brought up by the neighbors.

Don DiMartini asked if a list of presented documents can be created so that the members can see what has been provided so far. Nathan Reisman asked if there is any additional material needed from them, he wanted to comment on the cardboard question. Chairman Dibbell suggested that they use the concerns that have been raised tonight and amend the narrative to address what has been raised. The forestry easement should be shown. Don DiMartini suggested that they provide a description of what a normal day will be. Start with when they will be open, when deliveries are made, how long is the shift, etc.

8:25 pm --SP1-25 Ashokan Store It LLC, 3216 Route 28, Shokan, NY 12481: Expansion of Self-Storage Facility

The public hearing had been adjourned from the June 3, 2025 meeting in anticipation of getting feedback from the Ulster County Planning Board. Chairman Dibbell remarked that the Ulster County Planning Board has come back with a recommendation to add lighting. Present at the meeting is Kimberly Snyder of North Engineers and Russell Oakes, the owner of Ashokan Store It. Ms. Snyder and Mr. Oakes do not believe that the addition of lighting is a requirement. Chairman Dibbell read from the UC Planning Board's Recommendation. "Lighting levels will need to be calculated for the plan, with levels not to exceed the Illuminating Engineering Society (IES) Outdoor Site recommended illuminance levels. All existing and proposed luminaires must be LED and must meet the "fully shielded" definition adopted by the International Dark-Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided." He feels that this can be an interpretation as to whether it is required or not. Russell Oakes said that the last time he was before the Planning Board he was asked not to put in lighting.

Chairman Dibbell made a motion to reconvene the public hearing and asked the members to consider if they want to require lighting or leave the site dark. Chairman Dibbell asked Mr. Oakes if there currently is electricity to the buildings. There is not. Chairman Dibbell explained that the board would need to have a vote of majority plus one to over-ride the UC Planning Board's Required Modification.

With no other comments, Chairman Dibbell closed the public comment portion and the public hearing at 8:32 pm. There was a brief discussion about the timing of the construction of the buildings and when the landscaping will be done. Will it only be after the sewer project is completed. It is remarked that any disturbance created by the sewer project will be repaired by them.

Ed Kahil made a motion to approve the site plan application SP1-25 of Ashokan Store It LLC, as presented, without lighting, Paul Wright 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 voted in favor, Don DiMartini voted in favor and Ed Maldonado voted in favor. Chairman Dibbell completed the Resolution and noted that the approval is subject to the following condition: The landscaping is to be completed coterminous with the completion of the building construction.

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Heidi Emrich 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. Heidi Emrich acknowledged that the members unanimously agreed that all the answers are "no or small impact" and declared it a negative declaration.

6.0 SITE PLANS

SP4-25 Krumville Community Meeting House, 1242 Co. Road 2, Olivebridge, NY 12461: Change of use to non-denominational house of worship

Chairman Dibbell asked if there is anyone present to discuss the application. He noted that Karen Ranucci had sent a letter informing the board that she will be out of the country tonight but asked if the application was complete enough to move forward with a public hearing.

Heidi Emrich remarked that the letter that was received from Adam Deitz of the Ulster County Department of Public Works doesn't really address the question about the driveway access off of County Road 2. Heidi Emrich isn't sure that Ms. Ranucci asked the right question.

Chairman Dibbell reviewed the code for the required number of parking spaces needed for a church; it is one space for every three people. The building specifications show a capacity of 33 people; the site plan sketch has eleven parking spaces. The plan has the required number of parking spaces.

Chairman Dibbell feels that the application should show how many and what type of events they plan on having that aren't church events. What day and hours will the services be. Janelle Perry said that she did email the applicant telling her that you don't generally discuss an application unless the applicant or a representative is present and if she was going to have someone fill in for her, she needs to send a Letter of Agent giving that person the authority to speak on her behalf.

Chairman Dibbell asked the members their thoughts about moving to a public hearing. After a brief discussion the members feel that Ms. Ranucci should be present to answer more questions before scheduling a public hearing. They would also like more details regarding the IRS classification for church.

7.0 LOT LINE REVISION/SUBDIVISION

25-Sub-2 Robert Beagen, Represented by Medenbach, Eggers and Carr, 108 Weber Lane, Olivebridge, NY 12461: Lot Line revision

Present at the meeting is Solomon Latham of Medenbach, Eggers, and Carr and Robert Beagen. Chairman Dibbell asked what is trying to be accomplished with this lot line revision. Mr. Beagen explained that he had purchased a property of about 21-acres and part of it abuts his 12.5-acres. He explained that they are building a house and it is put into the deed that it cannot be subdivided again. The lot line revision is adding six more acres to his property. Edwin Maldonado clarified that Mr. Beagen accesses his property from Weber Lane, this is the parcel being increased to 18.43-acres. The other parcel is accessed off of Anderson Road. Robert Beagen confirmed that is correct. Chairman Dibbell and Ed Kahil asked what the intent is with the house that is under construction off of Anderson Road, Mr. Beagen said that he plans on selling it.

Chairman Dibbell asked if the board wants topo on the map with this lot line revision. It was remarked that when the previous owner subdivided that parcel the Planning Board had asked for topo on the map. Mr. Beagen said that the property already has well and septic approval for the house under construction. Ed Kahil feels that since there was topo done for that it will be easy enough to put on the map. Chairman Dibbell also pointed out that the placement of the well, the septic, and the reserve septic should be shown on the map. John Ingram said that the property is flat. Nick Burgher said that topo isn't necessary in this case and it would keep the map

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less cluttered. Heidi Emrich pointed out that on the final map they will need to show the metes and bounds for the property lines.

Heidi Emrich asked if there are any easement references for the Anderson Road access, and is there a road maintenance agreement. Chairman Dibbell asked if the utilities are underground with easements.

Don DiMartini asked Mr. Beagen about the driveway going to his property off of Weber Lane where it goes over onto the neighbor's property. Robert Beagen said that they have a shared driveway and then if goes to the left to go to his house. He said that there is an easement for the shared part of the driveway. The members noted that those details need to be shown on the map. Solomon Latham made notes of what is needed, Robert Beagen remarked that Medenbach, Eggers, and Carr did all of the work on his property and the work for the spec house so they should have all of that information for this map. Ed Kahil pointed out that since the house is already built it has to be changed on the map, it is no longer a foundation.

25-Sub-3 Mark Vangorden and Randi Barouch & John Richardson, Represented by Medenbach, Eggers and Carr, 127 Mill Road & Weber Lane, Olivebridge, NY 12461: Lot Line revision

Present at the meeting is Solomon Latham of Medenbach, Eggers, and Carr and Randi Barouch. Chairman Dibbell asked Ms. Barouch what is happening with this revision. Randi Barouch explained that when they bought the property in 2010/2011 there was a small shack at the edge of the water and they always assumed that this was their backyard. She explained that just last year the property abutting hers was purchased and the new owners had it surveyed and it looked like their backyard disappeared. Ms. Barouch said that she has offered to buy some of the property and this is what they are allowing us to purchase from them. Chairman Dibbell noted that the map is showing a transfer of 1.68-acres to the Barouch property.

There was a question with regard to the new setback for the shack, it was determined that it would be a side yard and there is adequate setback for the 1-acre zone.

The board reviewed what will need to be added to the map, the location of the well and septic areas, the setbacks to the new property line. The area table should be included on the map, and Nick Burgher pointed out that the Planning Board signature lines should just be member, it doesn't have to be the Chairman. Mr. Latham will take all of the changes back to Bill Eggers for the two applications.

8.0 CORRESPONDENCE

The Planning Board reviewed the Recommendation from the Ulster County Planning Board for the Ashokan Store It application and Heidi Emrich will complete the Final Action and deliver it to Marianne Ananew. Janelle Perry will provide a scan of the Planning Board's Resolution to Heidi Emrich to include with the Ulster County Planning Board paperwork. Heidi Emrich will provide a pdf of her submission to Ms. Ananew to add to our file.

9.0 AGENDA

The board set the agenda for the next meeting, scheduled for August 5th. The board will reconvene the public hearing for the KSE Suppliers application. Chairman Dibbell asked the members who would be interested in a site visit of the KSE site. The members held a brief discussion and they will be in touch with Mr. Reisman to schedule a visit. The board will have Ms. Ranucci come to answer additional questions regarding the Krumville Community Meeting House. If Medenbach and Eggers submits amended material on the Beagen and Barouch applications they will be added to the agenda. If any new applications are submitted, they will also be added to the August agenda.

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10.0 ADJOURNMENT

Heidi Emrich made motion to adjourn the meeting at 9:40 pm, Don DiMartini seconded the motion, and all members agreed.

Sincerely,

Janelle Perry, Planning Board Clerk