

Village of Walden  
Planning Board Meeting  
February 17, 2016

Chairman:	Stan Plato	Absent
Members:	Acting Chairman	
	Jay Wilkins	Present
	Lisa Dore	Present
	Jason Trafton	Present
	Zak Pearson	Present
Alternate Members:	Re Hagele	Present
Planning Board Engineer	Ron Gainer	Absent
Building Inspector:	Dean Stickles	Present
Village Attorney:	Robert Dickover	Present
Secretary:	Nancy LaMancuso	Present

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Acting Chairman Wilkins - Called the Planning Board meeting to order at 7:30pm

**1. APPROVAL OF MINUTES:**

**2. BOARD BUSINESS**

**A. PUBLIC HEARINGS:**

**A1. 98 Gladstone Avenue, 8:00PM**

**Member Dore and Member Hagele - Counted mailings; mailed 87, returned 60.**

**Member Pearson, made motion to open the Public Hearing  
Seconded by Member Dore, All Ayes, Motion Carried**

Bill Spanjer, Principle of Chapel Field Christian School, 211 Flurry Road, Pine Bush, NY – At the last meeting the Board wanted a Site Plan to see the boundaries of the property etc. so we employed John Tarolli to do that and that the Board has. Any questions that the Board has and I can answer now I will be glad to do.

Member Pearson – Mr. Spanjer please give a little presentation, there are people here that may not have been at the Zoning Board of Appeals Public Hearing. Give a little background of who you are and what you're doing what you're proposing.

Bill Spanjer – We started this process back in September and October of 2015 and had a Public Hearing with the Zoning Board of Appeals and that Board decided that we should go to the Planning Board for a Special Use Permit which is approved on that particular site for a private school. Chapel Field Christian School is located on Flurry Road in Pine Bush, we are graduating our 30<sup>th</sup> graduating class this June and we are grades Pre-K thru High School.

Due to the economic situation and a number of requests that we've had for boarding students we have been looking in the area for a home or possibly some place can that we can use as a homing facility and we learned that The Little Sisters of the Assumption were trying to relocate and dispose of their property and we sent a delegation over to look at it and it would be a perfect situation for Chapel Field Christian School to run a boarding school for our international students and domestics students that are applying to come to this area in Orange County. We happen to have for global, national and international students a wonderful location being close to NYC, Boston, the Universities in NY and NJ, so we do have a number of requests like that and we are proposing to use this facility for grades 8-12 (ages 13-18) that would come and board there and go to school there for certain courses.

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As far as for the daily operation there would 2 groups of students, one group that is maybe 10-12 grades that are further along in their high school years and they would go at 730am to our facility in Pine Bush to go on a regular schedule. This is a projection by the way, new students particularly who spoke the English Language would be staying at the facility and at the different number of classrooms in the building and they would be taking ESL and other English courses. They would be having lunch and then going to the Chapel Field Christian School in Pine Bush for their science labs, technological classes and phys-ed and those types of things. Students would then come back to the facility at about 315pm and then would engage in their after school activities, studies, etc. Students that are going out for sports or may be involved in other extracurricular activities band, chorus etc., then would stay for an additional 2 hours at Chapel Field Christian School and they would be picked up and be brought back to 98 Gladstone Avenue about 530pm. Dinner would be at 600pm, study time for 2 hours, socializing time and bed between 1000-1030pm which would be the general routine for this school.

Students stay with us from the last week in August thru the first week in June, that's about 9 months and 2 weeks. We are anticipating a possible summer program that would not be this year but would be in the future years that students would come for an intensive academic lessons and go to classes both at the Gladstone facility and the Pine Bush facility for 4 days a weeks, Monday-Thursday and then Friday and weekends they would go on cultural tours, visiting Universities and those types of things in NYC and would be gone from the facility.

It's a wonderful opportunity for us to be involved in the Village of Walden and have the access of only 10 minutes from Chapel Field Christian School. All our students are involved in community service in their local areas, so we would be in contact with those organizations in Village of Walden that would need volunteer help. Our director of Christian Service and is also community service would have and can give assignments thru those various organizations.

All of our students are vetted; we run a very strict disciplinary program at Chapel Field Christian School. If a student has an attitude or something that is minor and if they do it again then they are out, we give one opportunity to adjust their behavior. We have found that helps our program and gives us a quality of student, we don't have disciplinary problems, no drugs, no alcohol, no smoking. Those students that are serious about their faith and serious about their studies then go on to very prestigious Colleges and Universities.

That's a brief rundown of what we are trying to do. I would be glad to answer any question you may have.

Acting Chairman Wilkins – Any other questions/comments from the public?

Martin Hand, 97 Gladstone Avenue – My house is right opposite of the property. Are these troubled kids?

Bill Spanjer – No, we have a vetting system that if any student who applies to us and have had difficulties in the past with either law enforcement or a previous school having disciplinary problems or suspensions we do not take them. Unless they can go to another school and do a semester in that school and have a perfect record, then we would look at them again at that point.

Martin Hand – Over by the Stone Alter area I heard you were going to put in a parking lot there?

Bill Spanjer – We're not making any changes to the exterior of the facility. If we needed to do something we would come to the Planning Board for that approval. We have sufficient parking for what we want right now. We would like to put up an outdoor basketball area somewhere on the blacktop area if it was approved.

Russell Ladka, 132 Gladstone Avenue – How many kids are going to be there? I think I heard you say 13 students?

Bill Spanjer – We need 30 students to make it work for us and it was age 13-18 for students being housed at the facility.

Russell Ladka – Those students of driving age would they have cars?

Bill Spanjer – No students will have cars. These are international students.

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Russell Ladka – Any plans for expansion?

Bill Spanjer – If we were to have any success in that we would come back to the Planning Board and state our situation and get their approval.

Martin Hand – I don't care what you do per say, what I would like is to see something that shows me what people have in mind. So far I haven't seen anything, not a layout or anything else.

Member Pearson – The current application does not change anything on site.

Martin Hand – We have to know what is going on, on our block. You're looking at a piece of property that has been there for 50+ years like that, we have a concern here for not only what goes on around the building but also what it looks like. If there's a parking lot that's going to be out by the Alter area it's just not going to be visually pleasant and you have to deal with the neighbors that live around this facility. The Little Sisters were there a long time and it's a nice piece of property. I hope this works out for you but you need to understand why everyone here is concerned.

Bill Spanjer – That's why we're here tonight to explain what we are trying to do and answer your questions.

Acting Chairman Wilkins – What you see there now and have seen all these years will remain the same, as far as appearance it will remain the same the use is changing but that will be all interior not exterior. They are not going to be adding anything outside; if they do they will come back to the Planning Board and present a plan on what they are proposing. If they go above the 30 students they will come back to the Planning Board and explain what they want to do. The Planning Board is not going away once they get approval; we are still going to be monitoring the situation.

Martin Hand – Whatever they do if it's something to the outside it still going to affect the property values of everybody in that neighborhood. You can't blame us for being concerned; this is a big jump for us.

Acting Chairman Wilkins – We have a responsible applicant here who has a track record that would be beneficial to that property vs the property being empty and who knows what would happen to it. They are going to keep it the way it is, keep it up to date and come back before this Board before they do anything.

Martin Hand – I hope everything works out, thank you.

Alison Cravello, 111 Gladstone Avenue – I'm on the diagonal, I'm concerned about how much more vehicle traffic will be on that road and sound wise. My husband works nights and sleeps days.

Bill Spanjer – There will be similar traffic as there was when The Little Sisters were there, there will be 1 or 2 mini buses van types school buses that we have that would take the students in the morning to Chapel Field Christian School, 4 cars would be of staff that would be there. There would be no traffic unless they were coming home from a basketball game or something like that and would be dropped off at the facility and things like that. I don't anticipate more traffic or more noise.

Alison Cravello – What are the students going to be doing on the weekends, are they able to just go out on the streets, is there going to be activities?

Bill Spanjer – They are international students that come to our school, mainly and often go on cultural tours on the weekends. I would say twice a month they would leave on either a Saturday and come home on a Sunday afternoon or they would be involved in school activities at Chapel Field Christian School. Students of the older students would have some free time to go down to maybe restaurants, shopping and to other recreational facilities that are offered in the Village of Walden so there would be foot traffic as allowed by the monitors at the facility. You might see that type of thing.

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Donna Marie (Grinder) McCarthy, 118 Gladstone Avenue – I'm right next door. You are saying you're not making any changes to the property, no fences up or anything? How are keeping the kids off of the properties around them?

Bill Spanjer – The students would not be able to leave the property unless it was approved by the Head Master at the school and that is Amy Kumicinski who is here tonight too.

Amy Kumicinski, resident head master of the property – I am an employee of Chapel Field Christian School, I live in the Hamlet of Wallkill right now but will be living at the Gladstone facility. I know people don't like change but what I'm hearing is like someone is opening a prison. It's not a prison, these are normal kids and a lot of host homes have them right now living with them. They get together on weekends, they go down to the city, sometime they go to a friend's house for a sleepover, they are normal kids. It's hard when you're asking about foot traffic, they have a right to go out and go shopping at Hannafords and come back with some bags of chips, that's what they like to do. For most of the time they like to get together, we're going to have a recreation room, they love to play ping pong, and they're inside, normal kids. They are not delinquents, like Bill Spanjer said they are vetted, they come from really good families, domestic and international. I am doing this because I love these kids, they are wonderful. A member of Zoning Board of Appeals came to Chapel Field Christian School for a site visit in Pine Bush and was impressed because they are in school and it's not crazy, there's no swearing and they are really great kids. A little basketball maybe on a Saturday, don't people do that? We would be there, they are not left alone to fend for themselves, and we are responsible for these kids to their parents so we want to do a good job too. We love the Village of Walden and it's perfect for us as a school as a facility. And as community service they want to do things they want to get to know the community, they want to get to know the neighbors. You would be very surprised if all of a sudden it was snowed and some young person with a shovel is shoveling in front of your house, I think you would like them then. That's really all I have to say.

Russell Ladka – I think that change is good and necessary for every community if you want to advance so I agree with you with that, but it's a residential community that you're dropping 30 new kids on us, plus how much staff is going to be there. I'm assuming you are now going to be the only Head Master there.

Amy Kumicinski – Something is going in there, somebody is going to buy that building, it will not sit vacant forever. We are your best shot.

Tom Venable, 107 Gladstone Ave – First off I can't think of a better situation having some activity and life across the street again and I think it's going to be a vibrant part of the neighborhood and I'm looking forward to it. The only question is the busing. Would it be coming in the small circular driveway in the front or would you be lading the kids up from Route 208 because Gladstone is a narrow street?

Bill Spanjer – We would be using the main facility. We have investigated that and driven the buses through a trial run and even our big bus which is a 44 passenger our driver is very skilled and navigated Gladstone, even having to pull over once or twice for cars to pass by the bus. We don't anticipate the big bus only maybe on field trip days. But the smaller buses are regular van type buses and would be able to navigate that situation.

Alison Cravello – If we have a problem with the traffic would you look at going thru Route 208 at another time? I know that the area is extremely crowded, people park on both sides of the street, we have the fire house with fire trucks going thru at times and standing trucks too. There might not be enough room so would you think about doing it from Route 208?

Bill Spanjer – We would take the advice of the community and the Board trying to work within our own situation that is for the safety of our students. I think that if we can do our loading and offloading within the property then our vehicle would be like any other vehicle navigating the streets. The Little Sisters have told me that they have had Sysco Foods tractor trailers in there regularly, I can't imagine that but it's been done. We're very conscience of that and we would try to minimize any disturbance to the area or if it became a problem we would come to the Board and see what solutions they might have.

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Jim Corbett, 120 Walnut Street – I think it's a wonderful opportunity. I have driven school buses for Chapel Field Christian School students and my only concern is at what point does it get to be enough where you would have to consider moving the pickup and drop off point? Quite honestly that residential road is not designed for a 14 ton vehicle. At some point it could happen where there was enough large bus traffic that it would be common sense to move the pickup and drop off to Route 208. All the Valley Central students who live in that area either pick up the bus at the elementary school or Route 208 near the fire house, so for students to walk down the hill and be picked up on Route 208 a concrete road that is designed for heavy traffic would make a lot more sense. It just needs to be determined at what point is there enough traffic to require this to happen. I know you can get thru but with 2 sides of the road being used for parking it is tight. People from the fire house complain about it all the time and I know the do on Walnut Street where I live.

Acting Chairman Wilkins – If it changes down the road then they might have to come back and update the Planning Board and we will have to figure on a plan. Any other questions/comments from the public? None noted.

Acting Chairman Wilkins – Bill Spanjer do you have a copy of Engineer Ron Gainer comments.

Bill Spanjer – Yes I do.

Acting Chairman Wilkins – They should be included in the Site Plan.

Building Inspector Stickles – Engineer Ron Gainer and John Tarolli spoke the other day and those comments were to be incorporated into the Site Plan.

Bill Spanjer – Yes he did discuss that with me and I have a copy of the letter that I can leave with Building Inspector Stickles. The only thing that wasn't addressed where a dumpster might go.

Building Inspector Stickles – That's not my understanding.

Acting Chairman Wilkins – Building Inspector Stickles will have to talk with you and Engineer Ron Gainer and we'll have to go from there.

Member Pearson – You will need to respond to the comments in writing and revise the Site Plan to include them

Attorney Dickover – These narratives can be put on the Site Plan.

Acting Chairman Wilkins - We haven't heard from Orange County yet on their review therefore we are going to keep the Public Hearing open until the next meeting on March 16, 2016.

**Member Dore, made motion to hold open the Public Hearing to the March 16, 2016 regular meeting  
Member Pearson, by member All Ayes, Motion Carried**

**B. FORMAL APPLICATIONS:**

**B.1 98 Gladstone Avenue, Site Plan, Special Exception Use for Proposed School**

**B.2 12 Edmunds Lane, Site Plan Amendment**

**C. DISCUSSION ITEMS:**

**C.1 12 Edmunds Lane, Trailer Placement Discussion**

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Lois Peak, Buddhist Temple Rep (handed out proposed Site Plan revisions drawing) – Thank you considering our proposal for the past few meetings, for first a modification of the 3 bungalows into 1 parish house and the temporary retreat units.

Acting Chairman Wilkins – Building Inspector Stickles hasn't received anything back from Orange County yet. He talked to you about revising the plan to include the 7 temporary retreat units.

Lois Peak – Yes, concerning the second item we were requesting which is the temporary retreat units, Building Inspector Stickles requested us to prepare a drawing that shows the access road which we have done. If you look carefully you can see a small roadway on the Site Plan going back to the temporary retreat units and we've marked out them out also so the Board can see how it will look. We welcome any of the Board to come and see it at any time either as a group or individually. There are only 5 trees approximately as big as a man's arm that we would have to cut for the entire whole project. We also submitted a memo to the Board which describes the project and hopefully explains this accessory to our religious activities through solidarity retreat and meditation.

Acting Chairman Wilkins – They would be used for what period of the year?

Lois Peak – Most of the time they will be used 3-4 months a year, April – August/September. This first year we are hoping to lead a solitary retreat from April 1<sup>st</sup> and continue until August 1<sup>st</sup> so that would be 4 months.

Acting Chairman Wilkins – Then they won't be used in the winter time?

Lois Peak – No, It would be to cold.

Acting Chairman Wilkins – Then they will be used April – September?

Lois Peak – Yes.

Acting Chairman Wilkins – The 5 trees that you need to remove?

Lois Peak – They are in the access roadway. The roadway will be 12ft wide for emergency vehicles and also the temporary retreat units we are planning to put in there are 8ft wide.

Member Dore – You're going right through the memory garden?

Lois Peak – It's not much of a memory garden right now, it's not yet been created. It's part of the Site Plan that had provisional approval pending the water main that was presented before the Board a number of years ago and that is a future goal of ours, but it isn't there yet. At this time the only buildings done are the main temple, the small building where activities take places and the small white house that is the current parsonage. Other than those all of the other facilities are still plans. Also the letter dated 06/13/12 on the Buddhafields, about a month after that there was a sudden change in the health status of some of our members that were spear heading this project and it has taken us 3 years to come back to be able to continue with this project. As you can see that on 12/16/09 the Planning Board gave conditional approve for the Buddhafields Site Plan, pending finalization on the water main extension with the Orange County DOH. At the last meeting we weren't sure where we were with this issue and Building Inspector Stickles helped us find that letter and this summarizes where everything stood in 2012 and it still stands now in 2016. We will be moving forward with the original approvals.

Member Trafton – What is the base going to be for the access road?

Lois Peak – We had thought about putting gravel on the road. The surface is very flat and once we pull the temporary retreat units in and pull them back out we are not going to be going in and out of that street a lot and also bringing in gravel trucks and putting down the stone will disturb the area a lot. Since we can get things in there without putting gravel down and it won't be driven on except for emergency vehicles to pass through we will keep it cut. But we are planning to leave it dirt.

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Acting Chairman Wilkins – Building Inspector Stickles and comments?

Building Inspector Stickles – I gave the Board a memo of my thoughts on this.

Attorney Dickover – We should review that memo with the applicant as to what some of the conditions might be and see what the property owners feel about some of these conditions and how it fits or doesn't fit with their intended use. 1. The number of temporary retreat units will be limited to 7?

Lois Peak – We can do that yes.

Attorney Dickover – 2. To be used by Monks, Nuns or senior practitioners and not open to the public?

Lois Peak – That's right.

Attorney Dickover – 3. Approval would be renewable on a yearly basis for a maximum of blank # of years. I think the concept there is simply this supposed to be tied as an accessory use to main temple and since the work is not completed there this is a temporary relief. So the concept there would be yearly permit renewable for 1, 2, 3 years or whatever seems to work best.

Lois Peak – I think that is entirely appropriate because we for one don't want to have temporary retreat units there a long time, we want to have a beautiful retreat center. This is a type of stepping stone for use financially and also in terms of sporting interest for people to actually come and do retreats. So with the renewable approval we would come back to the Board as designated and hopefully within a handful of years we would have our retreat center ready to be built.

Acting Chairman Wilkins – If everything goes according to schedule how long do you think the temporary retreat units would be there?

Lois Peak – I'm hoping only 3-4 years.

Attorney Dickover – So if the Board were to say a maximum of 5 years that would be enough?

Lois Peak – Yes that should be good.

Attorney Dickover – 4. Trailers will be used from April 1<sup>st</sup> until when?

Lois Peak – For this particular retreat this year His Holiness is coming and after that there are a lot of people who want enter into solitary retreat on his instructions and teachings he's given us. So that will be April 1<sup>st</sup> thru the beginning of August but if someone wanted to be in to them for a couple of weeks after that it would be good if we could say like warm weather months, so maybe April 1<sup>st</sup> to October 1<sup>st</sup> each year?

Acting Chairman Wilkins – How about April 1<sup>st</sup> to September 30<sup>th</sup>?

Lois Peak – That's good.

Acting Chairman Wilkins – There wouldn't be any events that would have people staying in the temporary retreat units after September 30<sup>th</sup>?

Lois Peak – That would work fine.

Attorney Dickover – 5. The temporary retreat units will not have cooking facilities within them?

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Lois Peak – No.

Attorney Dickover – 6. The temporary retreat units will only be single occupancy?

Lois Peak – Yes.

Attorney Dickover – 7. The temporary retreat units will be screened from the public, meaning they wouldn't be visible from the traveled thoroughfares, streets, roads?

Lois Peak – That's true and there is screening in two ways, one with trees and the second the ground sort of naturally slopes down and back into the area, from our parking lot you can hardly see where they will be.

Acting Chairman Wilkins – The temporary retreat units will not have cooking facilities within them? They do come with cooking facilities.

Lois Peak – We wouldn't put propane, there will not be electricity just batteries so they wouldn't be able to cook there.

Attorney Dickover – They will have cooking facilities, but inoperable cooking facilities. Lastly 8. Bathroom facilities? I think your narrative suggested that the bathroom facilities might be working within the temporary retreat units? You talked about a service having a contract to have them pumped out on occasions. Has your position changed on that now? Will they have bathroom facilities?

Lois Peak – I'm not sure yet how it will work. We could let people come inside to the main building but they would rather not, for example if it's cold out at night I think some people might not make it to the bathrooms. I think it would be more sanitary if we have a contract with a honey truck to come around and empty the temporary retreat units and during the day for showers and bathroom use they will certainly have the main building to use. I hesitate to say no to this because of human nature, I think it would be better to have something functional for these services.

Acting Chairman Wilkins – Will there be water hooked up?

Lois Peak – No, we're planning to use the holding tanks. We are planning to use Poland Spring coolers just to have water like in an office. We don't want to have to go thru winterizing the temporary retreat units every year and all the other things you need to do with the grey water from the waste water etc.

Acting Chairman Wilkins – I have had a camper myself for years and you do have to have water to the toilets. They won't flush without it. You can either use a holding tank that has a pump on it or you can hook city water via a hose to the outside.

Lois Peak – Thank you for that information, we've also been considering some other kinds of toilet units. It will take a bit more looking into this issue.

Acting Chairman Wilkins – You really do need a working toilet in the temporary retreat units.

Member Hagele – When you build the final retreat building, will that have bathroom facilities in it?

Lois Peak – Absolutely.

Member Hagele – So you will be bringing water to the site eventually.

Lois Peak – Yes. That's the one thing we haven't gotten final approval from the DEC the water line was planned to run from the street back to that area. We already have a piece of the water line in to provide water to the lower



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lever of the temple for the bathroom facilities but it does not go all the ways back to where the temporary retreat units will be.

Building Inspector Stickles – They also propose to have a yard hydrant and water line installed to the future memory gardens, and proposed rear retreat center.

Member Hagele – But right now it stops and goes into the main temple building.

Acting Chairman Wilkins – The 2012 letter the second paragraph talks about the water main extension? When do you anticipate that will be done?

Lois Peak – That is pending approval what the DOH says it seems we haven't yet finalized that approval. I think it's still on paper.

Acting Chairman Wilkins – Have you submitted the application?

Lois Peak – No we haven't, we will do that right away. How long does that take?

Acting Chairman Wilkins – It varies.

Building Inspector Stickles – I'm not sure this is still a current application from 2009, but the applicant may have to start the process thru the Planning Board again. In the mean time, I can get the information from Engineer Ron Gainer and then better advise the applicant how to proceed. Also with the gravel access roadway going back to the temporary area, It would need some kind of base in the event you would need to get a fire truck or other emergency vehicle to that area of the lot.

Member Dore – Building Inspector Stickles does having the bathroom facilities affect this?

Building Inspector Stickles – No, that was the purpose of the memo as far as what my understanding was guide the Planning Board as to what they could now approve on a temporary basis. In talking with Engineer Ron Gainer and Attorney Dickover, I think you can tie it into the re-evaluation of the preliminary approvals given for the Buddhafields portion of this project in 2009, including the retreat center.

Member Dore – Then to have working toilets in the temporary retreat units would not affect this?

Building Inspector Stickles – No.

Acting Chairman Wilkins – You will own the temporary retreat units?

Lois Peak – We will not actually make the purchase until we be Planning Board approval.

Member Hagele – Won't there need to be an access road to the permanent retreat?

Lois Peak – Yes, there will.

Member Hagele – Will that still go through the garden?

Lois Peak – No it won't, it's planned to run along the side of it.

Building Inspector Stickles – There is a map that has been filed and then preliminary approved for this whole side of the property. The road will go straight up in front of the garden and go to the back area.

Member Hagele – Why wouldn't you put that in now?

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Lois Peak – We thought it would be more convenient to put in this area because it is flat.

Member Hagele – Or put the road in the way it's intended to go for the final plan but just as a temporary road now.

Member Pearson – You're going to need a temporary road to build the retreat center anyway.

Member Hagele – Right so they're going to need the road access anyway.

Acting Chairman Wilkins – Will there be a turnaround up there?

Lois Peak – What if we were to move the temporary retreat units onto the parking lot field instead. People can see them but there beautiful access to them and the roadway is very easy and that area is already flat and currently being used as a parking lot. Then any emergency vehicle could just come up the driveway.

Member Hagele – Would that impact your parking requirements for zoning?

Building Inspector Stickles – Not really?

Member Pearson – You're talking adjacent to the parking lot?

Lois Peak – Exactly we wouldn't put them right in the space they would be on the property line where we put over flow parking on the grass area.

Member Hagele – That makes more sense than doing it up in the other area.

Member Dore – Will you still have enough overflow parking?

Lois Peak – Yes we would lose a few overflow parking but actually we almost always use the Big Apple Circus for our major events and they have hundreds of parking spaces and also Spence Engineering.

Member Dore – Do you think your visitors would mind staying in a parking lot rather than the woods?

Lois Peak – I think they would much rather stay in the woods but then on the other hand once we start thinking about the difficulties involved in creating the road, the gravel, going thru the garden and things like that there are also trades offs.

Member Hagele – Also you'd have to move the temporary retreat units to build the retreat center if they are placed back in that area and they wouldn't be able to be used.

Lois Peak – That's a very good point. Putting them in the over flow parking area may be a little less scenic but it would be definitely a lot more practical for all the reasons that people are mentioning.

Member Trafton – How visible is that area from the street?

Building Inspector Stickles – Very.

Acting Chairman Wilkins – Wouldn't it take away from the beautiful building that you have built?

Lois Peak – Yes, there are tradeoffs.

Acting Chairman Wilkins – If you leave them where you've proposed in the back then they're not going to be seen from the front and take away from the way the property looks now but also all you would have to do is put Item 4 down compact it and have a turnaround and that would suffice for the 12ft wide for vehicle to get into there.

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Member Dore – Do you have to have a turnaround in there?

Acting Chairman Wilkins – You can't back them all the way down; it's kind of difficult and a long way to go. I'm concerned about the access road and the weight of a fire truck or other emergency vehicle being able to get in there and turn around and get out again.

Building Inspector Stickles – I believe in the original 2009 approval there wasn't any provisions for that only down by the retreat center. What the Board should have is the plan for the Buddhafields project in front of them so they could refresh their memory of what was proposed at the time, and what the Board is being asked to modify on this application. If the applicant is going to go thru the time and expense to put this roadway in that would lead to the proposed area of the retreat center then they would not be wasting time or funds, as they would need the roadway in the future.

Member Dore – Can you maybe park them in the overflow area for the first year? Would that give you enough time to build the permanent road and then years 2-5 you can have them there?

Lois Peak – That's a very good suggestion actually. I think if we did have to build an access road that's going to be expensive possibly \$20-30 thousand to do the permanent road. I don't think that as feasible so that might be a very good way of getting things started by putting the temporary retreat units in the upper parking area the first year. Then build the roadway and maybe be able to get water back there in the 2<sup>nd</sup> or 3<sup>rd</sup> years and then by the 5<sup>th</sup> year hopefully we would have the retreat center and that would let us take it in steps, the road, the water, then the building.

Attorney Dickover – I think the Board needs to get the application in front of you. The current approval has expired so we need a new application and maybe in that the applicant can show the Board what they prefer and then take it from there.

Lois Peak – Thank you very much, let me make sure I understand clearly.

Attorney Dickover – You have an expired conditional approval from 2012 so that application simply needs to be renewed but you're now going to revise it with this project, so those revisions should be shown on that.

Lois Peak – Did I correctly interpret the sense of the Board that we could suggest the 1<sup>st</sup> year we can use the parking lot, the 2<sup>nd</sup> year we try to get the roadway and perhaps water in and then re-site the temporary retreat units if we can if not then the 3<sup>rd</sup> year and then gradually by the 5<sup>th</sup> year have the retreat center. Would that be acceptable as an application?

Acting Chairman Wilkins – If you feel it would be doable within the 5 years.

Member Hagele – I don't think it's necessary to keep moving the temporary retreat units.

Lois Peak – I have to consult with our contractor to try and understand a little bit more about the cost of the water main, I was given a rough estimate of \$35 thousand for the water and then I need to get an estimate on the road. I can do that homework and come back to the Board with an application.

Acting Chairman Wilkins – Ok sounds good.

Lois Peak – Thank you all very much for your advice and wonderful suggestions. I think this project has already improved a lot.

Attorney Dickover – Engineer Ron Gainer's memo also talked about the parsonage and the construction of the new building, he mentions that a Planning Board on that since it is a revised Site Plan is discretionary with the Board, if the Board is not going to do it perhaps we should let the applicant know and if the Board is going to have a Public Hearing we certainly should let them know. Also he mentions that a revised EAF needs to be provided

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and this Board needs to go thru its SEQRA process on that revision so until we have that revised EAF we can't do SEQRA. Orange County Dept. of Planning referral was made and we are waiting for their response and the technical issues in his January 18, 2016 memo need to be addressed regarding the parsonage.

**D. INFORMATION ITEMS:**

**E. CORRESPONDENCE:**

**3. COMMUNICATIONS:**

**4. EXECUTIVE SESSION:**

With no other matters in front of the Planning Board  
Member Dore, made a Motion to adjourn  
Seconded by Member Trafton, with all members voting yes.

**MEETING ADJOURNED:** 900PM

RESPECTFULLY SUBMITTED  
February 17, 2016  
Nancy LaMancuso  
Planning Board Secretary