



TOWN OF PLATTEKILL  
PLANNING BOARD  
P.O BOX 45, MODENA, NY, 12548

*Minutes of: Tuesday, April 14<sup>th</sup>, 2026*

***SALUTE TO THE FLAG (7:00 P.M.)***

Richard Gorres opened the meeting, led those present in The Pledge of Allegiance, and conducted a roll call of the board members.

***ROLL CALL:*** Darlene Eisenhardt, Richard Gorres, Joseph LaFiandra, Eric Merritt

***EXCUSED:*** Nathaniel Baum, Richard Dmytry, Ernie VanDeMark

***NEW BUSINESS:*** (CONCEPTUAL)

**Rika Wakabayashi of Fosler Rd x Cotter Rd SBL 102.1-7-11.121**

*p3*

Proposing: Resort Site-Plan

- Applicant Rika Wakabayashi present. Proposed 15-unit, year-round nature-based resort (9-room lodge, 6 cabins, clubhouse) on 18-acre parcel constrained by wetlands (4.5 buildable acres). Will require Special Use Permit in RR1.5 zone and full site plan review with civil engineering.
- Fire protection requirements noted: multi-unit structure likely requires sprinklers and on-site water storage. DOH approval required for water/well systems; existing wells on site to be evaluated.

***OLD BUSINESS:***

**New Paltz Rescue Squad of 1978 Rt 32 SBL 101.1-5-4**

Proposing: Emergency Services Site-Plan

- Applicants not present

**Orin Zelenak of 44 Old East Road SBL 108.3-2-8.1 & 8.2**

*p7*

Proposing: Four-Lot Subdivision

- Applicant Orin Zelenak present. Private road improvement security (Comment #5) required; cost estimate (\$50–60K) to be submitted and reviewed by Town Board. Still pending DEC permit for disturbance within adjacent area (buffer zone). Easement/right-of-way documents under Planning Board Attorney review.
- Board indicated contingent final possible once remaining items (#4 & #5) are resolved; DEC likely final item.

**Newburgh Fuel Distributors Inc. of 16-18 Plattekill Ardonia Rd. SBL 107.8-6-1.1 & 1.22** *p10*

Proposing: Gas Station & Mini Mart Site-Plan *(STATUS UPDATE)*

- Project Engineer Michael Morgante present. Contingent Final Approval granted 01/2025.
- SHPO “No Effect” letter previously issued (Nov. 2023/2024); requirement limited to submission of a construction protection plan for existing stone wall, now provided.
- DOT/DPW access approvals substantially complete; DOT deferring to County DPW for final permit issuance.
- DOH requirements: existing well located within proposed parking area; water quality testing underway with extended review timeline.
- Site/engineering updates: proposed well protection structure (traffic-rated enclosure with drainage) and anticipated water treatment system pending test results.

**MOTION:**

- Grant Newburgh Fuel Distributors Inc. 1 year extension **RG/DE/Aye**

***DISCUSSION:*** LLC Entity Disclosure Proposal *p14*

***APPROVAL OF MINUTES:*** March 10<sup>th</sup> & March 24<sup>th</sup>, 2026 **RG/DE/Aye**

***CORRESPONDENCE:*** Lands of Chaissan (Lindsey Court) timeline extension *p16*

**MOTION:**

- Grant Lands of Chaissan/Lindsey Court 6-month extension **DE/RG/Aye**

***VOUCHERS:*** Eight (8) *p20*

1. P & P Quick Copy Center / Hudson Valley Flyers	\$35.12	<b>RG/DE/Aye</b>
2. MHE Engineering / New Paltz Rescue Squad	\$355.10	<b>RG/DE/Aye</b>
3. MHE Engineering / Zelenak	\$303.75	<b>RG/DE/Aye</b>
4. MHE Engineering / Pito’s Auto Repair	\$317.55	<b>RG/DE/Aye</b>
5. MHE Engineering / National Great Pyrenees	\$255.60	<b>RG/DE/Aye</b>
6. MHE Engineering / Dirago & Bucci Storage	\$63.90	<b>RG/DE/Aye</b>
7. MHE Engineering / Chu Subdivision	\$261.15	<b>RG/DE/Aye</b>
8. MHE Engineering / Ridgeward	\$747.75	<b>RG/DE/Aye</b>

***ADJOURNMENT:*** 7:54 P.M. **DE/JL/Aye**

**NEW BUSINESS:** (CONCEPTUAL)

**Rika Wakabayashi of Fosler Rd x Cotter Rd SBL 102.1-7-11.121**

Proposing: Resort Site-Plan

**R. Gorres:**

I don't see New Paltz Rescue Squad here.

**D. Eisenhardt:**

But first up is Rika. Our conceptual.

**R. Wakabayashi:**

Can I present the project? Okay. So my name is Rika. I'm a licensed architect. And also a developer in this case. And we are currently under contract to purchase this 18 acre lot located on Fosler Road. Fosler and Cotter Road. So our proposal is a 15 unit... Go ahead.

**R. Gorres:**

You said Patura and Cotter?

**D. Eisenhardt:**

Fosler and Cotter.

**R. Gorres:**

Oh, okay. Well, we're familiar with that. I'm familiar with it. They are.

**R. Wakabayashi:**

Were you here for the townhouse project? That was back in 2014. Maybe five years before that as well. It's a long process.

**R. Gorres:**

That project actually got an approval, didn't it?

**R. Wakabayashi:**

It did.

**R. Gorres:**

That project got an approval but it never went anywhere.

**M. Lembo (Sup.):**

They didn't have the money. They ran out of money after this town got the money.

**R. Wakabayashi:**

I actually read through all the meeting minutes from that approval process. It was a long, long meeting. We are actually under contract right now to purchase this lot. And our proposal is to create a 15 unit nature based resort. And it's in a zoning district of RR1.5, which is, you know, to develop a resort we need a special use permit. So most of this 18 acres is forested wetlands. All of this is wetlands. And a viewable area is about four and a half acres. And that naturally limits our footprint to this area. From the previously approved townhouse project there's some slight improvements already. So there's a gravel driveway right here. There is two wells that's been drilled already. And then there's a partial clearing in this area. So our resort project, we are proposing a total of 15 units. There's one building right here with

nine guest rooms. And then six detached cabins over here. And then one central clubhouse that's meant to house a cafe and an indoor playground for kids. We are meaning that this is for families with young children. And in the outdoors we're proposing an active and passive recreational areas. So there will be a nature based playground outside. There's a pool. There is a fire pit, some hiking paths, hammocks, and just a lot of relaxing sitting areas. And some seasonal activities as well. And we imagine that this is all integrated in the landscape. So we envision this project to be like a quiet nature based resort designed for families with young kids from like age zero to 10. And it's meant to be a place where people can come, slow down, relax. Kids are engaged in play and exploration and parents can just sit back and relax in a beautiful landscape. So my team, it's just myself and my husband, we are both architects. We really care about design and not just how it looks, but how it feels, the experience of it, and how it performs over time. Because we will be the operators of this resort. We also care about how it fits in the community. And of course we want to have a positive impact on the local community. So we imagine that we'll be working with local farms, nearby farms, restaurants, and encouraging kids to go visit them. So that's the project.

**D. Eisenhardt:**

So question for you, is this year round or just summer?

**R. Wakabayashi:**

Year-round. So these are basically like small houses. So you have a bedroom, bathroom, and a kitchen.

**D. Eisenhardt:**

Are they fixed or are they movable?

**R. Wakabayashi:**

Fixed. All of these buildings. It's not gonna be like something you carry in. It'll be fixed. It's more like a small house.

**J. LaFiandra:**

Do you have a similar project in the Poconos?

**R. Wakabayashi:**

We do, yeah. We just built an A-frame house that you see in the presentation. That's a small retreat. We were the owner, architect, GC, and now the operator of that project. And it's been doing well. People love it. It's a pure retreat. It's very quiet, and people can just relax, unwind in the woods.

**R. Gorres:**

That's good because that's kind of quiet over here. Down the road, that's where the mobile home park is on the other side, right? So there's not a lot there.

**M. Lembo (Sup.):**

Just past it on the left.

**R. Wakabayashi:**

The driveway is quite deep into the site, so there's a lot of privacy distance away from other neighboring properties.

**R. Gorres:**

Since you studied the last... How many units were approved for last time?

**R. Wakabayashi:**

Fifteen. And there were two bedrooms each, so they were approved for 30-bedroom.

**D. Eisenhardt:**

How close is this to other neighbors?

**R. Wakabayashi:**

So, this is 257 feet to this property line, but their house was way over here. I'm just thinking noise with children. I think the absolute area with noise is really the central clubhouse and the playground. And it's so deep from the road. I don't think you'll hear any noise from the street at least.

**R. Gorres:**

There's apartment houses over there. There's the place that used to be a resort on the corner.

**E. Merritt:**

That's all apartments now.

**R. Gorres:**

It's a lot of apartments. There's not many single-family homes in that area.

**R. Wakabayashi:**

There is a single-family house. I think it's this one. There's a mobile home park here.

**R. Gorres:**

Across the street.

**J. LaFiandra:**

I live on Cotter Road. So I'm very familiar with the area.

**R. Gorres:**

What do I think? I don't think it's a bad idea at all.

**D. Eisenhardt:**

I like it. Did you get a copy of Pat's comments?

**R. Wakabayashi:**

Yes. And those are all technical requirements that we of course intend to comply with.

**D. Eisenhardt:**

We'll go over them tonight with you just so we know what you have and what you don't have.

**R. Wakabayashi:**

And right now this is still a conceptual meeting. So I came with a plan and some images. But of course I'll go through a whole civil engineering process.

**D. Eisenhardt:**

How does this compare to the one you have in the Poconos?

**R. Wakabayashi:**

Poconos is very small. It's about 2,000 square feet total. Just one house. And that was like a practice round for something bigger. We feel very comfortable with the design process and operation of it.

**J. LaFiandra:**

I heard that the clubhouse and perhaps the multi-unit dwelling portion of it will require sprinklers. And that's going to basically require storage for the water for the sprinklers. So it's just something that we'd want to keep in mind with your business plan.

**R. Gorres:**

There's plenty of water over there.

**R. Wakabayashi:**

We would have to have some water on site for that.

**D. Eisenhardt:**

And that's one of Pat's comments too. He said only the department of health approval.

**R. Gorres:**

You can only have a unit like that up to four units before you put sprinklers in.

**R. Wakabayashi:**

I think, yeah, this building for storage.

**D. Eisenhardt:**

The little individuals will not run yet.

**R. Wakabayashi:**

No.

**R. Gorres:**

You put a water storage unit and you put a fire hydrant with it. All right.

**R. Wakabayashi:**

Any questions or anything else?

**R. Gorres:**

No, it works for me. You've got homework to do.

**D. Eisenhardt:**

We're going to go over Pat's comments and we'll go from there. You do have homework.

**R. Gorres:**

You need to go over his comments and then come back with responses.

**R. Wakabayashi:**

Right now I'm under contract. Assuming that we satisfy all these comments, technical comments about the site, do you think there's a realistic pathway to getting this project approved?

**R. Gorres:**

You want to know if you should spend your money and go forward.

**R. Wakabayashi:**

Yes.

***D. Eisenhardt:***

My personal opinion, I say yes. That's part of the question I was asking about the noise level and how close to other houses because you're going to at some point have to have a public hearing and these will be the questions that your neighbors will be asking.

***R. Wakabayashi:***

In fact, I do this plan but I'm now thinking we should reorient some of the buildings just a little bit so that our project is really facing that way, that direction, away from the street, away from the neighbors.

***D. Eisenhardt:***

I know that's a complaint with a lot of the residents, the noise, like if it's a campground or a resort. Try to minimize the complaints as much as possible for you.

***R. Wakabayashi:***

All right, thank you guys so much.

***R. Gorres:***

We'll go over the comments after she, we'll have her back when she addresses all that stuff and she'll come to a meeting when Pat's here. All right. I have a feeling they weren't going to show up. Orin, your turn.

***OLD BUSINESS:***

**Orin Zelenak of 44 Old East Road SBL 108.3-2-8.1 & 8.2**

Proposing: Four-Lot Subdivision

***O. Zelenak:***

I sent in a map on the easements. Waiting on the DEC, Newburgh.

***R. Gorres:***

Hold on, I don't mean to interrupt you. How long, we sent that stuff to town of Newburgh, how long ago?

***E. Ackerly (Clerk):***

Oh, it had to be like two months ago.

***R. Gorres:***

Yeah, they got 30 days to respond. If they don't respond, it's too bad. No response is a response after 30 days. Are you still waiting on DEC?

***O. Zelenak:***

Yeah waiting on DEC.

***D. Eisenhardt:***

Have you got Pat's comments also?

***O. Zelenak:***

Yes.

***E. Ackerly (Clerk):***

I sent the easement stuff to the attorney. He has that stuff.

**R. Gorres:**

For the right-of-ways? What else?

**E. Ackerly (Clerk):**

Yeah.

**O. Zelenak:**

He wanted to see the DEC permit for construction activities within the adjacent areas required.

**D. Eisenhardt:**

Are you waiting on that?

**O. Zelenak:**

Yeah. I asked, I said, do you have some kind of time frame? And they said, it's under review, we will let you know. So I said, thank you.

**R. Gorres:**

That's the best thing you can do for the county. You'd be courteous and say, okay. Thank you very much.

**O. Zelenak:**

They're all unsigned because they need to be reviewed first, is my understanding. Basically, you've got the private drive access. The only potential contentious one is the one with my neighbor, but they've had their attorney review it. If we're all good, they'll sign it.

**D. Eisenhardt:**

So we're still waiting on 2 and 4 then (of P. Hines comments) And then number five, security for the construction improvements to the private roadway should be required. Request to prepare a cost estimate detailing the improvements for the private roadway.

**O. Zelenak:**

Yeah, John said that it's probably \$50,000 or \$60,000. He was just going to base it on other past projects and get a number together.

**R. Gorres:**

2, 4 and 5. Okay. Yeah, and he drew up an agreement. So that has to be handled by the town board, though. So we're still waiting on it? You still have homework. There's nothing we can really do for you at this point. Some of this stuff is kind of significant, like the DEC and stuff. Everybody wants to come in and get a contingent final approval, but with these three things, that kind of thing is not going to happen. I can't do that right now. DEC doesn't give you any kind of I feel like the health department wouldn't do anything to do that.

**O. Zelenak:**

So I'm assuming that four is going to come in probably before the DEC, although I don't know how fast it goes through.

**R. Gorres:**

Probably. The lawyer is doing that, right? He's working on that now?

**O. Zelenak:**

Yes. Well, no, it's been submitted to him. And our attorney is reviewing it, so that shouldn't take long.

**R. Gorres:**

Five.

**O. Zelenak:**

Five, I mean, John needs to put a number on paper.

**R. Gorres:**

Yeah, he needs to put it on a paper, sign it, and get that to us. And then you need DEC to... Security for construction improvements to the private roadway should be required. That's something the town board has to handle. That's road stuff that's handled by the town board. So when he gets that letter together and it says it's got \$50,000 on it, that's got to go to You can bring it here, but Liz has to give that to the town board and they have to review it.

**D. Eisenhardt:**

So five is waiting on John and town board.

**R. Gorres:**

Yeah, John has to get that done, get it to Liz so she can get it to the town board and the town board reviews it and says yes.

**O. Zelenak:**

So that means two is probably the last pin to fall. They've had it for probably six weeks.

**R. Gorres:**

You never know, Orin. It could be a miracle. You're going to be two to three months.

**O. Zelenak:**

So is there a way to obtain the contingent final prior to two?

**R. Gorres:**

As long as you've got the other four, yeah. That's fine.

**D. Eisenhardt:**

Once four and five are done, then I know.

**R. Gorres:**

Yeah, exactly. Two is with the adjacent area. That's the buffer zone. That's the buffer area. What are you supposed to be doing in what they call the adjacent area? Is that for the road?

**O. Zelenak:**

There's an existing driveway 700 feet long. We're going to flatten it out. Add ditches on either side. And they said, yeah, and we want to count the surface of the road which is more than the improvements as part of the disturbance. So now you're we first applied for a disturbance in the adjacent zone and they said, no, you're disturbing too much because we're going to count the road surface.

**R. Gorres:**

The road surface is already there. So all you're really disturbing is the drainage along the road. They're getting a little tough these days. So I guess they're going to have to show up and we'll see what happens. At least disturbance wise anyway.

**O. Zelenak:**

Like I said, I think that will be the last one. So four and five. Four is in. That's been waiting on the attorney and five I just got to nudge John.

**R. Gorres:**

It still has to come here and then the board has to review it. You're probably looking 30 days there.

**O. Zelenak:**

Can I get on the next meeting and hoping these close up?

**R. Gorres:**

Yeah, you can get on the agenda. We may not be able to help you out, but I get it. We have room on the next agenda, right?

**J. LaFiandra:**

On the 28th we had three public hearings, I believe.

**D. Eisenhardt:**

Yeah, I would say wait until the first meeting in May.

**R. Gorres:**

Wait until a month, 30 days from now. That will give you time to get this four and five together and get it to the town and bring it. May 12th. Yeah, there's no point in you coming here. All right. You got it.

**O. Zelenak:**

Thank you. Have a good night.

**R. Gorres:**

You're welcome. Your turn, Mike. Update time. This had a public hearing, right?

**OLD BUSINESS:**

**Newburgh Fuel Distributors Inc. of 16-18 Plattekill Ardonia Rd. SBL 107.8-6-1.1 & 1.22**  
Proposing: Gas Station & Mini Mart Site-Plan (STATUS UPDATE)

**M. Morgante (NFD):**

Yes. We have conditional final approval.

**R. Gorres:**

Oh yeah, we have to grant you an extension before you leave.

**M. Morgante (NFD):**

I'll kind of tell you what we've been doing since we've been gone. I might actually go through Pat's last comment because it will actually serve as a guideline for me to respond to what's happened since then. So number one is regarding SHPO and what we've done with that. So interestingly enough, I read this incorrectly the first time I read it. We have a no effect finding letter dated November 30th, 2023 from SHPO. You guys should have it if you don't.

**R. Gorres:**

Yeah, forward one just to make sure.

***M. Morgante (NFD):***

But in that letter, SHPO is saying that we need to prepare a construction protection plan for the stone wall on the cemetery. They are actually putting that delegation of review in the town's hands as long as I show a construction protection plan. Now, not realizing that until I reread this before I came to the meeting today, I actually resubmitted the SHPO anyways. So today I uploaded that plan. It's got a construction protection plan. I think I confused the reviewer because they actually closed the project on their side. You follow what I'm saying? It's closed. It's final. I had her reopen it and I reuploaded my plans. This is what it consists of. It is showing an orange construction fence between the proposed retaining wall and the existing stone wall. That would be adequate and is typically the procedure on how to deal with construction protection with SHPO.

***R. Gorres:***

Did they want anything like maybe you making sure the stone wall is not affected in the future?

***M. Morgante (NFD):***

It wouldn't be for two reasons. We're going to have our retaining wall in front of it, which is actually going to serve itself as protection to the stone wall. But I think during construction they were looking for some kind of demarcation. An orange construction fence usually does that trick. Either way, I uploaded it even though I didn't have to. When I get a response from them, hopefully they'll review it even though they've closed it. I'll provide that response to the town. That's going through the first comment. I am done with County DPW and the DOT. I forwarded those emails. The DOT is deferring to the DPW to issue the permit because the permit's actually on a county road. But they're satisfied with where we placed it, the sight distance, everything to do with that. I have been emailing Adam Dietz a lot and I am not getting the final permit from him, even though I have emails that say we're done. So hopefully I'll get something from him. And I've been having trouble with all the county departments and the DOT with this. But having trouble getting correspondence, especially with the DOH. So that's where we are with DPW and the DOT. So that takes care of number two and number four. We did receive an email recently from the town highway superintendent who noted that the entrance off of Huckleberry, he's fine with it, has no exceptions. So we've dealt with that. Ulster County Health Department, we thought the well in the beginning was up here. It turns out the well is right here in the middle of the proposed parking lot. So it took us... It's okay, it's not that big a deal. I see the look on her... So...

***D. Eisenhardt:***

I was thinking the same thing.

***M. Morgante (NFD):***

That's why an engineer, we've got to figure these things out and provide a solution. But it took us a while to hunt around. We had to hire a local well guy. He went out there, he dug around, he found the well. So we found it. We're actually picking up water testing vials from the lab on Friday. Next week or the week after, whenever the well guy is available, we've got to flush the well. You know how long it took us to get power back into this? It took us like three months to get power back into that site. I don't know why, but it did. I left that to the owner, so I wasn't involved with this. So we're picking up the vials. We should be able to test for the water because DOH is asking us to do water quality testing, which is traditional. We'll design a water treatment system based on those results. But just to give you an idea, I pick up the vials on Friday. We do test next week at some point. I drop off the vials to the lab. It's four to six weeks just to get the results back from the lab. Then I'm like another eight to ten weeks to finish a design to then submit to the health department. There is no timetable apparently.

***R. Gorres:***

Oh no, no, no, no. Ulster County Health Department is slower than you know what.

**M. Morgante (NFD):**

You're going to see me tonight, and I'm just letting you know, I don't know if you're going to see me again because of these situations.

**R. Gorres:**

Well, as long as you explain it, we know what's going on, because I'm kind of getting worried here.

**D. Eisenhardt:**

We've got to finish all this too, but how long do you...

**M. Morgante (NFD):**

I would have to submit to the health department alone six to nine months.

**D. Eisenhardt:**

So an extension would be a year?

**R. Gorres:**

He's entitled to a year's extension. Usually in two six month groups. So we can just defer that and make it a one year extension.

**M. Morgante (NFD):**

I would appreciate it. I send an email to the health department, and I follow up, and I follow up, and I follow up.

**R. Gorres:**

Who are you talking to up there?

**M. Morgante (NFD):**

I'm dealing with Scott Benson. And I tried Tim. And I call Tim, and I'm like, hey, can you, and he's like, hey, man, my guys are doing what they can do. And this is what I get.

**D. Eisenhardt:**

Have you heard back from our attorney yet?

**M. Morgante (NFD):**

Not yet.

**R. Gorres:**

What's he doing?

**M. Morgante (NFD):**

The offer of dedication because we're dedicating this part of Huckleberry Turnpike, because right now Our property goes right up to the center line of the road. It's old school.

**R. Gorres:**

Okay. All right. That makes sense.

**M. Morgante (NFD):**

So I'm very diligent. I'm making efforts. It's just difficult dealing with outside agencies. And this is not just this project. I got to tell you, it's a lot of my projects. The DEC is brutal.

**R. Gorres:**

Oh, yeah, I heard that one.

**M. Morgante (NFD):**

Health department up here, it's not much better.

**R. Gorres:**

They want people to build businesses here. They want the tax revenue, but then they make it so hard for you to do it.

**M. Morgante (NFD):**

So anyways, that's what I can tell the board. I mean, we're as close as we've ever been, and yet still a little bit far away. So it's the outside agencies.

**R. Gorres:**

Well, you're making progress. And we know where you're at because I was kind of wondering where...

**M. Morgante (NFD):**

We'll get through it. I'm not worried about that. Just so you're aware, the well being in the parking lot, what we'll do is, and I've already got that worked out with the health department, we just build a bowl. So we basically put like a half of a sewer manhole cover on top of it with a steel grate. We put drainage underneath it so that no water accumulates. It's H2O load rated so traffic can get in and out, trucks, cars, no matter what. And I've done that many, many times. So we have a solution. And when we do the water quality testing, we'll see how good the water quality comes back. If it's possible, I'll give this guy a UV disinfection system so the approval goes faster. And we'll see what happens. Any other questions for me in the meantime?

**R. Gorres:**

No, that's all we need.

**M. Morgante (NFD):**

Thank you for your time tonight. Thanks for having me and thanks for your consideration.

**R. Gorres:**

No, not a problem.

**D. Eisenhardt:**

Good luck.

**MOTION:**

**R. Gorres:**

I'll make a motion we grant one year extension to the project.

**D. Eisenhardt:**

I'll second it.

**R. Gorres:**

On the vote?

**All:**  
Aye.

**DISCUSSION:** LLC Entity Disclosure Proposal

**D. Eisenhardt:**  
Liz, what is this discussion of LLC entity disclosure?

**E. Ackerly (Clerk):**  
Take it away, Joe.

**J. LaFiandra:**  
In my former life as a civil servant, I had some difficulty sometimes finding out who was responsible for payment or maintenance of certain things.

**R. Gorres:**  
Oh, okay, like drainage districts.

**J. LaFiandra:**  
Specifically, I would assess impact fees for various site plans and subdivisions I would review. Sometimes we had difficulty getting the money because the applicant was an LLC and we couldn't find the actual person behind the LLC. That was a problem for us. The other problem, and I remember this specifically, we had a private sewer extension that served a townhouse development, condominiums. There was an overflow. The health department looked up the owner responsible for the private sewer and it was the lawyer. It was the name on the form, the SAN 5 form. I wound up having to send one of our line crews out there to flush the line and clean it out for the benefit of the private owner. I don't know if anybody went back and followed up trying to back charge him for our labor.

**R. Gorres:**  
Yeah, because you were working on private property.

**J. LaFiandra:**  
When I would review the site plans, one of the municipalities I dealt with, Town of Orangetown, had a pretty comprehensive entity disclosure form and apparently it's also associated to a town law. I did my looking things up. Town of Orangetown is very similar to us because they are basically working class, mostly residential, some business districts, but it's next to a town which has a lot of development, Town of Ramapo. Their villages. So that kind of thing I see from what I've seen from some of the site plans here and who owns land here, that a lot of the same players that I dealt with in Rockland are as well here in Plattekill. So I thought it would be beneficial for us to have more transparency as to who's behind some of these projects. And I just wanted to look at this. These were emailed to everyone. They should be the attachment to the email. I sent an email to Liz and then she forwarded it.

**R. Gorres:**  
How long ago?

**J. LaFiandra:**  
About a week or two.

**D. Eisenhardt:**  
It's in my email.

**J. LaFiandra:**

If you want these to look at. I just want the board to consider a way that we could have more transparency with regard to the applicants, especially when they're corporations. That's a pretty extreme measure. I noticed because the form is pretty detailed and there's also a town law. That's a pretty heavy lift. We'd have to have a form that's associated with a law. It's part of the zoning code in town. I think it started out as a local law and then they incorporated it into the zoning code.

**R. Gorres:**

We still have to work on that because you were on the Comprehensive Plan Committee and we still haven't gotten to the part where we're going to update the zoning code. It desperately needs it.

**J. LaFiandra:**

I've been meaning to talk to the supervisor about that. Well, getting back to the entity disclosure, I noticed that some of the other towns have more modest ways of doing it. There's something called a GML 807, I believe it is, where you have to disclose conflicts of interest. That's already in state law.

**D. Eisenhardt:**

Is this something we can adopt as a board or is this something that...

**R. Gorres:**

We can make policy that says we require you to disclose it, but I'm pretty sure if we ask Pat that question, which is probably what we should do at the next meeting, is the town board is going to want to pass a law. But it needs to be maybe something a little more modest. Because when you get bigger companies coming in buying up land and they want to build projects, you kind of want to know like with the nursing home, that was a fairly big project and we knew who was doing it.

**D. Eisenhardt:**

You definitely need to have a POC. Somebody going under an LLC with no name...

**R. Gorres:**

Yeah, you want to know who's kind of behind it.

**D. Eisenhardt:**

Absolutely.

**R. Gorres:**

You have to have the power of the law in place to say, okay, if you're an LLC, we need to know the owners of this LLC. Because not that there will be conflicts of interest in this town ever, or neighboring towns ever, because it's been going on for years here. Because you always find that stuff out. Rich, did you know so and so and so? Yeah, it's not a bad idea, Joe. Maybe not that extensive, but it needs to be something that people reveal who really owns the project. Because like with the solar farms, those guys come in and build those things and then they sell them to somebody. So who's behind all of it?

**J. LaFiandra:**

The other thing is, has the board gotten stuck holding the bag for a deadbeat applicant who basically didn't have enough money in their escrow? Or has the town gotten stuck?

**R. Gorres:**

Not really. Yeah, that ended when Judy took office. Because the town was getting stuck before that. Fixing roads that applicants would start a project. They'd build a road. They did it over on Patura Road with Patura Gardens. The developer flew the coop and they put down, we walked the road one day with

the highway superintendent and the planning board to learn what you don't do. And they put the base coat down, they put a binder coat down and they never came in and fixed the road. Never came in and paved it. There was no money in the account. The town ended up footing the bill for it. And at that point the town made them bond the road.

**J. LaFiandra:**

What about stormwater maintenance agreements as well?

**R. Gorres:**

That's all the town reviews that with their lawyer. Sometimes town takes care of them. I think they would prefer not to, according to the highway superintendent. That's just more work for his crews that they've got to go out and clean these things out. Because they have three of them over at Patura Gardens. Silo Ridge has a couple big ones. And that's a lot of work for those guys. So it should be, the people who own the property should be taxed. Because they have a separate taxation district for these projects. And you're assessed a tax to make sure that that maintenance gets done.

**J. LaFiandra:**

I just thought this kind of transparency and entity disclosure would also help to prevent that kind of thing from happening where the town got stuck.

**D. Eisenhardt:**

Yeah, I think we should definitely ask Pat about it.

**R. Gorres:**

Yeah, Pat could review that. Because I'm sure he's dealt with towns in Orange County that do that. The town really hasn't gotten stuck since Patura Gardens. Because they're pretty good about making sure that there's money somewhere to pay for this if you don't do it. Because what happened at Patura Gardens was they put up a bond. But it was a timed bond. And the town just let it go and let it go and let it go. And they got a new supervisor. And he didn't realize what was going on. And the bond ran out. And they called the bank. And the bank says, well, if you'd called two weeks ago, that's why the town's pretty protective of making sure we don't get stuck. But this is probably not a bad safeguard. Not a bad idea. Good work, Joe.

**CORRESPONDENCE:** Lands of Chaissan (Lindsey Court) timeline extension

**D. Eisenhardt:**

On this correspondence for Lands of Chaissan, you stated we're having three public hearings next meeting?

**E. Ackerly (Clerk):**

Yes.

**D. Eisenhardt:**

Theirs expires on April 28th. But with three public hearings...

**E. Ackerly (Clerk):**

If we could just get a motion to grant their extension, that's all they want.

**D. Eisenhardt:**

That's all they want? Okay... Because they're asking to be put on the agenda to come back.

**E. Ackerly (Clerk):**

They probably just meant that as if they needed to be here to present their case asking us for an extension.

**R. Gorres:**

I'm going to ask this question. How long has this project been going on? A long time.

**D. Eisenhardt:**

Chaussan? About a year.

**J. LaFiandra:**

Was there a subdivision approved?

**E. Ackerly (Clerk):**

The subdivision already happened. This is the road part, I believe.

**R. Gorres:**

Yes. Then we just grant them an extension, they can come in some other time. We don't need to talk about that now.

**MOTION:**

**D. Eisenhardt:**

I'm going to make a motion that we extend the six month extension for Lands of Chaussan. So that puts them to what? October?

**R. Gorres:**

I'll second that.

**R. Gorres:**

On the vote?

**All:**

Aye.

**R. Gorres:**

They can get another one.

**E. Ackerly (Clerk):**

They won't need it. We're pretty much right there. Ready to sign maps. I just need Ernie and Darlene to look over some emails I sent.

**APPROVAL OF MINUTES:** March 10<sup>th</sup> & March 24<sup>th</sup>, 2026

**D. Eisenhardt:**

I'll check that out. Do we want to approve the minutes or do vouchers first? I think we already went through, didn't we?

**E. Ackerly (Clerk):**

I made all the corrections and you gave me for both sets. Same with Joe. So I already made all those corrections.

**D. Eisenhardt:**

So if you made my changes and his changes, I'm okay with it.

**D. Eisenhardt:**

March 10th and March 24th.

**MOTION:**

**R. Gorres:**

I'll make a motion we approve March 10th and March 24th minutes as amended.

**D. Eisenhardt:**

Second. On the vote?

**All:**

Aye.

**VOUCHERS:**                      Eight (8)

**J. LaFiandra:**

I have a voucher in the amount of \$35.12 from P & P Quick Copy Center.

**R. Gorres:**

That comes out of our money.

**E. Ackerly (Clerk):**

Nope, that comes out of Hudson Valley Flyers escrow.

**R. Gorres:**

Hudson Valley Flyers? Okay. I make a motion we pay \$35.12 for P & P whatever it was.

**J. LaFiandra:**

P & P Quick Copy Center.

**D. Eisenhardt:**

Second.

**R. Gorres:**

On the vote?

**All:**

Aye.

**D. Eisenhardt:**

Joe, when you're done with them all, then I'll take them and sign them.

**J. LaFiandra:**

Okay. I have a voucher in the amount of \$355.10 from MHE Engineering for Workshop Storage LLC New Paltz Rescue Squad.

**R. Gorres:**

Okay, I make a motion we pay MHE Engineering for work on New Paltz Rescue Squad.

**D. Eisenhardt:**

In the amount of how much? I second that motion.

**R. Gorres:**

\$355.10. On the vote?

**All:**

Aye.

**J. LaFiandra:**

We'll get used to this. I have a voucher in the amount of...

**D. Eisenhardt:**

Joe, can you do me a favor? Can you name the company first and then the amount?

**J. LaFiandra:**

The company and the amount?

**D. Eisenhardt:**

Yeah, it's easier for me to look them up and then put it next to their name.

**J. LaFiandra:**

Okay. And when do you want me to tell what it's for the company?

**D. Eisenhardt:**

Yeah, so you have a voucher for MHE for what company?

**J. LaFiandra:**

And then the amount?

**D. Eisenhardt:**

Yeah.

**R. Gorres:**

Voucher for MHE Engineering for work on... in the amount of...

**J. LaFiandra:**

Voucher from MHE Engineering for work on Zelenak in the amount of \$303.75.

**R. Gorres:**

I make a motion we pay MHE Engineering for work on Zelenak subdivision in the amount of \$303.75.

**D. Eisenhardt:**

Second.

**R. Gorres:**

On the vote?

**All:**  
Aye.

**J. LaFiandra:**

Aye. I have a voucher from MHE Engineering for work on Pito's Auto Repair in the amount of \$317.55.

**R. Gorres:**

I make a motion we pay MHE Engineering for work on Pito's Auto Repair in the amount of \$317.55.

**D. Eisenhardt:**

I second.

**R. Gorres:**

On the vote?

**All:**  
Aye.

**J. LaFiandra:**

I have a voucher from MHE Engineering for work on Rich, oh this is the Great Pyrenees. In the amount of \$255.60.

**R. Gorres:**

I make a motion we pay MHE Engineering for work on the Great Pyrenees Rescue in the amount of \$255.60.

**D. Eisenhardt:**

Second.

**R. Gorres:**

On the vote?

**All:**  
Aye.

**J. LaFiandra:**

I got a voucher from MHE Engineering for work on Dirago and Bucci Storage Units in the amount of \$63.90.

**R. Gorres:**

I make a motion we pay MHE Engineering for work on Dirago and Bucci Storage Units in the amount of \$63.90.

**D. Eisenhardt:**

Second.

**R. Gorres:**

On the vote?

**All:**  
Aye.

**D. Eisenhardt:**

What is left of their CFA?

**R. Gorres:**

They're done, right?

**D. Eisenhardt:**

They have a contingent final approval but it's still being billed.

**E. Ackerly (Clerk):**

Bucci and Dirago, they have business, I believe it's storm water or SWPPP business with the town.

**R. Gorres:**

So that still has to be reviewed. So when they're done with that, that still has to go to Pat and be reviewed. So how much money do you got left, Joe?

**J. LaFiandra:**

\$11,422.75. Okay. I got a voucher from MHE Engineering for work on the Chu 2 lot Subdivision on Fosler Road in the amount of \$261.15.

**D. Eisenhardt:**

It's Brittany Edwards-Chu.

**R. Gorres:**

How much was it?

**D. Eisenhardt:**

\$261.15.

**R. Gorres:**

Okay. I make a motion we pay MHE Engineering for work on the Chu 2 lot Subdivision on Fosler Road in the amount of \$261.15.

**D. Eisenhardt:**

Second.

**R. Gorres:**

On the vote?

**All:**

Aye.

**J. LaFiandra:**

I have a voucher from MHE Engineering for work on the Ridgelyard in the amount of \$747.75.

**R. Gorres:**

I make a motion we pay MHE Engineering for work on the Ridgelyard project in the amount of \$747.75.

**D. Eisenhardt:**

Second.

**R. Gorres:**  
On the vote?

**All:**  
Aye.

**J. LaFiandra:**  
That is all.

**R. Gorres:**  
Do you know what the public hearing are coming in next time?

**E. Ackerly (Clerk):**  
Ridgeyard, TEG, and National Great Pyrenees.

**R. Gorres:**  
TEG. I already talked to the building inspector.

**E. Merritt:**  
Isn't that one of the lots? Isn't that the stormwater that they had on their original plan?

**R. Gorres:**  
TEG. Here's the problem with that project. Because when I heard about it, because Liz sent me an email, I called because our building inspector had a problem with it. Because of how they allowed that drainage thing across the property so it doesn't flood the lady down the road. The problem with that is if that's part of the project... I stopped there and looked at the project. There's not a lot of space in between that bank and the Dollar General if you're going to put something in there.

**E. Merritt:**  
Right. And that's where all their stormwater ran off.

**R. Gorres:**  
Yeah, the stormwater ran off behind it. So I don't know I guess we're going to find out at the public hearing what they're doing. And how big a project and what they think they can fit in there. It doesn't sound really good to me.

**J. LaFiandra:**  
It's just a subdivision.

**R. Gorres:**  
Just a subdivision. You subdivide property for a reason. Because you want to sell the lot off to have somebody build something on it. You don't do subdivision just because you want to spend money.

**E. Merritt:**  
If you subdivide it, it's your stormwater runoff. They can't build on top of it, can they? There's no room.

**R. Gorres:**  
No.

**D. Eisenhardt:**  
Yeah, what are they going to build there? Between TEG and Dollar General. And there's no room.

***R. Gorres:***

I don't know. I didn't think that would ever happen. I don't know. We'll have to see at the public hearing I guess.

***E. Merritt:***

The house behind there he'll be here because he got flooded out again in the last rainstorm.

***D. Eisenhardt:***

I make a motion to adjourn the meeting.

***J. LaFiandra:***

I'll second that motion.