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

Minutes of Tuesday October 13, 2026

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

ROLL CALL: Ernie VanDeMark, Darlene Eisenhardt; Joseph LaFiandra

EXCUSED: Richard Dmytry, Eric Merritt; Richard Gorres

ABSENT: Nathaniel Baum

APPROVAL OF MINUTES: September 22, 2026

- Moved to next meeting on Oct 27th due to no quorum to vote DE/EV

NEW BUSINESS:

- John Antinori of 2218 Rt 32 (SBL 94.3-2-15)

Proposing: Three-Lot Subdivision

DISCUSSION:

- Hudson Valley Flyers (Old Orchard Airpark) of 156 Freetown Rd. (SBL# 101.2-3-6.11)

Proposed: Looking for approval of the revised 1999 ZBA language to address the new FAA legislation for their site plan.

- Moved to next meeting on Oct 27th due to no quorum to vote

VOUCHERS: Thirteen (13)

- Moved to next meeting on Oct 27th due to no quorum to vote DE/AYE

ADJOURNMENT: 8:21pm DE/AYE

E. VanDeMark

Let's get the record right. Well, we know who's not here. Okay, Darlene is here.

D. Eisenhardt
Present.

E. VanDeMark
Nate Baum, not here. Rich Dmytry, not here. Excused.
Rich Gorres is not here tonight. Excused. Joe LaFiandra?

J. LaFiandra
Present.

E. VanDeMark
Eric Merritt is out sick and Ernie VanDeMark, me, the chair, I am here.

D. Eisenhardt
We'll move the approval of the minutes to the end of the meeting?

A. Christiana
You're going to actually have to push it off to the 27th.

E. VanDeMark
That's right, we can't approve it.

D. Eisenhardt
Okay, so minutes have been moved to the 27th of October.

John Antinori

E. VanDeMark
Okay, so we have John Antinori here. I'll let you talk about your project.

J. Antinori
I hope this is a simple one. I bought the property around the corner. I didn't know it was going to be opposite a pot farm; it isn’t too good for the grandchildren. So, my plan is to divide it into four parcels because there's an existing house there now. I'm going to just keep that for the people that live in it. I have three daughters, and I want to bring two of them, hopefully, here and myself.

D. Eisenhardt
And where is this?

J. Antinori
It's across from Hurd Farm almost, Karl Farm. I have that little pond.

D. Eisenhardt
Yeah, you got the pond over there by the post office. Okay.

J. Antinori
Yeah, so basically that's it. I mean, it's not too exciting.

D. Eisenhardt
So, when you did the application, I haven't looked at your application, so you have it for future build for the third house for your daughter?

J. Antinori
Oh, yeah. What we've got is there's an existing house on the property. I want to put, you know, the daughter number two here, daughter number one there, and me there. So, each one gets a house. There will be four residents on 22 acres.

J. LaFiandra
One is a seven-bedroom, there are two proposed four-bedroom and then the existing.

J. Antinori
The engineer said we do everything for four bedrooms. If you want to make two, you make two but you got approval for four. I don't know if that's a rule or the way he told me. The septic systems were all designed like that.

J. LaFiandra
You got that on the detail sheet?

J. Antinori
Yeah, there's the details in the back. You know, it's a pretty heavy-duty, it's a good system. Then three new wells but it shouldn't be a problem there.

D. Eisenhardt
So, proposed four, where is the existing dwelling right now?

J. Antinori
Right by the road.

D. Eisenhardt
Right, okay. That’s just a trailer, existing trailer?

J. Antinori
Yeah, there's a trailer and a garage.

D. Eisenhardt
The trailer, is that a mobile home?

J. Antinori
It's a big mobile home.

D. Eisenhardt
So that would put five pieces, five things on here then.

J. LaFiandra
Five principal structures.

J. Antinori
One, two, three, four, including that would be four houses.

D. Eisenhardt
The trailer, the existing dwelling.

J. Antinori
Oh, if we count the trailer as a separate?

D. Eisenhardt
Yeah.

J. Antinori
We counted it as, in the land use, we counted that an acre and a half for that. This house is actually a three-family house existing with the trailer making it four. And we accounted for that with all the land here and here. Realizing that we're not counting wetlands as part of our allotted land, I guess you'd call it.

D. Eisenhardt
Yeah, but my thing is if there's going to be five, I don't think they can have five dwellings on there, right? It can only be four. That's a minor, is four.

J. Antinori
No, it's four on that property and then one, one, and one.

D. Eisenhardt
I see one, two, three. This one says EX dwelling, and then this one says EX trailer. You see where I'm looking at? So this would be one, two, three, four, five.

J. Antinori
Well, I mean, we're counting it in the land use. It's absolutely separate. I mean, you can walk between them. There's 50 feet between them. But what we're saying.

E. VanDeMark
It's a separate dwelling.

D. Eisenhardt
Right, but it's a separate dwelling, meaning that a fifth family could potentially live in there. So, this would not be a minor subdivision then. You have five dwellings; it would be a major subdivision at that point.

J. Antinori
I still only see four. The house is three and the trailer is one.

J. LaFiandra
Well, he's not subdividing the trailer part to take it out.

D. Eisenhardt
One, two, three, four, five. Proposed four bedroom over here. Existing dwelling right here, mobile home here. Another dwelling here and another dwelling here. So, it's five dwellings on that property.

J. LaFiandra
These two are on one lot. I don't know if they would be counted as an accessory dwelling unit, perhaps.

D. Eisenhardt
Right, that's what we would have to put in.

J. Antinori
This has never been mentioned before.

E. VanDeMark
Is this a separate lot?

J. Antinori
See, we were originally going to just do this and break this off because this is the existing driveway. We would have to become a private road, which is a lot more money than a private driveway, or a shared driveway, I should say. We were told to leave this and to make this. The building inspector said do this and do this, two and two, two and two, and you'll be okay.

A. Christiana
I'm not sure if I made you guys a copy of the code enforcement's determination back from March.

E. VanDeMark
That addresses the driveway thing?

A. Christiana
He reviewed these maps, and he said, yes, my letter dated March 11th of 2026 still stands. Any questions, please contact him. His letter says the proposed subdivision as presented is not allowed. The proposed driveway is not allowed, and it must be a private road to meet the frontage specifications, 200 feet required in the RR1.5
Wetlands cannot be counted as density for the approval of land. Existing lot proposed, lot 4, has a multifamily building, a trailer, and a garage with an apartment would require six usable acres. Wetlands are not usable land.

J. Antinori
We didn't count the wetlands. I'm afraid my understanding on that letter is that was when we had the one. Was that prior to? Prior to us splitting them. When we received that letter, we went to the engineer, and he split them under his instructions. We came here, and we asked him while he was assembling that desk in there, and we said instead of making the one driveway private road, which he required if we had the four subdivisions coming off the private road, we said we're going to do two private driveways. He said, yeah, that's fine and that's why we went back and had this redrawn.

E. VanDeMark
This should be taken off the map. Right, that gets taken off. This is their entrance to here, and then this is for there. We're back at a minor subdivision.

J. LaFiandra
We're at a minor subdivision because it's four lots.

E. VanDeMark
Yes because this is existing, and it's not changing, and here's its driveway.

J. LaFiandra
Right.

E. VanDeMark
It's not five anymore because this is a separate lot.

D. Eisenhardt
Oh, because that's separate from that. Okay.

A. Christiana
Does that mean the code enforcement officer has to look at these maps again?

E. VanDeMark
He should understand what we're doing because he's probably still seeing this on here.

J. Antinori
We thought we were okay putting it that way. Again, we came here and we asked the building inspector. We said because this was going to be a private road, it requires a better base, a thicker

driveway, bigger dimensions, and we're talking tons of money. Now, I don't know why my son-in-law has to be at the end of the road. I said, bring your house closer to me but you know, we could shorten this, and we know that we have to because this is going to probably be 300 feet. I mean, I've tried to get it... I haven't put his house here to keep it under, but if it goes over, we know we have to put the turnaround, 150-foot turnaround no problem. We'll put that turnaround in. Just that private road, it gets wider, and then it gets deeper, and it's a ton.

A. Christiana
I can bring this to his attention and have him review it again and see what he says before you come back in November.

J. Antinori
Well, please remind him that this was his instruction. This is what we asked him about, and he told us to do this. Every time this guy draws something, I get a new bill.

J. LaFiandra
You were saying you might want to change the layout and bring the building a lot closer?

J. Antinori
I'm going to say it's over 300 feet, and we'll account for the turnaround. I don't want to spend another few hundred dollars to shorten the driveway unless it becomes a problem. If it's a problem, we'll do it.

D. Eisenhardt
Arlene, you were saying something about an apartment, too?
A. Christiana
That's what his original letter said.

E. VanDeMark
His letter said something about an apartment.

A. Christiana
It said that the existing lot, the proposed Lot 4, has a multifamily building. A trailer and a garage with an apartment would require six usable acres.

J. Antinori
I think I'm speaking out of place. I'm pretty sure we have the six acres anyway, but we are definitely not putting an apartment. There's no room for an apartment up there, you know, the ceilings like this. You're not going to make an apartment up there.

D. Eisenhardt
So, this Lot 4, this is all. This looks like a lot of wetlands here in this one side.

J. Antinori
We're taking the wetlands out as described, and now this has the buffer zone in it as well, which, as we all understand, is not in effect right now. We're back to the pre-2024 requirements, because that was shot down.

D. Eisenhardt
I think it's going to change again in January, so.

J. Antinori
We need to get it done before then.

D. Eisenhardt
Yeah, it's going to change again in January. Okay. So, yeah, I would have the building inspector go back out and check it out.

J. LaFiandra
So, the issue is with the current occupancy of the existing structures, but that's going to change, because right now one is a multifamily and a trailer.

J. Antinori
No, it's going to stay a multifamily. I don't want to throw anybody out. Everybody's happy here. One guy's been here, I don't know, 15-20 years. Everybody stay where they are, and we'll make our new stuff, and we'll be acres apart. The only thing that's going to happen is when I plant my garden, the one gentleman wants garden space, so I told him we'll plant a gigantic garden. I'm hoping to get apple trees on this winter order with the farmers and put two rows of apples and a row of cherries.

D. Eisenhardt
Your existing dwelling has residents living in it now?

J. Antinori
Oh, yeah.

D. Eisenhardt
Okay and in the mobile home?

J. Antinori
Yes.

D. Eisenhardt
So, you've got tenants in both. Okay.

E. VanDeMark
We have to see if that's compliant. So, comment number four is the one we want to talk to the code enforcement officer about, to make sure.

D. Eisenhardt
Yeah, and then it's a rental property as well, because he's got tenants in the house and the mobile home. So, we've got to look into that as well.

J. Antinori
Does that affect anything?

D. Eisenhardt
I don't know.

J. LaFiandra
I think that's the building inspector's determination.

D. Eisenhardt
Yeah, he'll determine that. But, we've got to make sure he looks into that as well and determine if that affects anything. Then I see you're going to add a bunch of new wells in there too.

J. Antinori
Three new wells, right. You know, if she moves, if she doesn't move, it'll probably stay vacant. the lot. I can't do for one and not do for the other. At least I've got to be able to say here's the lot. If you want to build a house, build your house.

D. Eisenhardt
Do you have a copy of Pat's comments?

J. Antinori
Yeah, well, Pat retired.

D. Eisenhardt
So, these 15 items then would need to be addressed.

J. Antinori
Yeah, we're looking at them. Now the question, one question we have here is the stormwater. Is the town rule 3.2? What's your town rule for stormwater?

E. VanDeMark
That I don't know.

J. Antinori
Okay. I'll find that out then.

D. Eisenhardt
He's saying that you have to have a SWPPP.

J. Antinori
Well, I have to have a stormwater guide, I guess you'd call it. I was a little surprised I expected a couple, but not this many. I guess it differs from town to town on how much. I didn't realize, as soon as you stick that silt fence in the ground, that counts as disturbed ground. If I put a mailbox in, I got to count it as disturbed ground.

J. LaFiandra
When you add it all up, does it come out to under an acre?

J. Antinori
If you add the septic and everybody, no, it's more than an acre. I spoke to him this morning about that particular item and that's when he explained to me about the silt fence and the septic tank. I said, you know, the well, I got to add a foot for the well. I didn't really ask him that one, but I'm thinking, you know.

E. VanDeMark
Yeah, I'd be interested to hear his answer on that one, too.

A. Christiana
I'll reach out to him and see if he can be at that meeting.

E. VanDeMark
Yeah, tell him we need him at that meeting, it's not an option.

J. LaFiandra
What was that number you were saying about stormwater?

J. Antinori
They're saying that my note on grading plan is 3.2 acres. So, it is 3.2 but he wasn't sure if 3.2 violates, or I shouldn't say violates, but was in accordance with the town or not. He thinks with the DEC, it meets their limit. But, again, I'm arguing what I'm really disturbing. Then I have my adjacent landowners, you said you would tell me that when we do the mailings?

A. Christiana
Yeah, when the time comes, I'll give you that.

J. Antinori
Then the jurisdiction of the wetlands, I got that. That's here, jurisdiction of wetlands from the DEC. I turned in my application to you guys for the DEC thing, the two and a half, two pages originally, the short form. Yeah, I didn't make a copy of that.

A. Christiana
I can give you a copy of that.

J. Antinori
Okay, thank you because my engineer did want to see that.

D. Eisenhardt
I'm looking at this letter from the DOT here, too.

J. Antinori
DOT said that they never stand in the way of a residential driveway, that they'll allow it to take place. He gave me this letter, and he said, this letter gets you through the planning board and to approval. Once I go to build it, then I have to go back to him, and he'll say, this is how I want it built. He said, but he's not coming out until we're sure we got our approvals. He said, if you guys approve it, then he'll approve it.

D. Eisenhardt
Okay, so you have to have an HWP, the Highway Work Permit has to be issued.

J. Antinori
Right, but he also said that the right-of-way differs from road to road. I said, but Route 32 is a state road. He goes, yeah, but 32 could differ up or down the road how far you actually have the right-of-way.

D. Eisenhardt
Okay, so my suggestion is not do anything else until the building inspector comes back out and reviews everything because this letter right now, he's saying it's not allowed and your wetlands are not usable. With your lot four, you have to have at least six usable acres.

J. Antinori
We do the wetlands belt is in here and all this property goes with the house. So, there's six acres, acre and a half per unit, so four units, we need six acres and there's more than six acres according to my engineer.

D. Eisenhardt
Not including the wetlands?

J. Antinori
Right and if everything goes south, we are out of the wetlands. We just nick the buffer zone by not even this much area. We nick it for the driveway, but we do not touch the wetlands. That's why I bought this, I think, in '24. I had no idea that law was coming down the road. I mean, you know, they just pull a rug out from under you and say, hey, you know, now you need all this extra. The DEC sent me the letter for the lead agency, and then the updated planning board checklist, which I'm using this as your checklist, but I guess you guys have your own.

E. VanDeMark
Yes and these definitely need to be addressed by your engineer or whoever is going to represent you when you come back.

J. Antinori
I think you're stuck with me.

E. VanDeMark
Okay.

J. Antinori
So, our main thing is him and the driveway.

A. Christiana
I'll have him review it all again. If he has any questions, I'll give him your number so he can call you.

J. Antinori
Yeah, well, what's his day here, Wednesday?

A. Christiana
He's here Monday through Wednesday. He will be here tomorrow so I'll speak with him in the morning.

J. Antinori
I thought there was a day that was for people to come see him in person visits. Is that such a thing?

A. Christiana
You could always call to make an appointment.

D. Eisenhardt
Give him a call and try and get on his calendar.

J. Antinori
I know there's going to be some lag time with some of this paperwork.

ZBA Chairman stepped in to ask a question regarding Andrew Rinne

J. Egan
While I have the planning board here, wanting to see if you're going to take lead agency on it or not?

A. Christiana
I sent an e-mail out to Jonathan, but I didn't hear back from him yet today. I did send an e-mail to Jonathan and Ernie today. I just didn't hear back from him about the time I left at 4 o'clock.

J. Egan
Okay, I think you guys should be because you have the big parcel.

A. Christiana
I did tell him that they're on for November 12th, so we're hoping to have an answer before he comes back in front of us for the ZBA.

D. Eisenhardt
Can you hang out for a few after we're done with this gentleman so we can discuss the Hudson Valley Flyers? It's looking for an approval for you guys, but we want to talk. Right, we can't vote on anything anyway, but you and I talked before about this.

A. Christiana
The ZBA already approved it.

D. Eisenhardt
Yeah, Joe and I have spoken and I spoke about it once before, but I want him to explain it to these guys too, why you made the decision you guys made.

J. Egan
I put a little definition sheet there to help define the terminologies. But anyway, how long are you going to be?

D. Eisenhardt
Yeah, about five more minutes.

Back to John Antinori

D. Eisenhardt
Okay, so you have homework.

J. Antinori
Oh, I've got a ton of homework. We're going to do November 10th, you said, right?

D. Eisenhardt
Yeah.

J. Antinori
Do we think that this rule is going to change on the first of the year? Do you guys have some insight on that?

E. VanDeMark
It's the great unknown.

D. Eisenhardt
Rumors are circulating, but rumors are just rumors. Until it does.

J. Antinori
I'll do anything. I'll jump through any hoop to get this done beforehand. You know, I'll go sit in somebody's office at the DEC, but this permit for the septic, I bring this up to Ulster County, and they have to finish. I mean, I have all the engineering so is this something they do?

E. VanDeMark
Once he provides all the engineering to Ulster County. They should be able to give an approval on their design, right?

J. Antinori
So, once I have that, that satisfies that number on the sheet. It's not something that you guys need to approve.

D. Eisenhardt
Then we have to do a public hearing as well but that's once you're all done with everything.

J. Antinori
Yeah. How far away do people have to be in Plattekill?

A. Christiana
It's only within 500 feet of you and I'll give you that whole list and the map.

J. Antinori
Then I send them certified letters, I don't give the letters to you?

A. Christiana
I will give you the exact letter you're going to mail out to them and you will only return your certified mail receipt.

D. Eisenhardt
The green cards.

J. Antinori
I do the certified thing.

A. Christiana
Yes.

J. Antinori
Okay, gotcha.

D. Eisenhardt
Yeah you do it and then you just bring all the receipts and stuff back to us. Then we just make sure that everybody that was on the list received the letter.

J. Antinori
Thank you very much.

D. Eisenhardt
You are welcome. Have a great night. We'll see you next month.

E. VanDeMark
Where is that stuff for the airport?

Louis Cariola came in wanting to discuss his case again

D. Eisenhardt
Well, Louis has got his questions still there.

A. Christiana
Okay, let me go over the emails with you first. So back on March 26, 2026, Mara, the assessor, got an email from Bill Stade, which is the Senior Tax Map Specialist for Ulster County Real Property Tax Service. Long story short, he does believe that Mr. Cariola needs an official title report to clear things up. He will not split Lot 12 into two parcels without the consent of the Town of Plattekill in some form. The current deeds on file are too ambiguous and do not mention two individual parcels. Lot 12 has been shown on the tax map as it is now and has been taxed accordingly since the start of tax mapping. He suggested that he take the filled map to you guys to get your opinion but he does think that he needs to do an official title report. Then on May 7, 2026, he said that Mr. Cariola is seeking a subdivision by deed to be approved by the Ulster County Real Property. He states that he informed Mr. Cariola that the real property does not subdivide properties unless a filed subdivision map approved by a town planning board is filed. Only in rare cases of a property having two discernible parcels descriptions on one deed does real property with the approval of the town assessor subdivide a property without a planning board approved map and that Mr. Cariola's deeds do not match the criteria. He instructed him to apply for a two lot subdivision with the Town of Plattekill Planning Board in order for him to achieve his goal of having two separate parcels with two different IDs.

D. Eisenhardt
Okay, so this is saying it's a lot line change, not a subdivision.

A. Christiana
That's what he originally came in for and that's when Dominic Cordisco said it looks like it should be a subdivision based off of those deeds that he submitted.

D. Eisenhardt
I'm looking at your first comments here, so I'm kind of confused here with it. So exactly how many acres is this? Is it the 6.2 from '97?

L. Cariola
These two lots are not related. One is a parcel that my grandfather in 1940 had surveyed of part of 100 acres, 35 acre farm and a 65 acre farm. I, in 1973, purchased the 2.57 acre, which is adjacent to this parcel. I brought in the surveys.

E. VanDeMark
We saw them at the last meeting, I believe.

L. Cariola
Yes. I mean, I can pull them out. I personally, I hate to say it, Bill Stade has something against me. I had another issue with him.

A. Christiana
Are you still trying to take your house that's on the east side of the property, which is parcel A, and put that into a trust and sell the other parcel?

L. Cariola
I'm not doing anything with the other.

A. Christiana
According to Bill, you stated that you wanted to put your house into a trust and then sell the other parcel, which would be the second lot of the subdivision.

D. Eisenhardt
So you're not looking to sell the second lot?

L. Cariola
No.

D. Eisenhardt
Do you have a map? I wasn't here last meeting, so I don't have it, unless it's at home.

A. Christiana
There's a few of them.

L. Cariola
When I purchased the house, it was shown to be three acres and for seven years, it was three acres. In one year, it was 21 acres. After that, I had a survey done of this house and it was 2.57, and I brought the survey. For nine years, it was 2.57 acres. The good county, then for what reason, I don't know, made it 5.5 acres for six years. Then from '98 on, it's 6.2 acres. I finally gave up. All of these changes, my total acreage was also going crazy every year. So I stopped finally I said, what the hell? I don't know what they're doing. I'm not doing anything really with this property. He was a little sarcastic with a letter to me that for 40 years, since we started mapping, you didn't do anything.

D. Eisenhardt
What is our goal?

E. VanDeMark
The goal is to separate the lot that's a vacant lot, which is the bulk of the acreage, and make the lot that he purchased with the house on it, so that's taxed as a residence. The other is undeveloped vacant land.

D. Eisenhardt
So, it's a lot line change between the two?

A. Christiana
Does the lot line exist? According to Cordisco and to Bill Stade, he has to do a subdivision.

J. LaFiandra
Right, if the lot line doesn't exist.

E. VanDeMark
I thought you had a map that does show a lot line there. It shows the two parcels.

L. Cariola
Yes.

J. LaFiandra
Maybe he got it on a map, but it was never filed with the county clerk.

L. Cariola
I filed both of my surveys, they're both in the county.

D. Eisenhardt
This one was license survey. This is from... I don't see a year on this one, but this one's from 1988.

A. Christiana
Okay, so he states he does have a map filed from 1994 that was done for him, and that shows lot 12 split with metes and bounds, and there are two older maps filed. One was from 1940, which would have been his grandfather, and then one from 1982 under his name that are individual parcels possibly compromising lot 12.

D. Eisenhardt
So I have one here that's 2.57 acres, and this is from 1981.

L. Cariola
Yes.

D. Eisenhardt
Then I have a second one here of 3.59 acres, and that is from 1988.

A. Christiana
So, the map county has filed from 1994, 1940, and 1982. Those are the only three.

L. Cariola
They have others, but those are the two. That's the two parcels.

D. Eisenhardt
I have compared the proceeding of map number 7, map of parcel filed on December 9, 1988, with the original on file in the office, and that the same is a correct transcript from said original map. Maybe it was never filed up there.

J. LaFiandra
I think it was never filed or formally created.

D. Eisenhardt
Yeah.

L. Cariola
These are the two.

D. Eisenhardt
This is a land survey.

L. Cariola
This is the one with the house that I purchased. This is part of my grandfather's that I ended up with. What it is, is he, in 1940, he had four son-in-law's, and they broke up so he came out with ten parcels. They were all surveyed by Wilkin, and that's one of them there that you have, which is his 3.5 acres. If you look at it, it was surveyed in 1940 by Wilkin, and it's on that map.

D. Eisenhardt
It's a survey of December of 1940, but I have another map here from 1994. There are like four different maps for this property.

L. Cariola
Well, that's with that lot.

J. LaFiandra
It's the different lots.

L. Cariola
I had all of the property surveyed then.

D. Eisenhardt
So here's the 3.5 acres. Here's the 15 acres and 47 acres.

L. Cariola
I had three surveys, surveyors. One was for the house, 2.57 acres. This one was my grandfather in 1940, this one. All of these, I had one big survey done of all the parcels, where they filed and where they processed properly at the county level, which is, I think it falls on the county, if in fact it was done.

J. LaFiandra
They're only working with the information that they have officially.

A. Christiana
Maybe that's why he's suggesting to do an official title report to try to clear it up?

E. VanDeMark
That might be the least expensive of going through the whole hoop of a two-lot subdivision to see if you can get the title report.

L. Cariola
No, I'm never going to do a two-lot. It makes no sense. If I have the surveys, why do I have to do that?

J. LaFiandra
As long as those are filed officially with the county clerk, that should be a title report.

L. Cariola
They are.

J. LaFiandra
I'm curious to look it up on the GIS to see what it looks like.

D. Eisenhardt
There's like four or five different maps in there and they all have different dates.

L. Cariola
If I came in with a survey map like this, would you guys accept this? It says process progress print.

D. Eisenhardt
No.

L. Cariola
There's no signature, nothing.

J. LaFiandra
There's no stamp on it.

D. Eisenhardt
No, it has to be official.

L. Cariola
My friend, Mr. Bill, I have another issue with another parcel that's separate of all this with him. They accepted this as a survey.

D. Eisenhardt
It's not signed; it's not stamped. Mr. Cariola, how many acres total do you have in the property?

L. Cariola
70 something.

D. Eisenhardt
So that one map is correct it is a total of 76 acres.
The attorney is saying he's got to do a subdivision.

L. Cariola
That's ridiculous.

D. Eisenhardt
Or the title thing.

A. Christiana
Official title report.

D. Eisenhardt
I would go with the official title report.

L. Cariola
Yeah. Even though I had these all filed with the county.

J. LaFiandra
I'm just curious what's on their actual records. We could look at the GIS and look at that lot and see how many acres they say it is. If it's 2.57, then they're just messing with you.

L. Cariola
It seems that way.

D. Eisenhardt
That's going to be your cheapest and easiest and probably quickest thing to get done.

J. LaFiandra
It looks like you already got the lot lines.

L. Cariola
Okay, thank you, folks, for listening.

D. Eisenhardt
You're welcome. Have a good night. Good luck.

ZBA Chairman stepped back in to discuss Hudson Valley Flyers

D. Eisenhardt
So, this is the new verbiage that you guys came up with for the approval?

A. Christiana
Once it's approved by you guys, we'll go back to the flyers, to their engineer, to get on their site plan map so that Ernie can sign it.

J. Egan
During the minutes, if you read it, I made a point of saying, because their thing was it was not on the new site plan after they came after you guys they felt that it didn't exist. I reminded them, even if they didn't have authority to remove it, didn't make it to the map, does not mean the authority's been removed. It's still there.

D. Eisenhardt
Right.

E. VanDeMark
Right, because you're coming here to change something and you say it's not there.

J. Egan
Well, because it didn't make it to the new site plan but that doesn't matter, it's still in existence. I put that in the minutes and I also informed them if it doesn't make it on any other site plan in the future, this still exists.

D. Eisenhardt
I know you and I had spoken about this also, about the verbiage that they wanted to. I forget how you put it, but the verbiage they were using was going to allow them to pretty much do anything they wanted to do.

J. Egan
They wanted to follow MOSAIC, which is an acronym. The problem with MOSAIC is it's a national-wide standard, it doesn't fit what we have here. We have control of the usage of the land. In MOSAIC, it has the maintenance and the license and all that. They do have to follow local code according to the FAA. They don't fall under FAA guidance for their airport because it's a small airport and it's uncontrolled. No control tower, no other stuff. When they originally put it in, DOT had to give approval for them to have it. What we did is we have the premises of the limitations that they had on what they could fly in and out of that airport is what the usage of that land is. We said, you know, this is what it was in 1999. So, in the meantime, when they played that little game, they squeezed in a couple other little items in there too. First they didn't admit to it and then I caught them in the lie which of course got me a little upset and I may have lost my composure.

D. Eisenhardt
Well, it's good we had somebody that has an aviation background on this because none of us do.

J. Egan
Back to your point, MOSAIC has too many broad ideas and every time MOSAIC is made up of people that use the aircraft, manufacturers, you know, all the people have input into this. Then the FAA says that the consensus is X and then they put that out. Well, we don't want to be held to that. That means they never have to come back to us. If MOSAIC says you do X, Y, or Z, we already advocated our responsibility to that national standard which who knows who pays who off, who does what, you know. Big business has a way of squeezing something in there, you know. People want to have bumper planes or something or unguided vehicles coming in, things like that. You put your imagination out what can happen. Now, they have a helicopter over there and they squeeze these ultralights in there but the board approved it. I approved; I like having a unanimous board decision. One that's not unanimous leaves doors open if someone wants to take you to court, I believe. If we're all together, you know, at least if you go before a court, I believe you show a stronger front. So anyway, they got the ultralight flying, they got this and that but we did deny them the twin engine. They wanted the twin engine. The limitations for the stall speed are set there. Stall speed they have two, landing gear that's a fixed landing gear and other ones that are retractable. So, we're trying to put as much limitations on them. They wanted a twin engine one, we didn't give it to them and single engine stayed there. Since the government removed the motor size they went to the speed which is the stall speed. So we said, okay, we'll give you a little bit of this. We put that thing in there and allowed them, they already have the ultralights flying in and out; they already have the helicopter there.

E. VanDeMark
Light helicopters only.

J. Egan
The definition of helicopter, we asked them for a definition.

A. Christiana
It was a very two-three worded definition, very short and basic. They did say on record they've had a helicopter there for six or seven years already and that never was in the verbiage originally.

J. Egan
It was never allowed, it was fixed wing, single engine. They don't have a fixed wing. They have a rotary wing they call it. So, they had that there and that's when he said, I've been at it six years. I said, what? I said, that's a violation. Well, it wasn't on the map.

A. Christiana
He also said that he was told by the board that he could take off, put on whatever he wanted on that map.

D. Eisenhardt
What board told him that?

J. Egan
The planning board.

D. Eisenhardt
Well, we weren't on the planning board when they came before us.

A. Christiana
He was saying that's why the original 1999 verbiage wasn't on the map because they were told if they wanted to take off or put on whatever they wanted they could.

D. Eisenhardt
We'd have to ask Rich that because I'm sure he was there for that one.

J. Egan
My personal view is if he had said that before and he said these other things that came up later on, I would have never voted for us to revisit the 1999 one. I would have said no. Then you're stuck with it.

D. Eisenhardt
So, this is allowing them to have that helicopter there.

J. Egan
Do you know the price of helicopters that buy one? It's like half a million dollars almost. We're not going to get a lot of those people flying.

A. Christiana
The only one that's there, it is a veteran who has one there. It doesn't seem like he flies it very often. Mr. Schindler himself has his pilot's license to fly helicopters so that's why I think he was pushing for it more is because he has his license.

E. VanDeMark
Over a million dollars for a light helicopter?

J. Egan
The maintenance on them is not cheap. Think about the number of moving parts on that thing. Every 100 hours they run this they have to get an inspection. That cost money you can't do it yourself you have to hire an IA. It's not a cheap hobby.

D. Eisenhardt
This line here that says conditions are based upon the existing runway remaining in grass. That means their runway is specifically grass?

J. Egan
Their runway is grass, as long as they don't change it in anyway.

A. Christiana
If they wanted to change or anything they have to come back in front of the board. They mentioned they weren't really interested in that if anything they would want to pave the driveway going into the airport not the runway.

D. Eisenhardt
So we have to push this off to the next meeting anyway because we can't vote on it.

J. LaFiandra
Is this a nonconforming use of the land? Is this a use variance, the whole use of the property as an airport?

J. Egan
The use as far as the limitation they had was 185 horsepower, single engine, fix winged aircraft. The other thing we didn't give them that MOSAIC allowed them is controlled pitch on the prop and the turbo props. We didn't give them that, turbo props are faster. Now they can change the pitch of their prop, go up and fly and realize they like it or they don't like it. It's about how much it pulls the engine then they can come down and change it or adjust it. Now you get the powered ones and they can change them while they are running them, depending on what they are looking to do. It's a mechanical issue and a safety concern, if the prop jams or they feather them out. They can feather them out so they don't have drag on high windy days. That's what its called when they move them, feathering. .

D. Eisenhardt
Well, when we discuss it with the rest of the members in two weeks, we're going to go by your determination here. I mean, I don't have a problem with your determination.

J. Egan
But again, what I've seen come out of them as time went on, I don't trust them to even keep to this standard. I could see them putting a twin engine in there. I could see them doing something.

D. Eisenhardt
Maybe they need to have a spot check every once in a while.

A. Christiana
The ZBA attorney did approve of that one as well.

D. Eisenhardt
Yeah, I would do a spot check on them occasionally if need be.

J. Egan
Well, when you deal with these guys, understand they're not going to be as honest as you would hope they would be.

E. VanDeMark
Well, that's good to know. I wasn't aware of the history when they first came to us.

J. Egan
Well, you're not seeing what's under their nails. They've got other things they're looking to do, that they're not telling us.

D. Eisenhardt
Well, when you lie, you slip up because you can't keep track of the truth.

J. Egan
Any other questions?

D. Eisenhardt
Nope, we're good.

J. Egan
Can we hit on this lead agency you guys are available to do that, or do you still need time to think about that?

A. Christiana
Let me see what Jonathan says. Let me see if I can get an answer from him. I sent him quite a few different e-mails today, so he's got a lot to catch up on for me.

J. Egan
Okay, all right. Because you know that lot that's 74-75 acres.

D. Eisenhardt
I am going to make a motion that we move the vouchers to the next meeting, since we do not have a quorum.

J. LaFiandra
Is that the one where you want to cut off the three acres off the 75-acre lot?

A. Christiana
Yes, that's off of the New Unionville.

J. LaFiandra
You can't find three usable acres in 75 acres? Why do you need a variance?

J. Egan
Well, they wanted 66% variance, and I had an issue with that. That's too much.

J. LaFiandra
Yeah.

J. Egan
That's too much and I did ask them, what are you looking to do with that?

A. Christiana
Most of the land he's going to use for hunting and use the pond for fishing.

J. Egan
My question is always, if you're telling me you're just going to use it for hunting and everything else, you can do that now. Why go through time and expense to divvy off these three acres.

D. Eisenhardt
There's something else growing.

A. Christiana
Somebody else lives in that house that already exists on the property. He lives 45 minutes away. He doesn't live on the property. He's trying to take that existing house and have their own lot, and then he'd have the rest of the property.

J. Egan
Is he selling it to those people?

A. Christiana
I'm not 100% sure.

J. Egan
We didn't get the answer to that, and that was my question. I said, why did you draw the lines the way you did?

D. Eisenhardt
He wants to subdivide the property, keep the house on one, and then the rest remain just for hunting.

J. Egan
There's a lot of wetlands in there. My question is, why did you draw the lines the way you drew the lines? Whenever someone draws, it's like, why that? Why this oddball?

J. LaFiandra
I thought the same thing.

J. Egan
You've got to tell me, what makes you decide to do that?

D. Eisenhardt
I'm going to make a motion to adjourn.
On the vote?

ALL
Aye.