

TOWN OF MAMAKATING
PLANNING BOARD MINUTES

March 10, 2020

TOWN HALL

WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

LORRENCE GREEN, Chairman

MORT STAROBIN, Board Member

ALEX GOODMAN, Board Member

JOSEPH RUSSEK, III, Board Member

RICHARD GLISSON, Board Member

ERIK COLLIER, Board Member

FRANK GIRALDI, Board Member

DOUGLAS STAINTON, Alternate Board Member

RANDALL ROCHE, Alternate Board Member

KYRA PLATT, Building Department

JOHN CAPPELLO, ESQ., Attorney

LAWRENCE PAGGI, P.E., Engineer

ADRIANA BELTRANI, Planner

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported by: Rosemary A. Meyer

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Lighthouse Solar for Thomas Boniface
Proposed Ground Mount Solar Array
Tax Map Section 5; Block 1; Lot 4.8
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
March 10, 2020
7:00 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- RICHARD GLISSON, Board Member
- ERIK COLLIER, Board Member
- FRANK GIRALDI, Board Member
- DOUGLAS STAINTON, Alternate Board Member
- RANDALL ROCHE, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Jason Iahn, on behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385

Narrowsburg, New York 12764
Reported by: Rosemary A. Meyer

1 - RE: Lighthouse Solar, T. Boniface -

2 CHAIRMAN GREEN: Welcome to the March 10th meeting of
3 the Town of Mamakating Planning Board.

4 Please join me in the Pledge of Allegiance.

5 (The Pledge of Allegiance was recited.)

6 CHAIRMAN GREEN: Thank you.

7 Okay, you were all given copies of the minutes. I
8 hope everybody's had a chance to read them. Does anybody
9 have any comments?

10 (No verbal response.)

11 CHAIRMAN GREEN: Do I have a motion to accept the
12 minutes?

13 BOARD MEMBER RUSSEK, III: I'll make that motion.

14 CHAIRMAN GREEN: Joe.

15 Second?

16 BOARD MEMBER STAROBIN: Mort.

17 CHAIRMAN GREEN: All in favor?

18 BOARD MEMBER STAROBIN: Aye.

19 BOARD MEMBER GOODMAN: Aye.

20 BOARD MEMBER RUSSEK, III: Aye.

21 BOARD MEMBER GLISSON: Aye.

22 BOARD MEMBER COLLIER: Aye.

23 BOARD MEMBER GIRALDI: Aye.

24 CHAIRMAN GREEN: Aye.

25 (The motion was approved and carried.)

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -

2 CHAIRMAN GREEN: We'll have the Board discussion later
3 on.

4 I was at a meeting last week and was asked to announce
5 that the Census Department is looking for people to come to
6 work. If you're interested, I think they have a web site.
7 You can go and sign up. For some reason, Sullivan County
8 seems to not have enough census workers that they need.
9 I've been told they pay \$23 an hour.

10 Okay, Kyra, the first applicant.

11 MS. PLATT: The first applicant is Lighthouse Solar
12 for Thomas Boniface. It's a proposed ground mount solar
13 array. The property is located at 48 Hill Road, Tax Map
14 Section 5; Block 1; Lot 4.8. The property lies in the
15 Burlingham Residential Zone and is approximately .19 acres.

16 MR. IAHN: Hello. I'm Jason Iahn.

17 So hopefully, it's pretty clear-cut. It's just a
18 residential ground mount for personal use, for his home.
19 It sits well within the parameters of his property. It
20 sits in the rear of his yard next to a garage there. And
21 it's just a very simple ground mount, all one piece, no
22 more than -- it's going to be 10 feet tall, no higher than
23 that. I think you guys allow for 12. Measures about 38 by
24 16 footprint. The panels are basically aligned seven in
25 landscape, five high in columns, and about a 25 degree

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -
2 tilt. We just basically skewed it a little bit, the yard,
3 to the tree line. That tree line, the mountain sort of, or
4 the hill drops down about a hundred feet gradually, all the
5 way down. So there's a pretty big tree line there so we
6 just skewed it a little bit, about 200 degrees, so it
7 catches a little bit more sun, more production. That's
8 pretty much the project.

9 CHAIRMAN GREEN: Adriana.

10 MS. BELTRANI: I looked at this project in the context
11 of Section 199-21(g)(2) which basically outlines when solar
12 energy systems must obtain site plan approval. I don't see
13 any reasons that this application would need to go through
14 the site plan approval process. They are clearly located
15 within a back yard. There's a clear forested buffer on the
16 side. As such, it is a Type II action under SEQRA and no
17 further review would be required. That is the extent of my
18 comments.

19 CHAIRMAN GREEN: All right. Thank you.

20 Larry

21 MR. PAGGI: Our comments are pretty much the same as
22 most of the solar comments. As engineers to the Town we
23 have a little bit of struggle with these applications
24 because generally the applicants aren't real familiar with
25 developing site plans. There's just some standards that we

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -

2 look for.

3 The plan should be developed on an actual survey.
4 That doesn't mean that you've got to go out and hire a
5 surveyor. Hopefully, the property owner has a survey that
6 you could just reproduce and use that as the basis of the
7 map so we know that we have real property lines because the
8 GIS information that you're taking off of the county web
9 site or wherever you're getting it from is very inaccurate
10 as far as property lines.

11 MR. IAHN: But if you're not asking to put it on the
12 survey how are you going to get that accuracy?

13 MR. PAGGI: What we're asking you to do is to take
14 that survey and put your proposed locations on that so that
15 that's what the Applicant would be held to.

16 MR. IAHN: Okay.

17 MR. PAGGI: In other words, instead of putting it on a
18 GIS map, put it on a reproduction of a survey where we know
19 that there are real property lines and the house location
20 and relationship to the roads or any other physical site
21 features so we know that it's going to fit there between
22 the house and the property line because a surveyor has
23 located that.

24 MR. IAHN: So his garage, the array fits within the
25 boundary of his garage. So wouldn't that, if it was a

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -
2 setback issue ...

3 MR. PAGGI: We're looking for somebody that is
4 licensed, a licensed professional, to establish the
5 property lines. He probably already has ownership of
6 something like that. That's a requirement of site plan.

7 MR. IAHN: Okay.

8 MR. PAGGI: It's not a big deal.

9 MR. IAHN: Okay. I was just hoping to knock it out in
10 one shot, but understood.

11 MR. CAPPELLO: Well, the Board can go through these
12 comments and depending on the extent of it, it may not be
13 coming back to this board.

14 MR. PAGGI: You may be knocking it out in one shot.

15 MR. IAHN: Okay.

16 MR. PAGGI: We would just like to have open
17 communication with you so that if there's any revisions, we
18 can try to do that with one time, too.

19 MR. IAHN: Understood. Okay.

20 MR. PAGGI: So the other issue we have, an EAF was
21 presented and Adriana just mentioned that there's really no
22 further SEQRA reviews required, but it was incorrectly
23 identified that there's no endangered species and Northern
24 bat is clearly identified in the EAF mapper as a potential
25 habitat on site which is, again, not common. Are you

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -
2 taking down any trees?

3 MR. IAHN: No.

4 MR. PAGGI: So all we ask for is a note on the plan
5 that says no trees will be removed.

6 MR. IAHN: Okay.

7 MR. PAGGI: That covers the Town to say that we're
8 making sure that we're conforming to applicable
9 regulations. So simple things like that.

10 MR. IAHN: Okay.

11 MR. PAGGI: The last thing we ask for is some very
12 simple erosion sediment control. There will be some
13 construction, there will be some trenching, very minor. We
14 get it. We, as a town, are regulated by the DEC to make
15 sure that we enforce erosion sediment control practice on
16 all construction projects. All I'm looking for is probably
17 a couple of notes saying that erosion sediment control will
18 be installed. If it's very obvious where it's going to go,
19 maybe show it on the map. And then just reference the
20 typical requirements in New York State Soil and Erosion
21 Control Blue Book, which is silt fence. Again, a couple
22 real simple things that generally people who prepare site
23 plans for this board, they're very familiar with this
24 stuff. They do this with their eyes closed. We just need
25 to get this kind of stuff on the plan.

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -

2 And the last thing we ask for is certifications. I've
3 got a letter prepared. We've attached the certification
4 that we like to put right on the plan. The owner signs it
5 and says I acknowledge that I'm familiar with this plan, I
6 agree to its term and conditions. Again, very simple
7 things. Did you get a copy of our letter? Do you want to
8 take this?

9 MR. IAHN: Sure.

10 (Mr. Paggi presented a letter to Mr. Iahn.)

11 MR. PAGGI: It's three comments. It's not a lot.

12 MR. IAHN: Okay.

13 CHAIRMAN GREEN: John.

14 MR. CAPPELLO: As Adriana said, it's a Type II action
15 under SEQRA so the Board can consider, given the fact that
16 this is barely visible, that those conditions mentioned by
17 your engineer be addressed at the Building Department level
18 when the actual building permit is issued. You can
19 consider approval unless any of the Board member have any
20 comments.

21 CHAIRMAN GREEN: Anybody have any comments?

22 BOARD MEMBER GOODMAN: No. It looks like no problem.

23 CHAIRMAN GREEN: So this would be, I guess it's a
24 conditional, it's not a --

25 MR. CAPPELLO: Conditional upon certification from the

1 - RE: LIGHTHOUSE SOLAR, T. BONIFACE -
2 engineer that the building permit application addresses the
3 three issues cited.

4 CHAIRMAN GREEN: Do I have a motion for a conditional
5 approval of this project subject to the comments.

6 BOARD MEMBER RUSSEK, III: Motion.

7 CHAIRMAN GREEN: Joe.

8 Second?

9 BOARD MEMBER GOODMAN: Second.

10 CHAIRMAN GREEN: All in favor?

11 BOARD MEMBER STAROBIN: Aye.

12 BOARD MEMBER GOODMAN: Aye.

13 BOARD MEMBER RUSSEK, III: Aye.

14 BOARD MEMBER GLISSON: Aye.

15 BOARD MEMBER COLLIER: Aye.

16 BOARD MEMBER GIRALDI: Aye.

17 CHAIRMAN GREEN: Aye.

18 (The motion was approved and carried.)

19 MR. IAHN: Okay. So just to be clear, so I'm going to
20 address this one time here. And then this goes to ...

21 MR. CAPPELLO: Building Department.

22 MR. IAHN: The Building Department.

23 CHAIRMAN GREEN: Yes, you don't have to see us again.

24 MR. IAHN: Okay. All right. Thank you.

25 CHAIRMAN GREEN: You're welcome.

(Time noted: 7:18 p.m.)

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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Lighthouse Solar for Thomas Boniface, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: April 7, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Lane Meadow Farm, LLC
Proposed Amended Site Plan
Tax Map Section 68; Block 1; Lot 81.7
Residential Agricultural Zone
----- X

Town Hall
Town of Mamakating
March 10, 2020
7:18 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- RICHARD GLISSON, Board Member
- ERIK COLLIER, Board Member
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- RANDALL ROCHE, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Ross Winglovitz, P.E. on behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385

Narrowsburg, New York 12764
Reported by: Rosemary A. Meyer

1 - RE: LANE MEADOW FARM LLC -

2 MS. PLATT: Lane Meadow Farm LLC, proposed 11 lot
3 subdivision. The property is located on Winters Road, Tax
4 Map Section 68; Block 1; Lot 81.7. The property consists
5 of 56.52 acres and lies in the Residential Agricultural
6 Zone.

7 MR. WINGLOVITZ: Good evening. For the record, Ross
8 Winglovitz of Engineering and Surveying Properties. I'm
9 here with my client, Gary Stellingwerf, the property owner.

10 We were here before you in December. I had been out
11 at the site. One of the big issues was Winters Lane. We
12 had a change in highway superintendents. As you recall, I
13 don't know if there's anybody new from December, but what
14 we had proposed was a cluster or average density
15 subdivision, I think is the word you called it. This is
16 our performance plan under the newly adopted zoning. This
17 project beings, in case anybody new, it was part of an
18 approved project. There's three lots that were taken out
19 with a phased subdivision. The subdivision, the remainder
20 of it never got inspected. It actually had a through road
21 with a number of lots on it. That's been abandoned at this
22 point. What we're proposing is average density
23 subdivision. This is the average density plan showing the
24 through road in a similar location, as previously approved.
25 We did add on here the approved septic system to give

1 - RE: LANE MEADOW FARM LLC -

2 you an idea of the coverage of the lots and that there was
3 good soils everywhere. Your planner noted that we're
4 missing one on Lot 6. It's kind of half on the lot line.
5 We'll modify that slightly, make sure we have the septic
6 system on Lot 6.

7 CHAIRMAN GREEN: Can I just ask?

8 MR. WINGLOVITZ: Yes.

9 CHAIRMAN GREEN: Those three houses that are now
10 there, when those three people bought the lots and had
11 their houses built, did they know that there was a road
12 going behind them?

13 MR. WINGLOVITZ: There was an overall subdivision map
14 filed with the Town as part of the filing. As to whether
15 or not that was specifically brought to their attention, I
16 wouldn't know that. I'm sure the realtor did.

17 Based on that density plan, what we proposed is this
18 11-lot subdivision, the two lots directly off of Winterton
19 Road, common access point. I have to apologize to Larry.
20 Larry did a good job of replying because I didn't reply to
21 him.

22 MR. PAGGI: We figured you were just kind of getting
23 the big stuff out of the way.

24 MR. WINGLOVITZ: I didn't reply to your comments
25 specifically and I should have. It was my fault because I

1 - RE: LANE MEADOW FARM LLC -

2 never saved them on the server so when my person went to
3 reply to your comments, they didn't have it. I asked them
4 today. Where's the responses to Larry's comments? Didn't
5 have them. So that was my fault.

6 One of the biggest ones is sight distance, really, as
7 it would affect this plan. Most of your other comments
8 were more detailed as we move the project further.

9 This is the location and we'll add the sight distances
10 where the originally approved road comes out. It's
11 approximately 400 feet in each direction. And we'll work
12 on getting County DPW out there regarding that location to
13 reaffirm that spot. The other new driveway access point on
14 Winters Lane for this single lot has over 400 feet in each
15 direction, so we'll add that, as well.

16 This survey needs to be updated. One of the things I
17 found out when I went out there is this from the original
18 survey from the subdivision. Winters Lane was widened as
19 part of the subdivision, to the south. It was done by
20 Duane Roe at one point. Not that long ago he actually
21 improved Winters Lane from the current end where the
22 driveway, he has a driveway that enters about seven or
23 eight lots that he did on the opposite side of Winters
24 Lane.

25 We were in touch with the highway superintendent.

1 - RE: LANE MEADOW FARM LLC -

2 Then there's new highway superintendent. We did reach out
3 him. I don't believe he has a problem. I think he thinks
4 that what's been done there is satisfactory for the nine
5 new lots, but I'll leave that up to him. We'll get a
6 written response from him so you have that for the record.

7 What we're showing is an extension of Winters Lane.
8 We were proposing to extend it at its current width until
9 we pulled into the new subdivision. We did not want to put
10 a turnaround, have the trucks push any more snow than they
11 need to. We were going to make this a turn into it so they
12 have one dead-end to plow and not two where we'd come into
13 the new T turnaround for the newly adopted town road
14 specifications.

15 I think that's the big picture. I know I've got to
16 get you a little more information, but I'll be glad to go
17 through any of the Board's comments or your professional's
18 comments.

19 CHAIRMAN GREEN: Larry.

20 MR. PAGGI: We're kind of waiting for some additional
21 technical information.

22 Really, the two talking points are really Winters Lane
23 and just one minor talking point on the cemetery. There
24 been has been an easement that's being proposed.

25 Is there going to be continued access to the cemetery?

1 - RE: LANE MEADOW FARM LLC -

2 MR. WINGLOVITZ: I talked to Gary. We have no problem
3 with providing, in that conservation easement, access to
4 the cemetery, pedestrian access.

5 MR. CAPPELLO: Where is the cemetery, Ross?

6 (Mr. Winglovitz pointed to the map.)

7 MR. CAPPELLO: When it says existing, do we know, is
8 that a public cemetery or is it a family cemetery?

9 MR. STELLINGWERF: It's probably an old family
10 cemetery. Back when we did the original subdivision we
11 gave people access to it. One person approached me and
12 said they wanted to clean it up. I said: Go right ahead.
13 Nobody's ever been in there. It's all grown up and trees.

14 MR. CAPPELLO: As we move through the process, there
15 are some rules. If it was a public cemetery and it's
16 abandoned, a town has take it and maintain it. If it was a
17 private family cemetery, a town has to preserve it, but a
18 town technically can't take it and maintain it. We may
19 have to work with, maybe there's a historical society or if
20 there's a family member or something to just appropriately
21 make sure it's clear, that it's protected. But whether or
22 not the Town takes the duty to maintain it is a different
23 story. Like I said, maybe a historical group or someone
24 may want to have an easement and at least acknowledge it.

25 MR. PAGGI: So I guess my only thought on that, I mean

1 - RE: LANE MEADOW FARM LLC -

2 the only real technical input I have on that is if there is
3 going to be access to it, how are people going to access
4 it. I mean right now it looks like you've got a little
5 finger coming out alongside a barn. It actually looks like
6 part of the barn is in the easement. Are you expecting
7 that people are just going to park alongside of Winterton
8 Road and walk in from there?

9 MR. WINGLOVITZ: That's what they would have to do
10 now, yes, to get access to it.

11 MR. PAGGI: I'm a little uneasy with approving a site
12 plan that promotes that. You know, that's food for
13 thought. I mean if somebody parks along a road and there's
14 not great sight distance and ...

15 BOARD MEMBER RUSSEK, III: How old is this cemetery?
16 Has anybody been in it in -- I mean we have, like, Indian
17 ones that are here from the 1800's.

18 MS. STELLINGWERF: The last person who was buried
19 there was the early 1900's.

20 BOARD MEMBER RUSSEK, III: There are other properties,
21 too, that I've been on, too, that are --

22 MR. PAGGI: I'm okay with whatever you want to do with
23 it. But if we're saying that there's going be access to
24 it, I think it's got to be a safe access point. That's
25 all. I'm okay if there's no access to it. But, I mean

1 - RE: LANE MEADOW FARM LLC -

2 that's not my call.

3 BOARD MEMBER RUSSEK, III: Yes.

4 MR. CAPPELLO: Well, let's, just as we go, we've noted
5 it.

6 MR. PAGGI: Yes.

7 MR. CAPPELLO: We'll protect it.

8 MR. PAGGI: Yes.

9 MR. CAPPELLO: It's just something we'll have to work
10 through as we ...

11 MR. PAGGI: And the other point was relative to the
12 road. I guess we're going to wait on hearing back from the
13 highway super. I was thinking that we would have a
14 turnaround on the end of the road. But I have no objection
15 to just making it a turn as long as the radii are
16 appropriate and grades are appropriate and if the highway
17 super is okay with that. We just need those boxes checked.

18 MR. WINGLOVITZ: Yes, absolutely.

19 CHAIRMAN GREEN: One thing that I wanted to ask about
20 is in your Item No. 1, the proposed area of disturbance is
21 listed as 4.9 acres. You're making the point that it's
22 obviously 4.9 is below five. Are they measuring this? Is
23 this good enough, precise enough to let you know it's 4.9
24 and not 5.1?

25 MR. WINGLOVITZ: Not yet.

1 - RE: LANE MEADOW FARM LLC -

2 CHAIRMAN GREEN: Okay.

3 MR. WINGLOVITZ: Yes.

4 CHAIRMAN GREEN: That's what we're waiting for.

5 MR. WINGLOVITZ: Larry's comments are kind of telling
6 me, as you go forward, be aware that if you're 4.9 acres,
7 I'm going to ask you for a SWPPP. We won't know that until
8 we grade this out.

9 MR. PAGGI: Is there a town regulation on the length
10 of a cul de sac?

11 MS. PLATT: The length?

12 MR. PAGGI: Or the number of lots off of a cul de sac?

13 MS. PLATT: I don't think so --

14 MR. PAGGI: Okay, Kyra.

15 MS. PLATT: -- at this point.

16 MR. PAGGI: Because that would be a concern. Because
17 that now is basically from Winterton Road all the way to
18 the cul de sac.

19 CHAIRMAN GREEN: Any other comments?

20 MR. CAPPELLO: So the conventional was a through road.
21 I mean the Board could technically, if it's safe, and
22 subject to the highway super and you think it's a better
23 alternative than the conventional plan, that could be one
24 of the bulk requirements that you consider. But Larry has
25 a good point. There's, especially if you have a lot of

1 - RE: LANE MEADOW FARM LLC -

2 lots on this side of Winters Lane and a tree falls, I don't
3 know if there's a way to get emergency access or another
4 alternative, or any other alternative through here.

5 BOARD MEMBER STAROBIN: I have a question. Adriana.

6 MS. BELTRANI: Yes.

7 BOARD MEMBER STAROBIN: The requirements for
8 Residential Agricultural Zone is, as far as the definition
9 in our zoning?

10 MS. BELTRANI: For Residential Agricultural Zone, it's
11 a low density. I mean I don't know it off the top of my
12 head, but --

13 BOARD MEMBER STAROBIN: Neither do I.

14 MS. BELTRANI: I mean this is what it looks like.
15 This is following the subdivision regulation.

16 BOARD MEMBER STAROBIN: Okay.

17 MS. BELTRANI: If that's what you're going for.

18 MR. CAPPELLO: But the conventional plan shows the --

19 MS. BELTRANI: Right, the conventional plan shows the
20 bulk requirements. It should.

21 (Ms. Beltrani examining site plan.)

22 MS. BELTRANI: Yes.

23 MR. CAPPELLO: So it does the net. We have a net lot
24 area.

25 Probably, Ross, as we work through this, where you

1 - RE: LANE MEADOW FARM LLC -

2 have proposed cluster, we might want to put a note,
3 something that shows a conventional plan is ...

4 MR. WINGLOVITZ: A note referring back to --

5 MR. CAPPELLO: What we're --

6 MR. WINGLOVITZ: A conventional plan was submitted.

7 MR. CAPPELLO: What we're amending is something ...

8 MS. BELTRANI: Yes, that will have to be added.

9 MR. WINGLOVITZ: Sure.

10 CHAIRMAN GREEN: One other question I had. The shape
11 of what was proposed beforehand, you had this round
12 whatever and this one is now sort of T-shaped. Is that to
13 keep it consistent with the new town code?

14 MR. CAPPELLO: The highway super prefers T's to --

15 MR. WINGLOVITZ: Yes, that's the newly adopted town
16 road ordinance that Larry referred to at the last meeting.

17 MR. CAPPELLO: Has the superintendent agree?

18 MR. PAGGI: He hasn't said anything otherwise yet.

19 CHAIRMAN GREEN: Adriana.

20 MS. BELTRANI: Many of my comments were also
21 addressed.

22 We note that the Shawangunk Kill is now shown, but
23 there is still a 150 foot buffer that would need to be
24 shown because it's a trout stream.

25 You had noted that a wetland delineation will be

1 - RE: LANE MEADOW FARM LLC -

2 performed. What's the status of that wetland delineation?

3 MR. WINGLOVITZ: So what we were waiting to do,
4 there's a lot of information on here. We think it's pretty
5 relevant. We wanted to get through kind of a concept to
6 make sure everybody was on board before Gary spends a lot
7 of money doing an updated wetland survey. That's what we
8 were hoping to accomplish.

9 MS. BELTRANI: Okay. In terms of details, just if you
10 do have a conversation with the highway superintendent,
11 some kind of like a letter or --

12 MR. WINGLOVITZ: Yes.

13 MS. BELTRANI: -- something for the record would be
14 valuable.

15 I think you've noted most of my other comments. I do
16 also still share just a slight question about this, the
17 practicality of having Winters Lane be a cul de sac. Given
18 the number of driveways off of it, it's going to be a
19 pretty heavily trafficked roadway. It would just be
20 something that I would encourage the Planning Board to look
21 at critically as we move forward and to take the
22 consideration of engineering and traffic regarding this cul
23 de sac.

24 And finally, we had said that this was an unlisted
25 action at the last meeting, but it was brought to my

1 - RE: LANE MEADOW FARM LLC -

2 attention that it's actually a Type I based on New York
3 State Health Department regulations. If the Board would
4 like to notice their intent to declare Lead Agency on this
5 application this evening, I have prepared a Notice of
6 Intent that I believe you've all received, so we can get
7 the SEQRA process underway.

8 MR. WINGLOVITZ: We would respectfully request that
9 you do that we can get it started.

10 CHAIRMAN GREEN: So I guess I just want to clarify in
11 my own mind at this point. There are still two proposals
12 that are up and --

13 MR. CAPPELLO: Well, what they're proposing is that --

14 CHAIRMAN GREEN: -- and we have to decide which one --

15 MR. CAPPELLO: -- average density. That's what
16 they're proposing.

17 CHAIRMAN GREEN: Right.

18 MR. CAPPELLO: In order to prove that, you have to
19 look to make sure that the number of lots is appropriate
20 and they can do the number of lots based upon the
21 conventional plan. As you go through SEQRA, I mean if the
22 Board -- I don't know if the Applicant is proposing or if
23 that's an alternative that they would consider anymore,
24 going to the conventional plan. But you have to identify
25 the number of uses. Now, if you could determine that 11

1 - RE: LANE MEADOW FARM LLC -

2 lots doesn't work, or however many lots, then the Applicant
3 can say, Well, then I'm going to the conventional, we've
4 been through that. I know I didn't give you an easy
5 answer. The Applicant is entitled to pursue what the
6 Applicant is entitled to pursue. If you don't like what
7 they're pursuing, they can come back and say, We're going
8 to do the conventional plan.

9 CHAIRMAN GREEN: My concern is that we're walking down
10 a road and it strikes me that these two pathways haven't
11 yet diverged.

12 MR. CAPPELLO: Right.

13 CHAIRMAN GREEN: So that's why. I haven't heard
14 anyone say, Great, we like pathway No. 1.

15 MR. CAPPELLO: Well, to a certain extent, to do the
16 cluster they actually have to go hand in hand because you
17 have to demonstrate the 11 under the conventional to get
18 the 11 under the cluster.

19 CHAIRMAN GREEN: Right.

20 MR. WINGLOVITZ: So to be clear, we're proposing the
21 cluster. We're proposing this plan.

22 CHAIRMAN GREEN: Right.

23 MR. WINGLOVITZ: And we're doing the zoning exercise
24 to prove that we have the density with that plan. That's
25 our zoning exercise. That's the plan that we're proposing

1 - RE: LANE MEADOW FARM LLC -

2 to the Board that we would like you to consider because we
3 think it has benefits to the town, as well as to us.

4 CHAIRMAN GREEN: Okay.

5 BOARD MEMBER GOODMAN: How large of an area is the
6 conservation easement? Isn't that in the rules? It has to
7 be a certain percentage or something?

8 MR. CAPPELLO: Yes. We're going to have to go through
9 the whole checklist. I mean there is a whole criteria for
10 a cluster subdivision. As part of the review, the
11 Applicant will have to go through and say, Here is how I
12 meet all the provisions of it. And then we'll have to look
13 to make sure that not only is it shown on the file map that
14 it's a cluster and that you can't subdivide any further,
15 but that there's an conservation easement, separate
16 document, that gets filed with the County that will not
17 only give the Town the right to enforce, it will give the
18 other lot owners because as Lorry made the point, did these
19 three lot owners know, well, if this one went forward as a
20 cluster, these lot owners would know that these lot owners
21 can't subdivide this and if they try to subdivide it, to
22 build another house like ten years down the road, maybe
23 nobody remembered it was a cluster, I have eight acres and
24 it's three acre zoning, I want to subdivide off a house,
25 there's a document filed that the Town can enforce, that

1 - RE: LANE MEADOW FARM LLC -

2 the title company will bring up when they try to do it or
3 sell it and that any of the other neighbors can enforce as
4 well because they paid more for the smaller lot, usually,
5 knowing that they're going to have this larger expanse of
6 space and green space. So it makes the smaller lot more
7 valuable, to an extent, that they'll be able to look out to
8 that area. And it makes the bigger lot nice for someone
9 who just wants to have a lot of land and knowing no one is
10 going to build behind them.

11 CHAIRMAN GREEN: So I'm just clarifying. If we file
12 the notice to be the Lead Agency, that both plans can
13 proceed --

14 MS. BELTRANI: Yes.

15 MR. CAPPELLO: Yes. It simply references that it's a
16 cluster, I believe, in the description of the action. Yes,
17 proposed average. With this Notice of Lead Agency, when
18 it's mailed to all the other agencies a copy of the plans
19 will go, which would be both plans.

20 The only thing I would add to Adriana, she does have
21 it in her memo, that because this is a Type 1, a full EAF
22 versus a short EAF would be required.

23 MS. BELTRANI: Right.

24 MR. CAPPELLO: So before it's sent out we should just
25 have that.

1 - RE: LANE MEADOW FARM LLC -

2 MS. BELTRANI: If you can e-mail that to me. We can
3 coordinate that.

4 MR. WINGLOVITZ: Yes.

5 CHAIRMAN GREEN: Any other comments?

6 (No verbal response.)

7 CHAIRMAN GREEN: All right. So I guess can I have a
8 motion to move approve --

9 MR. CAPPELLO: I would note the type, it is a Type I
10 action, and adopt a Notice of Intent to become Lead Agency
11 under SEQRA.

12 CHAIRMAN GREEN: Do I have a motion?

13 BOARD MEMBER RUSSEK, III: Motion.

14 CHAIRMAN GREEN: Joe.

15 Second?

16 BOARD MEMBER GIRALDI: I'll second it.

17 CHAIRMAN GREEN: All in favor?

18 BOARD MEMBER STAROBIN: Aye.

19 BOARD MEMBER GOODMAN: Aye.

20 BOARD MEMBER RUSSEK, III: Aye.

21 BOARD MEMBER GLISSON: Aye.

22 BOARD MEMBER COLLIER: Aye.

23 BOARD MEMBER GIRALDI: Aye.

24 CHAIRMAN GREEN: Aye.

25 (The motion was approved and carried.)

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- RE: LANE MEADOW FARM LLC -

MR. WINGLOVITZ: Thank you.

CHAIRMAN GREEN: You're welcome.

MR. WINGLOVITZ: We'll get with the highway superintendent and get back. We may want to get on the work session at your next meeting. Is it once a month or twice a month?

CHAIRMAN GREEN: Once.

MR. WINGLOVITZ: We'll let Kyra know.

Thank you.

(Time noted: 7:39 p.m.)

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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Lane Meadow Farm LLC, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.

Rosemary A. Meyer

ROSEMARY A. MEYER

Date Transcribed: April 7, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
JG Resort LLC
Proposed Amended Site Plan
Tax Map Section 25; Block 2; Lot 1
Mountain Greenbelt Zone
----- X

Town Hall
Town of Mamakating
March 10, 2020
7:39 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- RICHARD GLISSON, Board Member
- ERIK COLLIER, Board Member
- FRANK GIRALDI, Board Member
- DOUGLAS STANTON, Alternate Board Member
- RANDALL ROCHE, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Zachary Peters, P.E., on behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385

Narrowsburg, New York 12764
Reported by: Rosemary A. Meyer

1 - RE: J.G. RESORTS LLC -

2 CHAIRMAN GREEN: Kyra.

3 MS. PLATT: The next applicant is JG Resort LLC,
4 proposed amended site plan to build four 26 by 144
5 greenhouses to grow vegetables, as well as proposed
6 additions to the resort. The property is located at 385
7 Gumaer Falls Road, Tax Map Section 25; Block 2; Lot 1. The
8 property lies in the Mountain Greenbelt Zone and is
9 approximately 186.70 acres.

10 MR. PETERS: Good evening. My name, for the record,
11 is Zachary Peters from Mecurio Norton Tarolli and Marshall.
12 We're the engineers for the Applicant.

13 So we were actually before the Board in February for
14 the project. Since that time, we've combined the two site
15 plans or several aspects of what they were looking to do
16 here. There was the existing resort building that they
17 were going to do a small addition onto and then there was
18 the accessory agriculture use with the greenhouses that we
19 brought up last time. We've updated the site plan to
20 include all of the aspects of those and clarify that
21 there's a record use on the site, the resort use, and then
22 the accessory agriculture use. That was something that the
23 Board had asked for.

24 The main thing that the owner would like to try to do
25 is they would like to try to work through at least the

1 - RE: J.G. RESORTS LLC -
2 greenhouse aspect of it because they'd like to try to,
3 assuming if there is an approval, get those constructed in
4 time for the upcoming planting season. That's the main
5 focus that we're working on now. We're still working with
6 the Department of Health on the water and sewer related to
7 the resort. They're a little bit slow, but we have had
8 some correspondence with them. We're just in the middle of
9 that review right now.

10 CHAIRMAN GREEN: Larry.

11 MR. PAGGI: So a couple of things. No vegetation
12 removal associated with it?

13 MR. PETERS: I did, indeed, complete the updated topo,
14 but I did not have it in time for submission, but I did
15 include it on there. We're not anticipating any. There
16 may be some minor grading associated with the greenhouses,
17 but it's all going to be within a field area.

18 MR. PAGGI: Okay. I just had one question for
19 Adriana. There was a note, and it's really kind of moot.
20 Your note states that you satisfied the DEC's mitigation by
21 not removing anything greater than six inch DBH. I've been
22 out in the field with some environmentalists.

23 MR. PETERS: Yes. It's four inches. I just was in
24 contact with the DEC --

25 MR. PAGGI: Okay.

1 - RE: J.G. RESORTS LLC -

2 MR. PETERS: -- on another project.

3 MR. PAGGI: Okay.

4 MR. PETERS: We're going to change that.

5 MR. PAGGI: And you know what? That's just what's
6 confusing. That's all.

7 MR. PETERS: Okay.

8 MR. PETERS: And really, it makes no difference
9 because you're not taking anything down.

10 The biggest question I guess I have is relative to
11 whether or not we're going to need a SWPPP here. I mean
12 we've got two things that we're up against. This was
13 actually on Ross' project previously, too. We've been told
14 by the DEC that if it comes within five percent of the
15 threshold, you're in. So theoretically, you're in, but it
16 looks like it was close enough that you might even be able
17 to not be in.

18 But the bigger issue I have is the parking. If you're
19 showing parking, even if you're not building it, you've got
20 to consider it impervious.

21 MR. PETERS: Okay.

22 MR. PAGGI: So if you're going to show the parking and
23 we're going to approve it, then I think we're into a SWPPP
24 at that point.

25 MR. PETERS: Okay.

1 - RE: J.G. RESORTS LLC -

2 MR. PAGGI: Maybe we are, maybe we're not. But we
3 have to figure that into, as well.

4 The other item that was kind of hanging out there for
5 me was, and I think, Adriana, you might have touched a
6 little bit on a different perspective on it, the size of
7 the addition that's being constructed. In former days
8 there was an architectural plan that was submitted and it
9 said that the capacity was 73 people. My gathering was
10 that it was never really intended that 73 people occupy
11 this space. But I think there needs to be plans on record
12 with the Planning Board that show a layout for a proposed
13 occupancy. And I believe we even need elevations for the
14 Planning Board to look at. I just kind of note that for
15 future reference. I don't think it's anything that needs
16 to be decided here and now, but we just want some clarity.

17 MR. PETERS: Yes, we had actually submitted it. The
18 architecture prepared a floor plan with elevations. I
19 think we included it in our initial submission, which I
20 believe was over a year ago. I know that was one of your
21 comments about resubmitting that. In terms of the number
22 of people, that was just there. It was purely whatever the
23 architectural standard was, so many people divided by the
24 space. But I can see if they can revise that, to put a
25 note right on there that says what the occupancy is so

1 - RE: J.G. RESORTS LLC -

2 there's no confusion. And then on that same table we have
3 three people in the storage space or something. But we can
4 add a note.

5 MR. PAGGI: Yes, there was one other thing that we had
6 recollected, too, was that there was five people in one
7 office, as well.

8 MR. PETERS: Yes. I think it was purely that one
9 person needs X number of space for that particular use
10 designation, and then however much space was in the room.
11 I think it was just a calculation of that, as far as I
12 recall. I know we had checked with them afterwards and
13 they had issued a letter that was moderately confusing, I
14 guess.

15 MR. PAGGI: So in getting back to your initial comment
16 that you want to try to advance the greenhouse, and I get
17 that, we kind of did a similar scenario with one of the
18 camps trying to get the pavilion going, but there's a lot
19 of balls up in the air and they all need to be consistent.
20 The occupancy of the building, the occupancy of the dining
21 room correlates to the parking, correlates to the water
22 uses, correlates to the sewage disposal, the parking
23 correlates to the SWPPP requirements. We just need to make
24 sure we keep all those balls in sight.

25 MR. PETERS: Sure. And the resort, it's what's there

1 - RE: J.G. RESORTS LLC -

2 now. It's two bedrooms, double occupancy, four people.
3 There's an existing residence, a three-bedroom residence
4 that's there. I think we've got most of that ironed out.
5 I definitely want to look at the disturbance aspect of it.
6 We did have some preliminary discussions just tonight, so
7 we'll have to confirm. With the nature of the site and
8 sort of being a small accessory agriculture, I'm not sure
9 the owner -- they don't want to do a SWPPP so if it comes
10 down to going over that threshold we may look at reducing
11 the size of those greenhouses somewhat, possibly removing
12 one and not having that additional disturbance because I
13 don't think for adding greenhouses in an agricultural
14 field, I'm not sure exactly what we do that would actually
15 be beneficial in terms of a SWPPP other than the
16 requirement. But that's something that we'll look at with
17 them.

18 MR. PAGGI: And I think I mentioned, I had pointed out
19 in the comment letter, you were looking to actually see if
20 we could kind of treat them separately, if it wasn't
21 agriculture use does it even fall under the requirement,
22 the same type of requirements. Rather than me answering
23 that question, if you can just have that conversation with
24 the DEC --

25 MR. PETERS: Sure.

1 - RE: J.G. RESORTS LLC -

2 MR. PAGGI: -- and then just document it to us.

3 MR. PETERS: Sure. And like I said, I think I may now
4 maybe even try to clarify that with if it is accessory
5 agriculture, if there's something related that in the
6 future that's small, you know, the DEC can look at it under
7 that separate --

8 MR. PAGGI: Right.

9 MR. PETERS: -- threshold or is it going to be
10 considered all use.

11 MR. PAGGI: Right, right.

12 MR. PETERS: We can reach out to them and try to
13 clarify that, too.

14 MR. PAGGI: Good.

15 CHAIRMAN GREEN: Adriana.

16 MS. BELTRANI: All right. There was discussion at the
17 last meeting but I think I caught up. Just a note on the
18 application. I know that your comment response letter
19 indicates that you have two acres at the site currently in
20 farm production. You do have an agricultural data
21 statement. Just make sure that those two numbers are
22 consistent.

23 MR. PETERS: Okay.

24 MS. BELTRANI: I think it's much higher on the data
25 statement.

1 - RE: J.G. RESORTS LLC -

2 The fence that's shown on the site plan, I'm unsure.
3 Is it completely enclosed or was it cut off on the --

4 MR. PETERS: No, it just ends.

5 MS. BELTRANI: It does just end.

6 MR. PETERS: It basically runs in the front of the
7 open field area and it just kind of runs into the tree
8 line.

9 MS. BELTRANI: Oh, okay, okay. That's clarifying.

10 So, yes, thanks for showing the dimensions for the
11 gate so a truck or something can get through, if needed.

12 I just have a couple of additional comments. I wasn't
13 sure, but it appears as if the scale was incorrect on page
14 two of the site plan and page numbers seem to be
15 inconsistent. That was just a side comment.

16 And I notice that two storage garages have been added
17 to the plan since the last review. Are those proposed to
18 be accessible by tractor or another vehicle? Is there
19 enough space between them? I'm just not sure where those
20 came from and why they're there and how they were
21 separated.

22 MR. PETERS: Sure. Yes, we added those in. Again, at
23 the last discussion the Board had asked for sort of what
24 the ultimate plan was going to be. There's two small
25 existing greenhouses that are there now that they'd be

1 - RE: J.G. RESORTS LLC -

2 willing to take down and add those garages basically for
3 tractor and storage agricultural equipment.

4 MS. BELTRANI: Great, okay. Yes, I notice the two
5 existing sheds. So you're essentially just replacing two
6 existing buildings with two slightly larger, newer
7 buildings.

8 MR. PETERS: Yes, the ones that are there.

9 MS. BELTRANI: And kind of to Larry's point
10 previously, it may be helpful on the plan to just note the
11 underlying material on the parking spaces. I know you
12 showed what is existing and what is proposed, but are they
13 existing paved spaces, are they gravel?

14 MR. PETERS: Yes, and maybe that's another question,
15 Larry, if that helps confirm. Right now, the way that this
16 facility has been operating for the last 18 years, it's
17 just basically packed dirt spaces.

18 MS. BELTRANI: Right.

19 MR. PETERS: We showed the designation. Is that
20 something that the Board would want changed or is that
21 sufficient given that's how it's been operating? I mean
22 other than the addition for space on the resort, they're
23 not really looking to change any of the occupancy or the
24 use of that aspect of the site.

25 MR. PAGGI: My only concern with that if we're going

(Time noted: 7:18 p.m.)

1 - RE: J.G. RESORTS LLC -

2 to designate it as parking area -- I'm not sure I'm
3 understanding your question. I don't have a problem with
4 dirt parking area. My concern is that if we show it as a
5 parking area the DEC is going to call it impervious.
6 Packed dirt, gravel, whatever you want to call it, they're
7 going to call it impervious and it might fall into our
8 requirement for disturbance area.

9 MR. PETERS: Okay. I think that makes sense. Just if
10 the Board was going to want it improved more, that we just
11 wanted to know. It's been operating like that.

12 BOARD MEMBER STAROBIN: Gravel is considered
13 impervious?

14 MR. PAGGI: Absolutely.

15 BOARD MEMBER STAROBIN: Really?

16 MR. PAGGI: Yes, absolutely.

17 Do you remember when the solar projects came in and
18 there was a big to-do about trying to get them to have
19 pervious driveways? They actually developed, with the DEC,
20 a special standard for developing pervious access roads.
21 It's large stone overlying filter fabric. It is actually a
22 stone surface, but it's considered pervious. But normal
23 gravel parking areas are definitely considered impervious
24 by DEC and always has since the conception of these
25 regulations.

1 - RE: J.G. RESORTS LLC -

2 MS. UNIDENTIFIED SPEAKER: Because of impaction?

3 MR. PAGGI: Yes.

4 MS. BELTRANI: Just a few final questions. Again, the
5 floor plan, the elevation, that previous, just the previous
6 stuff that we saw before, just make an effort to rectify
7 that with what we see now --

8 MR. PETERS: Sure.

9 MS. BELTRANI: -- because again, that was a while ago
10 and they're now being looked at as one project so they
11 should be presented as one.

12 And then I did have a question. Will the greenhouses
13 be irrigated and are there facilities to connect, like
14 water out there? There I assume there's greenhouses there
15 now?

16 MR. PETERS: Yes. There's an existing outdoor spigot.
17 I don't know. I don't believe it's winterized, but that's
18 not going to be -- I think they're going to extend the line
19 down. That's something they'll have to work with DOH on.
20 They'll probably need a backflow prevention device because
21 it's on the same water system as the buildings.

22 Then I'm not sure on lights. There are going to be
23 ventilation fans so they will need electric on the site.

24 MS. BELTRANI: Okay, all right.

25 Then my last comment, which is that this is an

1 - RE: J.G. RESORTS LLC -
2 unlisted action given the expansion of the nonresidential
3 component, which is the greenhouses. I have prepared a
4 Notice of Intent for the Board to declare Lead Agency if
5 they would wish to do so this evening. And again, I can
6 coordinate with Kyra on that.

7 BOARD MEMBER STAROBIN: I still have a question.

8 MS. BELTRANI: Yes.

9 BOARD MEMBER STAROBIN: It had to do with the water
10 use in the greenhouse. I guess is this the responsibility
11 of the DOH, Department of Health?

12 MR. PAGGI: If it's going to be connected to their
13 public water supply, I think the DOH is going to -- yes, it
14 is a DOH, to answer your question. They do have a public
15 water supply there. It's a noncommunity transient, but it
16 still has to meet the requirements. They have to provide
17 disinfection and they have to provide a safe potable water
18 supply. The fact that they're going to tap into that to go
19 to the greenhouses, I would expect that the DOH is going to
20 make them put a backflow prevention on it to make sure
21 there's no cross-contamination.

22 BOARD MEMBER STAROBIN: Will they be concerned with
23 capacity. Is the well going to support the ...

24 MR. PAGGI: They probably will. They probably will
25 ask them just to demonstrate the capacity. I would expect

1 - RE: J.G. RESORTS LLC -

2 they would.

3 MR PETERS: We did a pump test.

4 BOARD MEMBER STAROBIN: How much can you pump out of
5 that? The reason I ask, it's not to get in the way of the
6 project. It's our job is to make certain there's no
7 problem in the future. From my research, I found that an
8 acre, which is 40,000 square feet of greenhouses, would
9 take 22,000 gallons a day. This property is four
10 greenhouses and I think in total, it come out to about
11 12,000 square feet which would mean a third of 22,000. So
12 you're talking six to seven thousand gallons a day above
13 and beyond. That's just what my question is. Is the well
14 capable of doing that or do you find that after you build
15 these things that.

16 MR. PETERS: I'll have to look at the -- I don't
17 remember the rates off the top of my head. The water usage
18 is actually going to depend on what the crops are and how
19 they're being irrigated. For what they're doing here,
20 they're just basically going to be, they're going to have
21 fed in. It's basically going to be a big watering can.
22 They're just going to, you know ...

23 BOARD MEMBER STAROBIN: Good luck with that.

24 MR. PETERS: But that's something that we'll work on
25 with DOH relative to the water connection. They will

1 - RE: J.G. RESORTS LLC -

2 definitely require a backflow prevention device.

3 BOARD MEMBER STAROBIN: All right.

4 MR. PAGGI: Just to keep that in perspective, 7,000
5 gallons a day, that's if you're running at 24 hours.
6 That's less than five gallons a minute. So if you've got a
7 good producing well, it's probably not going to be an
8 issue.

9 BOARD MEMBER STAROBIN: Well, I'll tell you something,
10 Larry. The wells, we're on top of the mountain, a little
11 bit higher than where we are, and although they get five
12 gallons a minute, you can probably do that for about 30 or
13 40 minutes in July and August before --

14 MR. PAGGI: Well, that just shows the pump test.

15 MR. PETERS: We had to run at a stabilized rate for
16 the pump test. It had to be a certain amount of time.

17 MR. PAGGI: Yes.

18 MR. CAPPELLO: I think what I'm hearing here as we're
19 going through this, and I think we may have asked for this
20 before, is you have several components of this with
21 different impacts on SPDES, different impacts on the Health
22 Department that you're working at. If we got a schedule,
23 this is what we want to do before the growing season, which
24 I imagine is going to be next month or May, within one or
25 two months, this is what we want to do here, these are the

1 - RE: J.G. RESORTS LLC -
2 impacts of what we intend to do as far as grading work in
3 what we'll call Phase 1. This is what we need to do for
4 water for Phase 1. This is what we need to do for sewer
5 for Phase 1. Here's Phase 2 which is the resort contingent
6 upon Health Department. Here's what we need to do on them.
7 Then the Board and Larry and Adriana can look at it and
8 say: What are we comfortable going ahead or now and are we
9 committing ourselves? What do we need to do for erosion
10 control on this phase versus that phase? Or do we need to
11 do it at all at once? But we need to make those decisions
12 and ultimately, even determine whether segmentation is
13 appropriate. Whether we can do the SEQRA for the whole
14 thing, just grant site plan for Phase 1 and wait for Health
15 Department for Phase 2; whether we have to send them SEQRA
16 because we can't really -- understanding, now I hear if the
17 Health Department is involved with the spigots for the
18 greenhouses, then maybe we can't go ahead until we have the
19 Health Department approval. I mean we need a schedule.

20 MR. PETERS: Okay. We can provide the narrative to
21 include everything the Board asked for previously.

22 MR. CAPPELLO: But just the SEQRA issues and what
23 improvements you intend to do in each one. Then we could
24 look and make a determination this what we need to approve
25 this phase, this is what we'll need to approve the second

1 - RE: J.G. RESORTS LLC -

2 phase and what can we wait on and be comfortable going
3 ahead. It might not be as onerous as I'm saying, but at
4 least everybody will be on the same page and Mary won't
5 have to call us in the middle and say, Hey, they're doing
6 this. When we did say that with a camp, it was different
7 than it was. So we just want to make sure that everybody
8 knows what everybody is doing, everybody is on the same
9 page so everybody's comfortable and they can proceed in
10 comfort.

11 MR. PETERS: That might have been my fault, John. I
12 might have misunderstood what you said last time. I know
13 we revised the narrative. But if you want it broken up in
14 a different way, we can certainly do that.

15 MR. CAPPELLO: Well, I mean if we're talking, I think
16 that's probably the best way to be able to make a decision.

17 MR. PAGGI: Zack, how close do you feel like you are
18 with the Health Department? That sounds like that's really
19 going to be a critical path for you.

20 MR. PETERS: We already had one round of comments back
21 with them. We've done all the testing. I think it's just
22 a matter of getting back up to the top of their pile.

23 MR. PAGGI: I guess what I'm seeing, kind of taking a
24 step back, if you get approval from the DOH for water
25 supply and sewage disposal, that kind of sets in stone some

1 - RE: J.G. RESORTS LLC -
2 of the other things as far as capacities. So we really
3 just need to say, Okay, this is what you have, this is what
4 you're allowed, and then make sure they're consistent.

5 John brings up a good point. We really can't approve
6 the greenhouses unless the DOH has approved the water
7 supply. It seems like if the DOH is in there, then a lot
8 of things will fall into place for you.

9 MR. PETERS: Okay.

10 MR. CAPPELLO: Unless you get something from the DOH
11 or the DEC, as Larry mentioned before, saying, We're okay
12 going forward with this while we're waiting, then --

13 MR. PETERS: We may try to reach out to them. I
14 expect that we will have comment back within the next three
15 or four weeks. But knowing how we've worked with them in
16 the past, I think it will still be several months before we
17 get to the point where something will be approved.

18 MR. PAGGI: So if you're saying several months before
19 you get something approved for water, I don't know how
20 you're going to build a greenhouse before that. Even if
21 the Board's comfortable with granting a conditioned
22 approval that would --

23 MR. CAPPELLO: Unless we have something from the DOH
24 say, We're okay --

25 MR. PETERS: I'll reach out to them and see if we can

1 - RE: J.G. RESORTS LLC -

2 get can some direction from them.

3 MR. PAGGI: Okay. Like an interim approval.

4 BOARD MEMBER GIRALDI: So if my recollection is
5 correct from last meeting, I thought I heard that the
6 greenhouses were being built on a ten percent grade.

7 MR. PETERS: Part of the field is about six percent
8 down here. We had shot updated topography in this field
9 area. What we had on there before, we had USGS contours on
10 there.

11 BOARD MEMBER GIRALDI: Okay. Does that add on the
12 impact on drainage?

13 MR. PETERS: Not really on drainage. I mean I've
14 shown, and we'll include on the next submission,
15 essentially just minor grading because of the length of the
16 greenhouses. But everything is still going to flow the
17 same place as it flows to now which is basically everything
18 comes off ...

19 This is approximately where the greenhouses are.
20 Everything flows down here and basically down through the
21 woods into the brook which is several hundred feet away.

22 BOARD MEMBER GIRALDI: Thank you.

23 MR. PAGGI: Is the elevations of the greenhouses going
24 to be staggered, Zack?

25 MR. PETERS: They're going to be slightly staggered,

1 - RE: J.G. RESORTS LLC -

2 yes, just because of the size. And we've already talked
3 about there will be disturbance. That may change somewhat.
4 I have to talk to the Applicant. We'll get a firm answer
5 on what they're looking to do because that may change it
6 slightly.

7 MR. CAPPELLO: That means the Board could adopt a
8 Notice of Intent.

9 CHAIRMAN GREEN: Do I have a motion for a Notice of
10 Intent to become Lead Agency? This is an unlisted action.

11 BOARD MEMBER GIRALDI: I'll make a motion.

12 CHAIRMAN GREEN: Frank.

13 Second?

14 BOARD MEMBER STAROBIN: I'll second it.

15 CHAIRMAN GREEN: Mort.

16 All in favor?

17 BOARD MEMBER STAROBIN: Aye.

18 BOARD MEMBER GOODMAN: Aye.

19 BOARD MEMBER RUSSEK, III: Aye.

20 BOARD MEMBER GLISSON: Aye.

21 BOARD MEMBER COLLIER: Aye.

22 BOARD MEMBER GIRALDI: Aye.

23 CHAIRMAN GREEN: Aye.

24 (The motion was approved and carried.)

25 MR. CAPPELLO: Zack you might want to try to get the

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- RE: J.G. RESORTS LLC -

stuff in, coordinate quicker, because I don't know what day
our April meeting falls. So the quicker we get it sent it
out, 30 days will pass.

MR. PETERS: Okay. Thank you.

(Time noted: 8:04 p.m.)

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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of JG Resort LLC, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: April 7, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X

Board Business

----- X

Town Hall
Town of Mamakating
March 10, 2020
8:04 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- RICHARD GLISSON, Board Member
- ERIK COLLIER, Board Member
- FRANK GIRALDI, Board Member
- DOUGLAS STANTON, Alternate Board Member
- RANDALL ROCHE, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764

Reported by: Rosemary A. Meyer

1 - RE: BOARD BUSINESS -

2 CHAIRMAN GREEN: When I came in I found this in the
3 mailbox. It was a notice from Nixon Peabody, Re:
4 Application by Tarpon Towers LLC, develop mobile system
5 Verizon, et cetera, about improvements on land owned by
6 Calcam Associates about the Verizon Wireless tower.

7 The Town of Thompson wireless telecommunications law
8 requires that Tarpon Towers/Verizon Wireless notify
9 adjacent municipalities of the above-referenced application
10 before the Thompson Planning Board. Verizon Wireless made
11 application on January 30th, 2020 to the Town of Thompson
12 Planning Board to construct and operate a micro cell
13 communications facility in the Town of Thompson.

14 Tarpon Towers is proposing to construct the proposed
15 tower and associated improvements on property located off
16 Pine Street in the Town of Thompson.

17 Signed Jared C. Lusk

18 We were given this. I just wanted to put that in the
19 record. I have copies here if anybody wants them.

20 The second item is something about the solar projects.
21 We saw we had a fellow here tonight, and it's something
22 that we've been grappling with for a while, which is do
23 these people really have to come before the Board and to go
24 through the expense of all this. Adriana had an excellent
25 suggestion. I talked to the supervisor, I talked to the

1 - RE: BOARD BUSINESS -

2 Planning Board office, as well, and that's that we have
3 them submit their paperwork to the Board and let the Board
4 decide whether or not this is something where yes, we're
5 going to take this up versus having the town code
6 enforcement building inspector make that decision because
7 what happens is it's really unfair to that person because
8 if they say, Yes, we can just do this at the permit level
9 and it turns out they made a mistake, they can get in a lot
10 of trouble. Whereas, if they just say, No, I'm passing
11 everything to the Board, we end up with a lot of cost to
12 applications. I thought it was a great suggestion. Just
13 have them, we'll pass it through us first so we can take a
14 look and say, Oh, yes, it is in your back yard, it's not
15 disturbing anything, and take it from there. Then at least
16 recommend to the building inspector code enforcement
17 officer that they can either issue the permits or deal with
18 it that way.

19 MS. BELTRANI: I think ultimately, the issue on our
20 end, or on my end, especially is we're getting these
21 applications and assuming that because they've come to us
22 that we are treating them like site plans.

23 CHAIRMAN GREEN: Right, right.

24 MS. BELTRANI: I've been reticent to do that because
25 what the code states is that it's a site plan review if

1 - RE: BOARD BUSINESS -

2 it's visible.

3 CHAIRMAN GREEN: Right.

4 MS. BELTRANI: I have been kind of trying to trying
5 make my memos very brief, is it visible or isn't it
6 visible. If it's not visible, it's a Type II action.

7 CHAIRMAN GREEN: Right.

8 MS. BELTRANI: It's a Type II action no matter what;
9 right?

10 CHAIRMAN GREEN: Right.

11 MS. BELTRANI: If things get kicked off on the EAF,
12 that's good to keep in mind. But if they're not doing any
13 clearing or if they're clearing one tree, we should also
14 keep that in mind; right? So the term "site plan review"
15 triggers kind of another added level of scrutiny on our
16 end.

17 CHAIRMAN GREEN: Right.

18 MR. CAPPELLO: I'll speak on Mary's behalf. The word
19 "visible", always, 20/20 hindsight is the best. Is it
20 visible from the road, which meant for us, usually front
21 yard, but then for any neighboring properties. Well, how
22 do you determine if it's not visible, a piece of it. So
23 Adriana's idea is great for me. Maybe if the Board comes
24 up with kind of like almost like a nationwide permit for
25 wetlands it says here's five criteria: If you're in the

1 - RE: BOARD BUSINESS -

2 rear yard and you're so many feet from the area, you're not
3 in a wetland, you're not in a heavily wooded area, that
4 it's kind of a townwide site plan for anyone that meets
5 these criteria. So if, going down the road, you glimpse
6 one-tenth of the panel or someone, the neighbor, if they're
7 on their second floor over on the porch can see the solar
8 panels, it's really no different than seeing -- like at
9 that last one was we had a perfect example. What would you
10 rather look at, the panels or that huge garage structure
11 that looks like it's a really big garage.

12 MS. BELTRANI: I think ultimately, with the checklist
13 we also want to make sure that we're clear on who would be
14 checking that list; right? I'm aware that Mary is very,
15 very busy and might not be comfortable having those
16 discretionary actions on her hands, which is completely
17 fine. That's why --

18 CHAIRMAN GREEN: Right. I said I think it's a great
19 idea. I think the town code put her in a very unfortunate
20 position.

21 MS. BELTRANI: And until we can rectify that.

22 CHAIRMAN GREEN: Right.

23 MS. BELTRANI: But this is a stop gap solution.

24 CHAIRMAN GREEN: Yes.

25 MR. PAGGI: I don't understand the procedure being

1 - RE: BOARD BUSINESS -

2 proposed. So somebody comes in with an application for a
3 ground mount solar, like with the same materials that this
4 person came in with today. You're not going to distribute
5 that for review, you're just going to come and consider
6 them in front of the Board?

7 CHAIRMAN GREEN: I think what I'd like to do, a lot of
8 it just hinges on whether or not it's visible.

9 MS. BELTRANI: Almost treating it like a workshop or
10 new business. That was my idea.

11 CHAIRMAN GREEN: Yes.

12 MS. BELTRANI: We could all receive an application or
13 a plan.

14 MR. PAGGI: If I get them then I have to review them
15 and make comment.

16 CHAIRMAN GREEN: Well, I think --

17 MR. CAPPELLO: Larry's point is most of the comments
18 Larry makes, when it should on the survey or it should have
19 a stamp, that should happen when you're building your
20 deck --

21 CHAIRMAN GREEN: Right.

22 MR. CAPPELLO: -- or a patio. So whatever that
23 procedure is, that's the Building Department. That doesn't
24 necessarily have to be the Planning Board looking at it.

25 MR. PAGGI: That shouldn't be coming to me.

1 - RE: BOARD BUSINESS -

2 CHAIRMAN GREEN: Right, plus the comments are
3 necessary and they should get them. I just want to avoid
4 that step, the whole visibility thing. So they should get
5 it. But we shouldn't be putting all that responsibility on
6 Mary to be the one that says is it visible, is it not. But
7 your idea is that we want all the comments, it's just I
8 don't know that they necessarily have to come in, go
9 through the expense of hiring people to present to us and
10 then have the thing reviewed. That's the expense I'm
11 looking to cut out for all these things. Plus, they have
12 to be reviewed and you have to find out is everything up to
13 code. But once we have figured that out, we should be able
14 to just deal with them at the building department level --

15 MR. PAGGI: I agree.

16 CHAIRMAN GREEN: -- rather than having them come here
17 and do --

18 MR. PAGGI: I agree.

19 CHAIRMAN GREEN: Any comments?

20 (No verbal response.)

21 CHAIRMAN GREEN: It's a good idea.

22 MS. PLATT: What's the recommended procedure, then?

23 MR. CAPPELLO: We'll write something up so it's very
24 clear for you guys what the checklist is to look at. And
25 then we'll designate somebody from the Planning Board to do

1 - RE: BOARD BUSINESS -

2 it.

3 MS. PLATT: When can we expect that?

4 MR. CAPPELLO: Whenever I have it ready.

5 MR. PAGGI: So until then, it's status quo.

6 MR. CAPPELLO: We'll work with Adriana. We'll try to
7 have it before the next meeting so the Board can officially
8 adopt it.

9 MR. PAGGI: We actually tackled this a little bit with
10 the harvest scenario, timber harvest. I don't think we
11 have accountability along the same lines, but ultimately,
12 it's in our code.

13 MR. CAPPELLO: The words should be front yard or side
14 yard.

15 MS. BELTRANI: Yes, the working itself is not good.

16 MR. PAGGI: We did everything we could to keep timber
17 harvest out of here. Now, hopefully, we can do the same
18 thing with solar ground mounts.

19 CHAIRMAN GREEN: As John has pointed out in the past,
20 if you have a house and you put the solar array and you
21 have no neighbors but somebody comes and buys the lot next
22 door to you, well, they're buying that house knowing that
23 that solar array is there. This is just to deal with
24 people that may be putting things up in places that'll be
25 visible to their neighbors and create some sort of an

1 - RE: BOARD BUSINESS -

2 eyesore for the neighbors that are already there. That
3 something that if we can work out this system, it would
4 just make it a lot easier for everyone.

5 MR. CAPPELLO: The thought process was front yard
6 because you can't put a swimming pool in your front yard,
7 you can't put a tennis court in your front yard, you can't
8 put a shed in your front yard. But in the rear yard --

9 CHAIRMAN GREEN: Yes.

10 MR. CAPPELLO: -- you can put a swimming pool, a shed
11 without even worrying whether your neighbor can see it or
12 whether your neighbor likes it or not. It really should be
13 the same for solar. You can't put it in a wetland.

14 CHAIRMAN GREEN: Right.

15 MR. CAPPELLO: You can't put it on a ...

16 CHAIRMAN GREEN: I think the point of this has been
17 that we've had several come before us where it was in a
18 side yard and so that's one of these where it's a judgment
19 call. That's something that Board --

20 MS. BELTRANI: And then in that case, that's your
21 prerogative then to say it should be a site plan before the
22 Planning Board.

23 CHAIRMAN GREEN: Right, right, right, right, right.

24 Up to this point, they've just all been coming here.

25 MS. BELTRANI: They've all been coming here.

1 - RE: BOARD BUSINESS -

2 CHAIRMAN GREEN: Right.

3 Any other comments?

4 BOARD MEMBER STAROBIN: I have a comment, but not
5 about this.

6 You know, I talk about water up here. I've been here
7 so long. These are hard rock wells. At my house, my well
8 is about 150 feet from the house at the bottom of a hill.
9 If I open up a spigot at the top of the well at this time
10 of the year water will come out without the pump even being
11 on. You get to July and if you try to water your lawn,
12 after a half hour the water is dying, you can't do laundry.
13 One of the problems that we have up here when they do the
14 well tests, if I were a developer I'd be doing do my well
15 tests in March, April, May. But we should require that the
16 well tests be done at the bottom of the water cycle which
17 is October. We have no requirements for that. You ask
18 people in Wurtsboro Hills and Masten Lake, you have the
19 lake right here, but your well could be 200 feet away and
20 you're running out of water.

21 MR. PAGGI: That's a good point. How deep is your
22 well?

23 BOARD MEMBER STAROBIN: It's about 200 feet. But
24 we've had people that had to go down 600 feet.

25 BOARD MEMBER GLISSON: My well is 280 on my side of

1 - RE: BOARD BUSINESS -

2 the lake. The two neighbors on the other side, their well
3 went dry last year.

4 BOARD MEMBER STAROBIN: Yes.

5 BOARD MEMBER GLISSON: And even if you look at water,
6 the amount of precipitation, it continues to decline year
7 over year, at least our lake which we can control to some
8 degree, the depth. It is three feet below where it
9 normally is right now.

10 BOARD MEMBER STAROBIN: This year?

11 BOARD MEMBER GLISSON: This year. So with the lack of
12 precipitation, even the groundwater is not where it should
13 be. So you're a hundred percent right to say that. I have
14 a situation where it takes longer than three days to fill
15 up and I have a brand new well at 280 feet.

16 BOARD MEMBER STAROBIN: We had talked about that in
17 the past. Increasingly, if we get more development we're
18 going to end up with more problems.

19 And the other side of that is they do their perc tests
20 at the end of August. The perc tests should be done March,
21 April, May.

22 MR. PAGGI: See, where we practice in Dutchess County
23 they have restrictions on that. You can't ...

24 But you bring up a good point. Your point about the
25 well is a harder point to, I think, deal with because the

1 - RE: BOARD BUSINESS -

2 Health Department is the one that's regulating and
3 approving as an existing well for a use. Do we have the
4 right to implement a code that says any well testing has to
5 be done within a certain period of time?

6 MR. CAPPELLO: There are municipalities that would
7 work it, that do have water testing protocols. But my
8 understanding is I don't know the science enough because
9 the drawdown really technically is, I'm not a geologist, it
10 measure the drawdown. Whether there's a lot of water or a
11 a little water, it's measuring the impact of your well
12 versus what's in the vicinity. So I mean in a drought,
13 obviously, or maybe in like a super wetland. But usually
14 it's measuring the ratio and not --

15 MR. PAGGI: Well, you're talking about a geologist --

16 MR. CAPPELLO: Right.

17 MR. PAGGI: -- a hydrogeologist report as opposed to
18 the DOH. They're going to want to ask for maybe a 24-hour
19 pump test. They're not going to tell you whether it's
20 going to be Monday, Tuesday, Wednesday, July, August,
21 September.

22 MR. CAPPELLO: I mean it's just tough when you have
23 someone like the resort that came in. They go to the
24 Department of Health when they're ready. It's not
25 necessarily trying to manipulate it. It's this is when we

1 - RE: BOARD BUSINESS -

2 file our application and determine we want to buy this
3 property and start this business this. If they decide they
4 want to start it in a certain month and you say, Okay,
5 you've got to wait and do your water test in August and
6 then you've got to wait until the next April to do your
7 perc test. I mean maybe from protocol it says six months
8 after your approval, as part of a special permit condition
9 you have to verify it during time of drought or take
10 appropriate measures, but it's a balance. I don't know if
11 I have a perfect answer for you.

12 BOARD MEMBER STAROBIN: Larry, the requirement is five
13 gallons a minute; right? For how many minutes?

14 MR. PAGGI: No, I said if it's 7,000 it's less than
15 five gallons a minute, it equates to less than. I was
16 just --

17 BOARD MEMBER STAROBIN: No, no. My question for a
18 well is when a well --

19 MR. PAGGI: The Health Department standard --

20 BOARD MEMBER STAROBIN: Is five gallons a minute?

21 MR. PAGGI: -- to be able to produce five gallons a
22 minute. I think the required test for a residential
23 subdivision is only 12 hours.

24 BOARD MEMBER STAROBIN: At five gallons, continually
25 pumping?

1 - RE: BOARD BUSINESS -

2 MR. PAGGI: Yes.

3 BOARD MEMBER STAROBIN: There's not a house around us
4 that would ever pass that test.

5 MR. PAGGI: Really?

6 BOARD MEMBER STAROBIN: Not even close. Not even
7 close.

8 BOARD MEMBER GIRALDI: Mine would.

9 BOARD MEMBER STAROBIN: Really? Continually?
10 Amazing.

11 MR. CAPPELLO: All right. One thing I wanted to
12 mention. Kyra heard it. Just as we were talking with JG
13 Resorts I just recognized it's March and usually May is
14 when we get three of the camps come in and say: We've got
15 to open up in June. Here's what we started building, or
16 here's what we started doing. Maybe if someone could
17 notify the camps that, Hey, if you're doing anything for
18 June 2020, you're already late, to come in and get the
19 application.

20 BOARD MEMBER RUSSEK, III: Camp Echo is ready for
21 something. What are they doing now?

22 MR. PAGGI: They're trying to get one more approved.

23 CHAIRMAN GREEN: So, Joe, do I have a motion to
24 adjourn the meeting?

25 BOARD MEMBER RUSSEK, III: Oh, for sure.

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- RE: BOARD BUSINESS -

BOARD MEMBER GLISSON: I will second that.

CHAIRMAN GREEN: We have a second.

All in favor?

BOARD MEMBER STAROBIN: Aye.

BOARD MEMBER GOODMAN: Aye.

BOARD MEMBER RUSSEK, III: Aye.

BOARD MEMBER GLISSON: Aye.

BOARD MEMBER COLLIER: Aye.

BOARD MEMBER GIRALDI: Aye.

CHAIRMAN GREEN: Aye.

(The motion was approved and carried.)

(Time noted: 8:20 p.m.)

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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Board Business, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: April 7, 2020

	additional (3) 17:20;38:12;40:12	alongside (2) 19:5,7	area (12) 20:20;22:24;27:5; 28:8;40:7;42:2,4,5,8; 50:9;58:2,3	8:24
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