

TOWN OF MAMAKATING  
PLANNING BOARD MINUTES  
ZOOM MEETING  
July 14, 2020  
TOWN HALL  
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

LORRENCE GREEN, Chairman  
MORT STAROBIN, Board Member  
ALEX GOODMAN, Board Member  
ERIK COLLIER, Board Member  
RICHARD GLISSON, Board Member  
RANDAL 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 ZOOM  
PLANNING BOARD MEETING  
----- 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  
July 14, 2020  
7:00 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- RICHARD GLISSON, Board Member
- RANDAL 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:  JG RESORT LLC -

2             CHAIRMAN GREEN:  Let's call the meeting to order.  I'd  
3 like to welcome everybody to the July meeting of the Town  
4 of Mamakating Planning Board.

5             Please join me for the pledge.

6                                 (The Pledge of Allegiance was recited.)

7             CHAIRMAN GREEN:  Can I have a motion to open the  
8 meeting?

9             BOARD MEMBER GOODMAN:  I will make that motion.

10            CHAIRMAN GREEN:  Okay.  That was Alex.

11            Second?

12            ALTERNATE BOARD MEMBER ROCHE:  I'll second the motion.

13            CHAIRMAN GREEN:  Okay.  It was Randy.

14            All in favor?

15            BOARD MEMBER GOODMAN:  Aye.

16            BOARD MEMBER STAROBIN:  Aye.

17            BOARD MEMBER COLLIER:  Aye.

18            ALTERNATE BOARD MEMBER ROCHE:  Aye.

19            CHAIRMAN GREEN:  Aye.

20            Opposed?

21                                 (No verbal response.)

22                                 (The motion was approved and carried.)

23            CHAIRMAN GREEN:  So let me just say for the record  
24 that Randy, you're an alternate but tonight you will be a  
25 full voting member.

1                                 - RE: JG RESORT LLC -

2             ALTERNATE BOARD MEMBER ROCHE: Okay.

3             CHAIRMAN GREEN: Has everybody -- everybody should  
4 have received the minutes of the June meeting. Does anyone  
5 have any comments?

6             BOARD MEMBER STAROBIN: No.

7             CHAIRMAN GREEN: Okay. Can I have a motion to accept  
8 the minutes of the June meeting?

9             BOARD MEMBER COLLIER: Motion.

10            CHAIRMAN GREEN: Okay. And second?

11            BOARD MEMBER GOODMAN: I'll second.

12            CHAIRMAN GREEN: Okay. That was Alex.

13            BOARD MEMBER GOODMAN: Alex.

14            CHAIRMAN GREEN: Okay. All in favor?

15            BOARD MEMBER GOODMAN: Aye.

16            BOARD MEMBER STAROBIN: Aye.

17            BOARD MEMBER COLLIER: Aye.

18            ALTERNATE BOARD MEMBER ROCHE: Aye.

19            CHAIRMAN GREEN: Aye.

20            Okay. Anybody opposed?

21                                 (No verbal response.)

22                                 (The motion was approved and carried.)

23            CHAIRMAN GREEN: Good. The minutes have been  
24 accepted.

25            The first item on the agenda is the public hearing for

1                               - RE: JG RESORT LLC -

2 JG Resort LLC, proposed amended site plan to build four 26  
3 foot by 144 foot greenhouses to grow vegetables and  
4 proposed additions to resort. The property is located at  
5 385 Gumaer Falls Road, Tax Map 25; Block 2; Lot 1. The  
6 property lies in the Mountain Greenbelt Zone and has  
7 approximately 186.7 acres.

8           So this is supposed to be a public hearing, and this  
9 is the first time that we've ever had a public hearing on  
10 Zoom, and it was one of the reasons, quite honestly, I was  
11 hoping that we could do this in the town hall because I  
12 wanted to make sure that the public had full access. It  
13 turns out it was probably not as easy to do that as we  
14 would have liked, and so we're going to be doing it by  
15 Zoom. If the public has comments, they're invited to make  
16 them.

17           Can I have a motion to open the public meeting?

18           MR. CAPPELLO: Lorry, do we want to maybe give the  
19 applicant a chance to give a presentation, just as a --

20           CHAIRMAN GREEN: Okay.

21           MR. CAPPELLO: I don't if he's able to share a screen  
22 or not with any maps.

23           CHAIRMAN GREEN: Okay. Yes, that's probably a better  
24 way to proceed. So why don't we have the Applicant  
25 introduce the project and let us know why they're here.

1                                   - RE: JG RESORT LLC -

2           Is that Zack?

3           MR. PETERS: Okay, can you hear me?

4           CHAIRMAN GREEN: Yes.

5           BOARD MEMBER GOODMAN: Yes.

6           MR. PETERS: Okay. Give me one moment. I think I can  
7 share the screen here.

8           I'm not allowed to do that.

9           MS. BELTRANI: Kyra, can you give him permission?

10          CHAIRMAN GREEN: I think she's working on it. She has  
11 to make him like a co-host or something.

12          MS. BELTRANI: I think if he requests to share the  
13 screen, he can.

14          MR. PETERS: I click on it. It just says, Host  
15 disabled participant screen sharing.

16          MS. PLATT: Try it now.

17          MR. PETERS: Okay, this looks good.

18          MS. BELTRANI: Ah-ha.

19          MR. PETERS: Okay. Now I've just got to find the site  
20 plan.

21          Okay. So this is an overview of the site, you know,  
22 in the summer. They mentioned the site is approximately  
23 188 acres at the end of Gumaer Falls Road. The development  
24 that's on the site is located more or less directly in the  
25 middle, sort of at the end of the road here.

1                                   - RE: JG RESORT LLC -

2           Okay. So this is a close-up zoomed in view of where  
3 the site development is. So you'll see this area here is  
4 sort of where the end of the town road is. And then  
5 there's a handful of existing buildings on the site which  
6 include Building E, which is a resort with two bedrooms for  
7 overnight guests. There's a single-family dwelling at  
8 Building A. And then there's a bunch of couple storage  
9 cabin -- storage buildings and a handful of old cabins that  
10 are sort of in disrepair that they're not proposing to be  
11 utilized.

12           What's being propose is a small addition on the back  
13 of the resort building with no increase in the occupants or  
14 capacity from what's currently there. It's just a 13 foot  
15 addition to provide some more space and update that  
16 building a little bit. And then there's two storage  
17 garages, and three -- we originally had four greenhouses.  
18 We've knocked it down to three proposed greenhouses here in  
19 this agricultural field area.

20           The only other aspect of the project, I think, is  
21 there's a proposed sewage disposal system that's going to  
22 be installed to handle the flows from the existing  
23 three-bedroom house, just to split that up from the house  
24 and the resort building.

25           This site was formally the Kims Farm Resort. What

1                               - RE: JG RESORT LLC -

2 we're proposing is to operate it in the same manner, just  
3 with these few relatively minor additions.

4           CHAIRMAN GREEN: Did we open the public hearing yet?

5           BOARD MEMBER GOODMAN: I'll make a motion to open the  
6 public hearing.

7           CHAIRMAN GREEN: Okay.

8           BOARD MEMBER GOODMAN: Alex

9           CHAIRMAN GREEN: Second?

10          ALTERNATE BOARD MEMBER ROCHE: Second.

11          CHAIRMAN GREEN: Okay. All in favor?

12          BOARD MEMBER GOODMAN: Aye.

13          BOARD MEMBER STAROBIN: Aye.

14          BOARD MEMBER COLLIER: Aye.

15          ALTERNATE BOARD MEMBER ROCHE: Aye.

16          CHAIRMAN GREEN: Aye.

17          Okay. Anybody opposed?

18                               (No verbal response.)

19                               (The motion was approved and carried.)

20          CHAIRMAN GREEN: So I spoke to Kyra earlier and she  
21 has really worked very hard to try and figure out we're  
22 going to do this in as organized a fashion as we can so I'm  
23 going to let her explain.

24          MS. PLATT: So like I had said, before we have the  
25 chat option. So if anybody who hadn't sent me comments or

1                                   - RE: JG RESORT LLC -

2 an e-mail would like to say something, just send me a  
3 message down there or you can e-mail me.

4           We did receive five people that had sent me an e-mail  
5 stating that they wanted to be involved in the meeting. So  
6 I'm going to just call the names in the order that we got  
7 them. If you want to say something, again, just shoot me  
8 an e-mail so I know to unmute you, or through chat.

9           So Liza Mueller sent us an e-mail first. I don't know  
10 if she's one of ones logged in or not.

11           Oh, Summer, do you want to comment or were you just  
12 interested in listening?

13           I got a chat. Sorry.

14           All right. So Mrs. Mueller is going to comment. I'm  
15 going to unmute her now.

16           MR. SCHOMER: Hi, there. This is, this is Jerad  
17 Schomer and --

18           MS. MUELLER: And I'm Liza Mueller.

19           MR. SCHOMER: -- Mueller. We're the residents of 278  
20 Gumaer Falls Road which is just three lots down the road  
21 from the proposed resort.

22           We are curious about what the agricultural program is  
23 for the greenhouses. You know, what, what kind of  
24 vegetables are going to be grown there and how the, how the  
25 use of, you know, potential chemicals or pesticides might

1 - RE: JG RESORT LLC -

2 be monitored, how the wastewater will be controlled and  
3 monitored from that. Those are our main questions.

4 CHAIRMAN GREEN: Does the Applicant have a response?

5 MR. PETERS: This might be better suited for, if the  
6 Applicant is in here. I don't know what typed of  
7 vegetables are going to be growing. I know that the field  
8 where the greenhouses are proposed is currently used for  
9 growing vegetables. Again, I don't know specifically what  
10 it is.

11 In terms of pesticides and things like that, I don't  
12 believe anything is being proposed in that manner. What  
13 they're looking for is, you know, sort of an organic,  
14 organic vegetable growth. It's going to have minimal water  
15 and it's going to be hand watered and there's not going to  
16 be any real wastewater that's produced from that.

17 I don't know if the Applicant themselves wants to  
18 expand.

19 MS. PLATT: Do you mean Mister --

20 CHAIRMAN GREEN: What was that?

21 MS. PLATT: Zack, do you mean Mr. Chen or do you  
22 mean --

23 MR. PETERS: Mr. Chen if he's, if he's there.

24 MR. CHEN: Yes, I'm just saying what Zack said is, is  
25 right because the vegetables, the greenhouse, it's like

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2    using very minimal water. It's like almost a mist, as we  
3    said before. And then there's a little, like a water drip  
4    down and, and there's no drainage.

5           STENOGRAPHER: Excuse me. Could you say that again?  
6    You keep fading in and out.

7           MR. CHEN: Oh. I'm saying what Zack said is true,  
8    that those veggies, like the greenhouse, they use very  
9    minimal water. The water would be like a mist, like you  
10   spray something on top of the veggie. And then there's  
11   little or no. It's not like outside. You have to like  
12   almost wash them. So there's no other or some water comes  
13   out of those veggies. So that's what I wanted to say.

14           CHAIRMAN GREEN: Okay. The next commenter, Kyra.

15           MS. PLATT: Okay. Next, we have Christine Hagen.

16           Okay, Ms. Hagen.

17           MS. HAGEN: Hi. I do have a document. I guess I  
18   don't need to share it right now. But I'm wondering,  
19   because I do have a lot of questions written down that, you  
20   know, on this call I can try to get to my most important  
21   ones. But I don't know if there's, like, a way I can  
22   submit to, for further review by the Board.

23           You know, I do -- I'm, I'm sort of trying to strike  
24   that balance of I, you know, I very much believe in this  
25   family being able to make their living and have a decent

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2 livelihood. I also very much believe in protecting, you  
3 know, the resources and the beauty and special qualities  
4 that we do have on Gumaer Falls Road.

5           I own a cabin at 180 Gumaer Falls Road. I actually  
6 recently met one of the owners who was walking. He's very  
7 nice.

8           So I actually just went into the Comprehensive Plan  
9 that was approved last year and I just want to read a  
10 couple excerpts from that. To me, they're extremely  
11 important.

12           Much of Mountain Greenbelt is designated by the New  
13 York State Department of Environmental Conservation as  
14 being located within an area of statewide importance  
15 designated for the potential presence of protected animals.

16           Environmental discussion. This is on page 38 of that  
17 document: The Mountain Greenbelt comprises the second most  
18 environmentally sensitive land area and given it's rolling  
19 topography, provides the majority of the town with its  
20 character. The recommendations of the plan will enhance  
21 protection of environmental and visual resources and help  
22 avoid stormwater impact, promote lower costs, more energy  
23 efficient development in the town, promote more sustainable  
24 use of land and be more protective of the environment.

25           I guess I have a lot of questions and concerns, and

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2 I'm also very open. And like I said, I really do want this  
3 family to be able to make their livelihood. I just -- I  
4 want to be confident, and I think the Town should want to  
5 be confident, that it's being done in the right way.

6           When I hear Zack say something like organic, is that  
7 going to be proven? I would like to see documentation of  
8 that because "organic" is a word that can be thrown around.  
9 There are actually regulations that you need to meet in  
10 order to have that be a requirement.

11           I love the suggestion of low water coming out of those  
12 greenhouses because we do have Gumaer Brook. It's famous  
13 in the area. It should be protected. It's special. I  
14 believe in protecting it. We try to do our part to  
15 protect.

16           This resort is at the top of the mountain so I'm not a  
17 rocket scientist, but I do think that anything coming off  
18 of the farm will be going downhill and so potentially  
19 ending up in that brook.

20           I have a a lot -- like I said, I have a lot of written  
21 down questions. Are three large greenhouses necessary?  
22 What is being grown there? I'm very curious about  
23 pesticide use and the destruction to soil, tearing down of  
24 trees. You know, I would like all of that to be put on the  
25 record and I don't know how to go about getting those

1                                   - RE: JG RESORT LLC -

2 answers, but these are all questions I have.

3           How many cars will be in and out for the resort? Will  
4 buses be coming in and out? Will employees be coming in  
5 and out? Will employees live there? If so, how many? I  
6 have no problem with some new traffic on Gumaer Falls Road,  
7 I do not, but I would like to know the extent of it.

8           You know, will the resort be embracing ecotourism  
9 measures? To me, that's very important. Ecotourism, if  
10 you've read the recently approved Comprehensive Plan, which  
11 I am very impressed by, it says the word "ecotourism" like  
12 34 times or something like that. It says a lot of things  
13 about sustainability and protection of the environment.  
14 And because Gumaer Falls Road is so special, and I don't  
15 think anyone can deny that, I think the citizens, the  
16 townspeople and the owners of the resort need to take that  
17 responsibility very seriously, and I do hope that that is  
18 being planned.

19           I'd like to just be proof of what that means with the  
20 organic and the low impact and things like that. Also, if  
21 those regulations aren't met, who's monitoring it and what  
22 are the consequences if they are not met, you know,  
23 concerns like that.

24           So I guess, for me, that's just an overall gist of  
25 some of the concerns. I do very much believe that this

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2 family should be allowed to do some semblance of what  
3 they're trying do here. And I, I, I -- I'm not sure if I  
4 am coming across, you know, harsh or anything. I do think  
5 that there are compromises that can be made and I support  
6 some semblance of what they're doing. I just -- I only  
7 found out about this recently and I definitely thought I  
8 needed to speak up and ask some questions and also show my  
9 support for them being on the road. I do support them  
10 being there in some way, shape or form.

11           CHAIRMAN GREEN: If I may jump in, Ms. Hagen, you come  
12 across as sounding like a concerned community member and  
13 those comments are welcome.

14           Let me ask John. In terms of just the format, do we  
15 have to close the public hearing tonight or can we leave it  
16 open for two weeks for people actually submit their written  
17 comments?

18           MR. CAPPELLO: That's up to you. You do not have to  
19 close it on the, you know, the evening. You can allow  
20 written comments and you can, you know, provide them, you  
21 know, after the close date, provide them to the Applicant  
22 and ask the Applicant to respond, you know, prior to the  
23 next meeting if that's your ...

24           CHAIRMAN GREEN: Yeah, because I think -- I'm leaning  
25 toward, because this is a Zoom meeting and it's very hard

1 - RE: JG RESORT LLC -

2 to have an (inaudible) between the public and the  
3 applicants. And, you know, I don't even know if everybody  
4 can access the Zoom meeting. I would like to allow at  
5 least two weeks for people to also send written comments  
6 before we close the public hearing.

7 MR. CAPPELLO: I would also note, then, for, you know,  
8 anyone listening as well, that, and Kyra, correct me if I'm  
9 wrong, but we should make all the plans, all the documents  
10 that have been submitted by the Applicant, available so in  
11 those two weeks if any of the, you know, if Ms. Hagen or  
12 any of the other people speaking want to go back and look  
13 and add to their comments or modify their comments or say,  
14 Oh, gosh, my comments have been addressed, you know, now  
15 that I know what they're proposing, that would be, you  
16 know, beneficial for the Board, as well.

17 MS. PLATT: They are available. I believe the public  
18 hearing notice also said they're available for review. But  
19 they are here just in case anyone wants. They are here for  
20 you to look at. The building is open Monday through  
21 Friday, eight to 4:30. You just have to wear a mask when  
22 you come in.

23 MS. BELTRANI: And Kyra --

24 MR. CAPPELLO: Are they online at all or can we make  
25 them available online if people want to? I mean it's here.

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2 I don't ...

3           MS. PLATT: I have the pdf that I can send. I just  
4 don't know if I'm actually allowed to do that just because  
5 it's somebody's information --

6           MR. CAPPELLO: Well --

7           MS. PLATT: -- if I can legally can, but I will.

8           MR. CAPPELLO: If the Applicant has submitted the  
9 documents in pdf and we can e-mail them in pdf, I mean I  
10 think that is allowable. It's just the same as printing  
11 them out. As long as they're official documents submitted  
12 to the Board, you could e-mail them as well as --

13           MS. PLATT: Okay.

14           MR. CAPPELLO: -- print them out and send it to  
15 somebody.

16           MS. BELTRANI: Does that include consultant comments?

17           CHAIRMAN GREEN: That's what I was going to ask.

18           MS. BELTRANI: Yeah, because --

19           MR. CAPPELLO: Well, anyone -- any consultant comments  
20 that are discussed at the board and accepted by the Board,  
21 once they're discussed at a meeting they become a public  
22 document.

23           MS. BELTRANI: Okay. Yeah, because I think that a lot  
24 of the concerns brought up by Christine have been, have  
25 been addressed through the Planning Board's review.

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2           So just to let you know, Christine, that this has been  
3 -- this has been reviewed for quite some time.

4           MS. HAGEN: Yeah, I had heard that there were other  
5 meetings. I just found out recently. So again, I'm very  
6 -- you know, I'm very open to what they're doing and I  
7 don't want to limit their livelihood, but I take organic  
8 and environmental impact very seriously, particularly on  
9 Gumaer Falls Road. It's just very special with the  
10 wildlife and nature.

11           MR. CHEN: Yeah, this is Jim Chen. I mean of course,  
12 I welcome Miss Hagen, you know, the comments. We don't --  
13 we do want to point out that the new greenhouse is viewed  
14 on the current agricultural land because currently the land  
15 is being used for agriculture. It's open. It's just open  
16 field. So there is no tree cuttings to such. So that, at  
17 least, answer one of your questions.

18           And the other question you may have, you know, you may  
19 to go the town, see the documents, open legitimate  
20 questions. So obviously, our consultant. I'm honored to  
21 explain, to help him explain any question you or some other  
22 of people may have, so ...

23           MS. HAGEN: Thank you. I appreciate that.

24           CHAIRMAN GREEN: Okay. Do we have the next commenter,  
25 Kyra?

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2             MS. PLATT: Well, Christine, actually, I saw that Adam  
3 signed in. Do you know if he had any comments?

4             MS. HAGEN: Adam, can -- I don't --

5             He, he gave some. Adam and I own our cabin together.  
6 He gave me his comments before so I think we are pretty  
7 aligned on what we wanted to ask. I texted him just in  
8 case. But I think we're probably good.

9             MS. PLATT: Okay. I'm going to unmute the next person  
10 then, but just chat me; okay.

11             So the next person that e-mailed me was Lanny Molnar,  
12 and I believe I saw him on here.

13             And you are unmuted, sir. Did you want to --

14             MR. MOLNAR: I'm here. I'm here. Hi.

15             I just have to say that being the oldest resident on  
16 Gumaer Falls Road, owning the property since 1945, that  
17 Christine Hagen's comments were very well placed.

18             I'll quickly review. I have eight questions that I  
19 have to ask living with what has happened prior to  
20 Mr. Chen owning this property. And my property adjoins  
21 their property. We have 118 acres and I've had it since  
22 1945.

23             Okay. I'm going to go over the questions that I have  
24 very quickly, and all of them. And I've sent them to Kyra.  
25 So I think they need to be answered.

1 - RE: JG RESORT LLC -

2 No. 1 was exactly what vegetables are going to be  
3 grown in the four new greenhouses. I see now that it's  
4 three greenhouses.

5 I want to know what proposed additions are being put  
6 forward to the new application. Originally, for a little  
7 history, the Kims got a, the prior owners, I believe, got a  
8 grant from Cornell Extension to build a house to pack  
9 vegetables. It was not to have a sewer system and it was  
10 to have electric. And the property got subdivided and now  
11 you have bed and breakfast, okay, which increased traffic.

12 I want to know if the Town will certify the uses, the  
13 current uses of the property and are they proper and legal.  
14 They have a restaurant, they have a bed and breakfast. Has  
15 the Health Department checked them? I don't know.

16 Is the property zoned, properly zoned for bed and  
17 breakfast, restaurant, and is it properly monitored and  
18 held to the New York State Health Department guidelines?

19 Question: Is the property zoned for alcohol  
20 production and approved and operating with the guidelines  
21 of the State Liquor Authority? That was a question.

22 No. 5: Will the Town ensure that Gumaer Falls Road is  
23 monitored by the appropriate police agency for the added  
24 traffic, especially concerning life safety issues and the  
25 15 to 20 mile an hour speed limits as posted and approved

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2 by the New York State Department of Transportation? This  
3 is a back country road, it's one lane. And we've have big,  
4 huge buses go up and down and cement trucks and nobody  
5 knows.

6           Will the Town ensure that Gumaer Falls Road is -- I  
7 said that one. I'm sorry.

8           Will the extra water usage necessary to support the  
9 additional greenhouse affect the water table for the  
10 surrounding neighbors who have come to depend on it?

11          Will the runoff of extra water stated above infiltrate  
12 the groundwater and Gumaer Brook, potentially carrying  
13 fertilizers and other chemicals used to the greenhouses?

14          Has an improved, an environmental study of these and  
15 other effects been ordered, completed and available for  
16 reading?

17          Those are my questions. We've lived with this for a  
18 while. It's a 15 to 20 mile speed limit. The people from  
19 up there have sped down the road at 80 miles hour. And I  
20 had somebody come up my driveway thinking it was the road,  
21 hit a tree and wreck a Mercedes and nobody ever said  
22 anything about that.

23          So these are the questions that have to be addressed,  
24 and that's my feeling about it.

25          So I don't know about the alcohol production. Is that

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2 still going or is it not going? It was being shipped to  
3 Queens. I understand the SLA issued them a wine license,  
4 not a liquor license. I don't know if these authorities  
5 have been -- is that going to continue?

6           MR. PETERS: There's a distillery that was operated at  
7 the site by the previous owner. That's since been removed  
8 and it's no longer proposed as part of this application.

9           MR. MOLNAR: So are you saying the still is out of  
10 there?

11          MR. PETERS: I'm saying it's been removed and it's not  
12 proposed as part of this application.

13          MR. MOLNAR: Okay. That's good news because I don't  
14 know if the people that almost crashed into my house coming  
15 up the driveway were drinking or not. I don't know if they  
16 allow drinking in the restaurant. They certain do not obey  
17 any speed limits.

18          MR. PETERS: Are you referring to the residence -- are  
19 you referring to people from the site, sir? Because I  
20 think that's -- I don't think that's appropriate. I don't  
21 think you can make the claim that someone that speeds up  
22 the road is from one specific site unless you have evidence  
23 of that.

24          MR. MOLNAR: We've had evidence. We've had -- I have  
25 a police report. And if I didn't have my maple tree in my

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2 driveway, they would have been into the house. So I mean,  
3 effectively, nobody was obeying the 15 mile an hour speed  
4 limit, and they came up my driveway at 50 or 60, hit the  
5 tree, demolished the Mercedes.

6           MR. CHEN: If the individual behave like you driving  
7 the highway because the guy was speeding, followed by  
8 police, I mean what does that have to do with, I mean the  
9 property and everything else? I mean you have to blame the  
10 guy speeding, not to blame the property.

11          MR. MOLNAR: No. The people were there because the  
12 bed and breakfast and the restaurant was there.

13          MR. CHENG: That happen, I don't know.

14          MR. MOLNAR: Yeah, I don't know either. I wasn't  
15 there when it occurred.

16          MR. CHEN: Was that three years, three years ago or,  
17 you know, was it --

18          MR. MOLNAR: It was last year.

19          MR. PETERS: I don't -- I don't know, maybe John --  
20 maybe John can chime in on this. I don't know if that is  
21 relevant.

22          CHAIRMAN GREEN: Yeah. Is John muted?

23          MS. BELTRANI: Yes, John is muted.

24          CHAIRMAN GREEN: I see him.

25          MR. CAPPELLO: This give and take is not --

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2 Lanny, I'm sorry, I don't know your last name.

3 MR. MOLNAR: It's Molnar.

4 MR. CAPPELLO: You submit comments to the Board.

5 Zack, the Board will tell you what to answer and when to  
6 answer. And the same thing with you with Mr. Chen. This  
7 is our meeting. Lanny, we'll take it, we'll create a  
8 record and we'll get you the appropriate response.

9 MR. MOLNAR: Okay. Fine, as long as it's on the  
10 record.

11 MR. CAPPELLO: That's the purpose. That's the purpose  
12 of tonight, is to get these questions and concerns on the  
13 record so the Board can ask for the information, ask for  
14 the replies, do their own research, and if and when it's  
15 approved, to make sure that appropriate conditions are  
16 there to the extent the conditions can be, you know,  
17 addressed.

18 MR. MOLNAR: Okay.

19 CHAIRMAN GREEN: A point of information. These  
20 meetings are transcribed. The transcripts are available  
21 online. We just approved the June minutes which means that  
22 they will be online. And this is also being recorded.

23 MR. MOLNAR: Well, that's good to know.

24 CHAIRMAN GREEN: Kyra, next.

25 MS. PLATT: So the next person I have was Frank Roosa.

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2           It's Linda Roosa. I'm not ...

3           CHAIRMAN GREEN: I think she's still muted.

4           MR. ROOSA: Hello. Can you hear me?

5           MS. PLATT: Yes.

6           MR. ROOSA: Hi. So I live at -- this is Frank Roosa.  
7 I live at 126 with my mother Linda. So I share a lot of  
8 the same concerns with the other residents that stated in  
9 the meeting.

10           I guess my main concern is just the infrastructure  
11 leading up to JG Resorts. I mean it's a single lane road.  
12 It's in very poor condition as it is. So if we're going to  
13 have three greenhouses and a lot of vegetables and  
14 agricultural equipment, I'm assuming that's going to mean  
15 tractor trailers, larger industrial vehicles. I don't know  
16 if the road is able to handle all this traffic. If a  
17 tractor trailer is coming one way or a big vehicle, a box  
18 truck, whatever it is, and you have a resident going the  
19 other way, there's really not that much room to get around.  
20 So my main concern is what is going to be the traffic, will  
21 the road be able to handle this increased traffic.

22           CHAIRMAN GREEN: Zack, do you have a comment?

23           MR. PETERS: Yes. So there's -- there's no tractor  
24 trailer trucks that are going to be proposed to access the  
25 site. The owners are growing the vegetables primarily for

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2 their use and then they're going to have just small, I  
3 think a box truck would be the absolute biggest vehicle  
4 that would be involved. More likely, it's just going to be  
5 a small van or something of that nature that would come in  
6 once a week to take vegetables from the site. So we're not  
7 -- there's not going to be a whole bunch of added traffic  
8 as a result of this, of this application.

9 MR. CHEN: Yes. One item I would have like to add to  
10 Zack's comment is we own a restaurant in Queens. So  
11 probably, you know, if we got any vegetables, as they grew,  
12 they would probably be used by their own restaurant. So  
13 it's not something like, I don't know how much they do,  
14 like a massive, massive production type of thing.

15 MR. ROOSA: Just to me, 326 foot by whatever it was  
16 greenhouses, that's going to yield quite of produce and I  
17 don't think one van, two vans or a box truck is going to be  
18 the minimum required to transport it. That's even a lot of  
19 vegetable or produce and we don't even know what these  
20 vegetables are. But that's a different argument. I don't  
21 think it's going to be one box truck.

22 CHAIRPERSON GREEN: Okay. Any other comments?

23 MR. CHEN: Well, the comments is this land that has  
24 the ten acres was agricultural land before. So I would  
25 make some kind of, like, if there is, there's no greenhouse

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2 whatever. So we had ten acres of vegetables grow. So  
3 people might have (inaudible) years ago rather than now.  
4 That's my argument.

5           MR. ROOSA: I mean I have seen large trucks go up the  
6 road many times. I've even seen buses going up and down  
7 the to your property, and that's been going on for years  
8 and years. And plus, these greenhouses, I'm sure, are  
9 going to have much higher yield than a field would.

10          MR. CHEN: Well, something did by the previous owner  
11 does not mean --

12          MR. CAPPELLO: Once again, once again, comments are  
13 made to the Planning Board Chair. The Planning Board Chair  
14 will tell when he wants an answer here or what we'll want  
15 in writing.

16          CHAIRMAN GREEN: I really want to see all of these  
17 comments in writing so that we can address them all.

18           Okay, we will get back to you.

19          MR. ROOSA: Okay.

20          CHAIRMAN GREEN: Kyra.

21          MS. PLATT: The last person that I received  
22 information from was Angela Platt. I'm not sure if either  
23 of these two phone numbers are her. One is -- I'm not sure  
24 whose number this is. But she did fax me her questions.  
25 I'm just going to read those in.

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2           "I, Angela Platt, agree with Mr. Molnar's concerns.  
3 My house location is 261 Gumaer Falls Road, Wurstboro,  
4 New York, 12790.

5           "I have a few more concerns I would like to add to  
6 record. Only one road to get in or out for everyone,  
7 including emergency crews.

8           "I do not believe that Gumaer Falls Road is legally  
9 wide enough for commercial use, ingress and egress.

10          "United States Postal Service will not deliver mail on  
11 road because it is considered a dangerous road. School bus  
12 will also not drive up or down roadway for some reason.  
13 County Waste will also not pick up garbage on road.

14          "I'm also concerned about mud slides into my backyard  
15 and endangering my house and occupants. Will they carry a  
16 million dollar rider on my home and property and/or  
17 injuries if this was to occur, et cetera?

18          "Thank you for your time and attention."

19          So everybody who spoke, everybody who didn't speak but  
20 still have questions, Lorry had mentioned it earlier that  
21 he wants to leave it open for about two weeks for you to  
22 send us your questions in writing. You can either drop  
23 them off, mail them into us or you can send them to our  
24 e-mail. That way, we have everything in writing.

25          MR. CAPPELLO: Lorry, do you want to set a date

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2 certain? So today is the 14th. By the 28th, at the end of  
3 business, we want anyone to submit any written comments.  
4 Therefore, we will -- the Board can consider them and we'll  
5 also refer those comments to the Applicant and ask the  
6 Applicant to prepare a response in advance of the meeting,  
7 on the August meeting, whatever the second Tuesday in  
8 August is. And at that time the Board can consider all the  
9 comments and all the responses.

10 CHAIRMAN GREEN: Okay. So I need a motion for that?

11 MR. CAPPELLO: I would just -- well, if the Board -- I  
12 mean the options are you can hold the public hearing open  
13 to your next meeting or you can close the public hearing  
14 except for the submission of written comments to the end of  
15 business on the 28th.

16 CHAIRMAN GREEN: In my --

17 BOARD MEMBER GOODMAN: So --

18 CHAIRMAN GREEN: Go ahead, Alex.

19 BOARD MEMBER GOODMAN: I was going to say I agree with  
20 the latter there. Just close it and then just keep it open  
21 for the written for the two weeks.

22 CHAIRMAN GREEN: Okay. Any other board members?

23 I note that Rich has joined us also, but he's muted.

24 MR. GLISSON: I'm unmuted.

25 I think that Alex has the right idea. Let's close

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2 this portion and leave it open for two weeks and people can  
3 communicate if they want to weigh in.

4             CHAIRMAN GREEN: Okay. Randy?

5             ALTERNATE BOARD MEMBER ROCHE: I'm good with that.

6             CHAIRMAN GREEN: Okay. Mort.

7                                 (No verbal response.)

8             CHAIRMAN GREEN: I saw his lips move.

9             MS. PLATT: He's unmuted. I don't know if he's got  
10 audio.

11            CHAIRMAN GREEN: Okay. Are there any other members of  
12 the public who had written in, sent in e-mails, that are  
13 out there that want to make comments? Use the chat  
14 function to please let Kyra know.

15                                 (No verbal or chat response.)

16            CHAIRMAN GREEN: Anyone?

17            MS. PLATT: Got nothing.

18            CHAIRMAN GREEN: Okay. All right. Well, I agree with  
19 that, also. So can we have a motion, then, to close the  
20 public hearing but to allow written comments that we must  
21 receive, by July 28th, that will be part of the record,  
22 that we will provide to the Applicant, the Applicant's  
23 representative, so they can prepare a response for the next  
24 meeting?

25            BOARD MEMBER GOODMAN: So moved.

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2           CHAIRMAN GREEN: Alex. Second?

3           BOARD MEMBER GLISSON: Second.

4           CHAIRMAN: Okay. Rich seconds.

5           All in favor?

6           BOARD MEMBER GOODMAN: Aye.

7           BOARD MEMBER STAROBIN: Aye.

8           BOARD MEMBER COLLIER: Aye.

9           BOARD MEMBER GLISSON: Aye.

10          ALTERNATE BOARD MEMBER ROCHE: Aye.

11          CHAIRMAN GREEN: Aye.

12                               (No verbal response.)

13                               (The motion was approved and carried.)

14          MR. CAPPELLO: Just a couple things I would just put  
15 to the Board's attention and to the consultants.

16          The traffic issue and the status of the road, I think  
17 we, you know, we brought that up before and asked for the  
18 highway super look at it. My understanding is that it is a  
19 town road and the Town should be maintaining it which means  
20 the town police could enforce the speed limit and traffic  
21 on that road since it is a town road. So that may be, you  
22 know, calling them and just acknowledging that.

23          And then I have no idea with the size of this  
24 greenhouse how they relate to the production of vegetables  
25 and how, you know, how much produce can be, I guess

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2 produced from these things, but that might be if we could  
3 get some information on that, a way to determine the usage  
4 on site versus how many trucks may be off and on site, you  
5 know, delivering them. And I have no idea.

6           As far as pesticide use, I think, you know, we would  
7 have to tie any concerns in to features on the site, if  
8 there is a brook where pesticides can go, because  
9 agricultural production, once it qualifies as agricultural  
10 productions, Ag and Markets determines what is, you know,  
11 safe and sound agricultural practices in New York State.  
12 But if there is a significant resource that we need to  
13 protect, we would have to tie in to this particular piece  
14 of property.

15           Also, I'm not sure within a greenhouse what the  
16 difference of what type of vegetable you grow in there,  
17 what it would have on the environmental features. If it's  
18 in a greenhouse and they're in boxes, whether it's lettuce,  
19 radishes, onions or whatever, how that would. So I'd be  
20 interested in knowing what the concern is there and how one  
21 vegetable may have different environmental impacts than  
22 another vegetable within a greenhouse because, once again,  
23 once you are an agricultural production it's usually Ag and  
24 Markets who would control that. So we just have to be --  
25 you know, we can ask for the information, we just have to

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2 be careful how we use it.

3           MS. BELTRANI: John, I just would like to point out  
4 that there is a map note on the site plan, and this is also  
5 for Zack's note as well, but it says: The greenhouses are  
6 not intended for commercial produce, profit and/or sale.  
7 We had had that question early on in this, in this process.  
8 It's concerning to me that now we're talking about moving  
9 produce off site. It was my understanding that the gardens  
10 were intended for on site use. So I would like to see that  
11 clarified and consistent at the next meeting.

12           MR. CAPPELLO: Right. Yeah, I think the question is,  
13 and the one gentleman, I think Mr. Roosa did raise it, I  
14 don't know the size of these greenhouses versus how much  
15 --

16           MS. BELTRANI: What the yield is.

17           MR. CAPPELLO: -- what the yield would be, whether  
18 it's -- you know, I think that's probably, you know, better  
19 to, you know, to concentrate, to make sure that's how we  
20 would know it's either going to be used on site and traffic  
21 would be there because otherwise, it's, you know, we'll  
22 have to be very crafty in writing a condition that is  
23 enforceable --

24           MS. BELTRANI: Right.

25           MR. CAPPELLO: -- and, you know, doesn't give the

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2 building inspector ajida. If there is one van a week, is  
3 that acceptable versus trucks going back and forth.

4 CHAIRMAN GREEN: Yes, so I just wanted to just mention  
5 to the public who have come out tonight and speak, but one  
6 of the reasons for having public hearings is to bring to  
7 the attention of the Board issues that we may not have  
8 thought of. And I will tell you, as you're probably  
9 hearing from the discussions now, we need to find out more  
10 about the traffic. Supervisor Lybolt and I actually  
11 traveled up and down the road just to go and look at it.  
12 And quite honestly, you see the pictures on the map, but  
13 until you've gone down that road, it's a really narrow road  
14 and it isn't terribly well paved in some areas. And that's  
15 a concern that I would have. The pesticides, as well. As  
16 one of the speakers pointed out, water flows downhill. So  
17 these are things I think that in our investigation so far  
18 we really haven't fully investigated and things are going  
19 to be needing answers.

20 Can we go through the consultant remarks? Because I  
21 know that they prepared them for tonight and I'd just like  
22 to go through them. If so, Larry.

23 MR. PAGGI: Okay. Thank you. Sure.

24 Before we even get started with my remarks, there was  
25 something that Lanny had mentioned. Lanny, I'm sorry, I

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2 don't know your last name. But Zack, I'll just ask you to,  
3 when you respond when you get these comments, to just try  
4 to give some clarification. Lanny mentioned that there was  
5 a subdivision that was performed, and yet there's no  
6 indication anywhere on this map or on these plans of any  
7 type of a subdivision. So maybe just take a look at that  
8 comment and try to, you know, dig, you know, dig to the  
9 bottom of that and see what that might have been all about.

10           So going to our comments, we had several comments that  
11 have been addressed. The three that remain somewhat open  
12 are just a request that the statement that Zack made about  
13 the grades be added, that statement be added as a note to  
14 the site plan, that the driveways are consistent. It's a  
15 pretty standard comment. That we get the Health  
16 Department, the DOH's approval, before the Chairman sign  
17 the map, and it appears that they're well on their way to  
18 accomplishing that.

19           The last comment that's partially satisfied is very  
20 pertinent to the discussions this evening, and that is the  
21 road. We brought up at the last meeting, at the prior  
22 meeting, that the town road ends, appears to end in the  
23 center of this property, and the question relative to the  
24 need for dedication of some sorts still needs to be  
25 addressed. I think we talked about possibly having a

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2 center line established and then doing a, you know, a  
3 general width.

4           John, I don't know if you want to add any to that  
5 comment. But it sounds like that might be -- that might  
6 something is that we -- Zack, that may play in a little bit  
7 with how we address these other comments relative to use  
8 and any additional traffic. But definitely, the ownership  
9 of the road I think needs to be clarified, the limits of  
10 the ownership, the responsibilities, where they occur and  
11 where they end.

12           The last thing that I'd like to could just close with  
13 was we actually have stated as the satisfied comment, early  
14 on in this project we received architectural plans and on  
15 those architectural plans it indicated a seating capacity  
16 of 73 people in the dining area. And through the continued  
17 review of his project, it's been clearly stated that the  
18 maximum use is four residents, two units with two bedrooms  
19 each, and possibly two employees. You know, the fact that  
20 the architect seems unwilling to remove that note that  
21 there's an occupancy, an allowed occupancy of 73 on his  
22 plan is something that's a bit beyond my area of review.  
23 So I had stated that they've satisfied that, I just want to  
24 make the Planning Board aware, by providing a table that  
25 stipulates that the maximum occupancy of the building is

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2 actually intended to be, you know, four, four overnight  
3 residents at any given time and possibly two part-time  
4 employees. So, you know, given the length of these other  
5 comments about the production of the vegetables and  
6 everything else, I just to want to share that with Board  
7 for your consideration.

8 I don't think that there's any comments or questions  
9 on those outstanding items, but that's pretty much our  
10 review.

11 CHAIRMAN GREEN: I actually had a question about that.  
12 So I don't understand, also, why they don't want to remove  
13 these 73 people from the plan. I understand the response  
14 was it had something do with just the calculation, that it  
15 wasn't really all that pertinent.

16 And the other thing is having now gone and taken a  
17 look at that, the whole, the 50 feet, is there an objection  
18 to that also?

19 MR. PAGGI: Say that again. I didn't hear the last  
20 part of that, Lorry.

21 CHAIRMAN GREEN: Is there an objection by the  
22 Applicant about the right-of-way being 50 feet?

23 MR. PAGGI: Oh, I don't know.

24 MR. CAPPELLO: Lorry, the Applicant would only be able  
25 to grant what the Applicant owns. So they can give an

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2 offer -- we could ask for an offer of dedication --

3             CHAIRMAN GREEN: Right.

4             MR. CAPPELLO: -- you know, to 50 feet so in the  
5 future, you know, if the road needs to be widened. But  
6 that has growth inducing aspects and other aspects. It's  
7 good to have in your pocket, but there's other aspects you  
8 might want to look at if you allowed that because while it  
9 would make it easier to drive on a 50 foot road --

10            CHAIRMAN GREEN: Okay.

11            MR. CAPPELLO: -- you would also drive much faster and  
12 more cars would use it, you know. So watch out what you  
13 wish for, you just might get.

14            CHAIRMAN GREEN: I was just curious as to where the 50  
15 foot suggestion came from.

16            MR. CAPPELLO: That's usually the standard of what you  
17 ask for so a town has, you know, it in their pocket.  
18 That's the usual width of a town road with shoulders and  
19 drainage and ...

20            CHAIRMAN GREEN: Okay.

21            MR. PAGGI: That's actually in our newly adopted road  
22 specifications, Lorry.

23            MR. CAPPELLO: Yeah.

24            CHAIRMAN GREEN: Okay. Because there's apparently, on  
25 that road, there's, you know, one end of it is hanging.

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2 There's a cliff. I don't know that you can actually build  
3 a road 50 feet wide for the portion that is in what they  
4 own. As I said I was -- I took a walk to find out because  
5 the signs are posted as to at what point it's actually JG  
6 Resort's property versus at what point it's someone else's  
7 property, and it's several hundred feet of just a very  
8 narrow. I actually got out and measured it. I think it  
9 was like 15 feet at one point. And to actually ask for 50  
10 feet, you'd be hard pressed to do that. So I was just  
11 curious as to where 50 feet came from. So then I  
12 understand it's just a standard.

13           MR. PAGGI: Well, and it's not just a standard. Fifty  
14 feet is not even -- it's not the road. Generally, the road  
15 width is not much more than 20, 22 feet.

16           CHAIRMAN GREEN: Okay.

17           MR. PAGGI: The balance is really there for shoulder  
18 area, for grading, guide rail if you need it, retaining  
19 wall if you need it. You know, basically just for  
20 ownership.

21           CHAIRMAN GREEN: Okay. Yeah, I agree. You know, make  
22 the road 50 feet wide, you're just encouraging more traffic  
23 and speed.

24           MR. PAGGI: Yeah.

25           CHAIRMAN GREEN: So ...

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2           MR. PAGGI:  There aren't many -- I don't know if  
3 there's any 50 feet wide roads in the Town of Mamakating  
4 except maybe Route 17.

5           CHAIRMAN GREEN:  Okay.

6           BOARD MEMBER GOODMAN:  Larry, your comments about the  
7 73 person occupancy, a building that size, do those numbers  
8 work out?  I mean looking at the plans, it doesn't look  
9 like that large a room or that it would be able handle that  
10 kind of occupancy.

11          MR. PAGGI:  Alex, my understanding is the architect  
12 used probably a square footage analysis about how many  
13 people per square feet you're allowed to put in a dining  
14 area.

15          BOARD MEMBER GOODMAN:  Right.

16          MR. PAGGI:  That would be my guess how he calculated  
17 that.  And that's all well and good, but I mean I think it  
18 has a tendency to connotate that if 73 people is the number  
19 then 73 people are anticipated.  So I mean our preference,  
20 I think all along, was that, not that they change the size  
21 of the dining room, but just remove the note.  So -- but I  
22 don't know that that architect is available.

23          BOARD MEMBER GOODMAN:  But that doesn't --

24          MR. PAGGI:  Zack wants to weigh in, too, but he's  
25 muted, so ...

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2           BOARD MEMBER GOODMAN: That occupancy doesn't -- that  
3 number doesn't infer that they're allowed that many people,  
4 does it? Or does it limit? Does the building itself  
5 limit, or the use that we are giving them allow --

6           MR. PAGGI: Well, the site plan --

7           BOARD MEMBER GOODMAN: -- that type of use?

8           MR. PAGGI: The site basically limits it.

9           MR. CAPPELLO: They would be allowed to use it per  
10 New York State Building Code occupancy required.  
11 Seventy-three people could go in that building, according  
12 to the architect we have, without, just like Town Hall has  
13 a occupancy, whatever our occupancy is and now with COVID  
14 we divide it by four or whatever. But -- so that's what  
15 the building code occupancy. Site plan and special permit  
16 requirements will be different. That's enforceable, as  
17 well. That's where I think, you know, everything. Because  
18 this is an existing building.

19           BOARD MEMBER GOODMAN: Right.

20           MR. CAPPELLO: So, you know, we can't really reduce  
21 the building. So if the Applicant is basing all of its  
22 environmental studies and we're basing everything that we  
23 are considering on a projected occupancy that the Applicant  
24 is saying they will limit it to, what we would have to then  
25 do is make sure we craft an approval that has those

1                   - RE: JG RESORT LLC -

2 conditions in and has them in a method that's easy to  
3 enforce because a building that fits 73 people can fit 73  
4 people. So, you know, to have, to call the building  
5 inspector to count whether there's 22, you know, in there  
6 and have a violation is something we're going to have to  
7 give special consideration to, to make sure that it's, you  
8 know, that approval is easy enough to enforce so we don't  
9 face this. Not that it be would this applicant, future  
10 applicants who, you know, someone buys the property or uses  
11 it or is there and invites some friends over, you know,  
12 whatever. So we want to make sure we work really hard to  
13 make sure it's clear on the record and very enforceable.

14           MR. PETERS: I think what John said about the building  
15 code is correct. I'm not -- again, I'm not an architect  
16 either, but my understanding is that that's a calculation  
17 that needs to be on there. It's something that they  
18 require on their plans. As we've stated multiple times,  
19 you know, at the meetings, in the narrative, on the plans,  
20 73 people occupancy is not proposed. So I understand the  
21 Board's concerns, but I think, you know, the architect  
22 added that occupancy, proposed occupancy note, onto their  
23 plan, as well, just to try to make that doubly clear,  
24 so ...

25           MR. PAGGI: Okay. So let's just jump back to one of

1                                 - RE: JG RESORT LLC -

2     Adriana's comments so the Planning Board understands  
3     everything, too. I think the size of the dining facility,  
4     and Zack, maybe you could speak to this, as well, is to  
5     accommodate not just the day guests, but the overtime, the  
6     overnight guests. But there's also going to be day  
7     visitors that come to this site. I think Adriana had in  
8     her comment letter that as many as 20 people a day might  
9     be, you know, might be visiting.

10            MS. BELTRANI: Right.

11            MR. PAGGI: So the architect is saying that, you know,  
12     if they were to all, you know, say there's a storm outside  
13     and they were all to run inside and congregate in that, in  
14     that area, they would certainly be able to legally do so  
15     because there's an occupancy limit of 73 people. So, you  
16     know, John -- I think what John is saying is that, you  
17     know, with the understanding that the dining facility  
18     allows something like that to occur, we just need to, if  
19     there's going to be approval considered, understand, you  
20     know, what the Planning Board is permitting and how can  
21     they realistically enforce it if they need to do so.

22            CHAIRMAN GREEN: Okay.

23            MS. PLATT: I think Mort wanted to talk, but I'm not  
24     sure.

25            CHAIRMAN GREEN: Okay. He's muted.

1                               - RE: JG RESORT LLC -

2           MS. PLATT: His --

3           CHAIRMAN GREEN: Okay.

4           MS. PLATT: Did you want to speak, Mort?

5           BOARD MEMBER STAROBIN: No. My question was answered  
6 before I was muted.

7           MS. PLATT: Okay.

8           BOARD MEMBER STAROBIN: Thank you.

9           CHAIRMAN GREEN: Okay. So Adriana, so Adriana, you  
10 want to say --

11          MS. BELTRANI: Yes.

12          CHAIRMAN GREEN: -- your comments.

13          MS. BELTRANI: Sure, yeah. I hope that the biggest  
14 takeaway from the planning side of my most recent memo was  
15 related to the occupancy, that it should be clearly stated  
16 in the special use permit that the Town is granting exactly  
17 what the use is. And that includes -- that includes all  
18 ancillary activities. And so, you know, there are notes on  
19 this site plan that can be, and I would look to John also  
20 to make sure that the crafting of the resolution is, you  
21 know, does the job, but there are notes on here that state  
22 things that we've gone over many times. Facilities and  
23 property will be open year-round for 20 day use guests with  
24 the primary activities being fishing, hiking, badminton,  
25 volleyball and horseshoes.

1                                   - RE: JG RESORT LLC -

2           The dining facilities will primarily be for the  
3 overnight guests, but minor refreshments and snacks may be  
4 available to day use guests.

5           I would just, to Lanny's earlier point, please clarify  
6 whether alcohol is being served. It didn't even occur that  
7 that would be the case, but please do clarify that. It's a  
8 good point.

9           And so -- yeah, and so for -- in terms of overnight  
10 guests, right, we're looking at four, four overnight guests  
11 being permitted through the use of two bedrooms on site,  
12 and then two part-time employees which come and go, and  
13 then the permanent residents. So that's an occupancy that  
14 we have been speaking with the applicants about. But  
15 again, in light of some of these comments, just  
16 cross-reference the note that you put in there and make  
17 sure that they are consistent with what you have said that  
18 at this public hearing.

19           We also, early in this process, did discuss the bus  
20 traffic on Gumaer Falls Road. And there is a note on this  
21 site plan already, because we did discuss it, that  
22 customers will only access the site through cars, vans or  
23 small bus style vehicles having a single axle, carrying a  
24 maximum of 15 passengers, having a total gross weight of  
25 less than 10 tons, a length of less than 288 inches and a

1                                   - RE: JG RESORT LLC -

2 width of less than 80 inches. Full size buses, commercial,  
3 school or otherwise, are prohibited to the permits of this  
4 special use permit.

5           So again, that could be included in the language of  
6 the special use permit. And again, the Applicant should  
7 confirm that that is the case. And just follow up with us  
8 on that box truck thing because we were under the  
9 impression that the majority of the traffic would dedicated  
10 to resort users.

11           I mean other than that, from an environmental  
12 perspective, the site isn't actually proposing to clear any  
13 existing vegetation. None of the -- you can see the tree  
14 line on the site plan, and the new development is proposed  
15 within that tree line. So per the state environmental  
16 quality review we do not have too many concerns with regard  
17 to, no disturbance to the Indiana bat and other endangered  
18 species or threatened species, according to New York State.

19           Also, due to the size of the agricultural use, as well  
20 as the way that it was conveyed to us to be for on site  
21 purposes only and because it's a greenhouse and it's a very  
22 controlled setting and surrounded by 180 acres of forest,  
23 we were not all that concerned about fertilizer and  
24 pesticide use, but I do think that since it was brought up  
25 by the Applicant, that that should also be discussed. Or

1 - RE: JG RESORT LLC -

2 I'm sorry, not by the Applicant, by the public.

3 So on that note, you know, I had prepared a Part 2 EAF  
4 and a draft Negative Declaration of Significance under  
5 SEQRA. This is an unlisted action under SEQRA. And so the  
6 Board can review that Negative Declaration and the Part 2  
7 at this meeting and approve it or you can wait until the  
8 next meeting until comment responses are received and the  
9 public hearing is formally, written comments are formally  
10 concluded. But, you know, keeping in mind that this public  
11 hearing is specifically for the special use permit approval  
12 and you would not be approving the special use permit at  
13 this meeting.

14 CHAIRMAN GREEN: I missed the last few words. You  
15 sort of faded out.

16 MS. BELTRANI: Oh, I'm sorry. I was saying that the  
17 public hearing, the purpose of the public hearing is for  
18 the special use permit.

19 CHAIRMAN GREEN: Right.

20 MS. BELTRANI: And so you wouldn't be approving the  
21 special use permit at this meeting.

22 CHAIRMAN GREEN: Right.

23 MS. BELTRANI: But we would probably recommend that  
24 you do that at the next meeting after the public hearing  
25 comment period is closed. However, adopting or reviewing

1                               - RE: JG RESORT LLC -

2 the Negative Declaration at this meeting is up to the  
3 Board.

4           CHAIRMAN GREEN: I would be inclined to want to do it  
5 at the next one just because I want -- the public has made  
6 the effort to come out and attend the meeting and send in  
7 their comments and, you know, I'd like to consider them.

8           MS. BELTRANI: Got you. No problem.

9           CHAIRMAN GREEN: Okay. Any of the board members have  
10 comments on that?

11           BOARD MEMBER GOODMAN: I don't know that it's  
12 necessary. As she was saying, that it really doesn't have  
13 any impact on the, going forward with a Neg Dec. I think  
14 we can clear it up, all that, at this point. But if you  
15 want to wait, I don't know that -- I don't see any harm in  
16 it.

17           CHAIRMAN GREEN: Okay.

18           MR. CAPPELLO: Just for the Board's edification, you  
19 could, next month, if you determine, you could grant the  
20 Neg Dec and then go right into an approval if that's what  
21 you --

22           MS. BELTRANI: Yes --

23           MR. CAPPELLO: It wouldn't delay the --

24           MS. BELTRANI: Yeah, it's not going to delay it.

25           MR. CAPPELLO: It wouldn't delay the ultimate

1 - RE: JG RESORT LLC -

2 resolution on this matter unless something comes up that,  
3 you know, hasn't been addressed or anything. But, you  
4 know, I think it ...

5 CHAIRMAN GREEN: Yeah. I mean I, for one, would just  
6 like a little bit of clarification on the pesticides. So  
7 if we're going to declare a Negative Declaration, that, to  
8 me is -- I don't know that it is a big deal. It's just --  
9 it's something that never really occurred to us. And it  
10 may not be a deal. I would just like to take the time to  
11 find out. Okay?

12 BOARD MEMBER GOODMAN: Okay.

13 CHAIRMAN GREEN: Anyone have comments, any other  
14 comments?

15 (No verbal response.)

16 CHAIRMAN GREEN: Okay. So we can move on to the next  
17 item on the agenda.

18 MR. PETERS: Can I have just one quick question,  
19 Mr. Chairman?

20 CHAIRMAN GREEN: Sure.

21 MR. PETERS: So we'll wait and you guys will send us  
22 the written comments --

23 CHAIRMAN GREEN: Yes.

24 MR. PETERS: -- following the 28th? Okay.

25 CHAIRMAN GREEN: Yes.

1 - RE: JG RESORT LLC -

2 MR. PETERS: And we'll plan on being back on for the  
3 meeting in August.

4 CHAIRMAN GREEN: August 11th. Yes, it's August 11th.

5 MR. PETERS: Okay, great. Thank you very much.

6 CHAIRMAN GREEN: And again, the comments of the people  
7 from the public that came up, it's incumbent on you to make  
8 sure you send us those comments. Okay? We're allowing two  
9 weeks so we can have them in writing.

10 All right. Next item on the agenda --

11 MS. PLATT: Lorry.

12 CHAIRMAN GREEN: Yes. Did you have to close this  
13 public hearing, or no?

14 CHAIRMAN GREEN: Yeah, we closed it.

15 BOARD MEMBER GOODMAN: We did.

16 CHAIRMAN GREEN: We closed it and then we're allowing  
17 until July 28 for public, for written comments.

18 MS. PLATT: Okay. Hold on. Sorry.

19 MS. BELTRANI: Kyra is there a way for you to send a  
20 chat to everyone participating in this meeting right now,  
21 maybe containing the e-mail address that they can send  
22 their comments to?

23 MS. PLATT: Rosemary, did you want to say something?

24 STENOGRAPHER: I believe you took a first and second.  
25 I don't know that you actually took a vote to close the



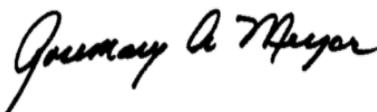
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REPORTER'S CERTIFICATION

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 Resorts 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: August 7, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM  
PLANNING BOARD MEETING  
----- X  
Olga & Elizabeth Horvath  
9-Lot Subdivision - Extension  
Tax Map Section 27; Block 2; Lot 22  
Burlingham Residential Zone  
----- X

Town Hall  
Town of Mamakating  
July 14, 2020  
8:10 P.M.

PLANNING BOARD MEMBERS :

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

Also Present: Frank Nutt, Jr.,  
On behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: OLGA & ELIZABETH HORVATH -

2           CHAIRMAN GREEN: Okay. Okay. So moving to the next  
3 item on the agenda, the extension for Olga and Elizabeth  
4 Horvath, nine-lot subdivision. The property is located on  
5 Burlingham Road, Tax Map Section 27; Block 2; Lot 22. The  
6 property lies in the Burlingham Residential Zone and it  
7 involves 23.6 acres.

8           I think that's Frank. That's Frank.

9           MR. NUTT: Can you hear me?

10          CHAIRMAN GREEN: Yes.

11          MR. NUTT. Good. Very good.

12          I come before you. We were last before you in  
13 November and we were granted a six month extension on our  
14 preliminary approval. We needed to go to the Town Board  
15 and take care of some things like the drainage district and  
16 things like that. In December we did go to them and those  
17 were taken care of. I believe all of that has been filed  
18 with the town attorneys.

19          Basically, the time of the year and our COVID-19  
20 pretty much put a hold on us from February on. So  
21 basically, we're back before you tonight to ask you for  
22 another six month extension on preliminary approval.

23          And just basically, we are moving forward. A couple  
24 of things. We are in discussions with the Town Board,  
25 after speaking with Mr. Cappello, in regards to the piece

1                   - RE: OLGA & ELIZABETH HORVATH -  
2 of property that we're, I'm not going to use the word  
3 negotiating, but we're offering to the Town. He had  
4 mentioned they weren't a hundred percent whether they  
5 wanted to just take the property or take an easement on it.  
6 We're open for anything. I will go back to the Town Board  
7 next month and try and clarify that so there's no other  
8 open issues. But basically, again, tonight, we're just  
9 looking to extend our preliminary approval, and for another  
10 six months. And we are looking to move forward. We're  
11 starting to move equipment on the site. So we will be  
12 looking to meet with the town engineer and Mrs. Grass to do  
13 a pre-construction meeting, hopefully, relatively soon.  
14 And that's basically where we are.

15           CHAIRMAN GREEN: Okay. Any board members have  
16 comments?

17           BOARD MEMBER GOODMAN: I can't believe it's six months  
18 already.

19           MR. NUTT, JR.: It's like overnight.

20           BOARD MEMBER GOODMAN: Yeah.

21           CHAIRMAN GREEN: I think the last six months is really  
22 just a loss to everybody.

23           MR. PAGGI: Frank, Larry Paggi here. Do we have -- do  
24 we have SPDES coverage? Do we have MS4 coverage in place?

25           MR. NUTT, JR.: Yes, we are. We are currently in

1                   - RE: OLGA & ELIZABETH HORVATH -

2 place with that, as we have been for a couple of years.

3           MR. PAGGI: Okay. Thank you.

4           MR. CAPPELLO: I just -- I did get a package of  
5 information from the attorney with all the offers of  
6 dedication and drainage. I'm going to share that with  
7 Larry to make sure, you know, all the descriptions and  
8 everything is kosher.

9           Larry, I don't know when you talk about MS4, we may  
10 need a stormwater agreement for this, as well as. It's A  
11 subdivision, but I still think we -- I don't know. We have  
12 the drainage agreements but I don't know if, for the actual  
13 storm, before the -- if they want to grade, start grading  
14 and building the road at preliminary, if we need to make  
15 sure something's in place. So we'll have to ...

16           MR. PAGGI: Were we doing a drainage district for  
17 this, John?

18           MR. CAPPELLO: The drainage district was formed.  
19 That, that, I know.

20           MR. PAGGI: So then --

21           MR. CAPPELLO: So I guess --

22           MR. PAGGI: Yeah, there shouldn't be any agreements  
23 beyond that, then, I wouldn't --

24           MR. CAPPELLO: All right. Yeah, so that was done in  
25 December.

1                   - RE: OLGA & ELIZABETH HORVATH -

2           MR. PAGGI: Yeah, I'll look.

3           MR. NUTT, JR.: We do have a very -- we do have a very  
4 comprehension stormwater management plan --

5           MR. PAGGI: Right.

6           MR. NUTT, JR.: -- and that has been filed. So we, of  
7 course, will follow that to the letter. And one of the  
8 first things on that is to meet with the town engineer and  
9 everyone to, you know, on a pre-construction basis, to move  
10 forward with that.

11          MR. PAGGI: Right. There's been a lot of water either  
12 over the dam or under the bridge to look at. So just a  
13 refresher and bringing everything back to the surface will  
14 be helpful.

15          CHAIRMAN GREEN: Okay. Anybody else have any  
16 comments?

17                   (No verbal response.)

18          CHAIRMAN GREEN: All right. So I have a motion to  
19 extend this application for, I guess the permit for another  
20 six months.

21          MR. CAPPELLO: Yeah. I only question, Lorry, and I  
22 don't know, Kyra, if you had the information, this was on  
23 last month and we extended it a month because we didn't  
24 want it to, you know, expire and COVID. So do we just want  
25 to make sure that it's six months running from today versus

1                   - RE: OLGA & ELIZABETH HORVATH -  
2 six months running from when it may have expired just to,  
3 you know, to make it easier.

4           CHAIRMAN GREEN: Okay.

5           MR. CAPPELLO: So let's just make sure we have clear  
6 on the record that we're granting it a six month extension  
7 from July 14, 2020, so it would run 'til January '21, to be  
8 able to meet in person.

9           CHAIRMAN GREEN: Okay. Okay. So do I have a --

10          BOARD MEMBER GOODMAN: I'll make the motion. Alex.

11          CHAIRMAN GREEN: Alex.

12          Second?

13          BOARD MEMBER GLISSON: Second.

14          CHAIRMAN GREEN: Who was that? Was that ...

15          BOARD MEMBER GLISSON: It's Rich.

16          CHAIRMAN GREEN: Rich.

17          Okay. All in favor?

18          BOARD MEMBER GOODMAN: Aye.

19          BOARD MEMBER STAROBIN: Aye.

20          BOARD MEMBER COLLIER: Aye.

21          ALTERNATE BOARD MEMBER ROCHE: Aye.

22          CHAIRMAN GREEN: Aye.

23          Anyone opposed?

24                   (No verbal response.)

25                   (The motion was approved and carried.)

1                   - RE:  OLGA & ELIZABETH HORVATH -

2           CHAIRMAN GREEN:  Okay.

3           MR. NUTT, JR.:  Just for a point of reference, we will  
4 be coming in in the next couple of months to get back with  
5 you for either conditional or for final approval.

6           And I appreciate the Board, you know, allowing us to  
7 extend preliminary approval, but it will be -- it won't be  
8 very long before we will be asking for that.  So thank you  
9 very much.

10          CHAIRMAN GREEN:  Okay.  You're welcome.

11                               (Time noted:  8:17 p.m.)

12                               \* \* \* \* \*

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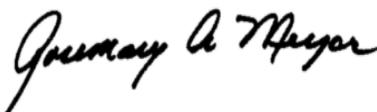
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REPORTER'S CERTIFICATION

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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: August 7, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM  
PLANNING BOARD MEETING  
----- X

Board Business  
----- X

Town Hall  
Town of Mamakating  
July 14, 2020  
8:17 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- RICHARD GLISSON, Board Member
- RANDAL 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: All right. I have one item I just  
3 wanted to add to the agenda. This came to my attention, I  
4 guess a little while ago, concerning vacation campgrounds.  
5 This came to my attention a while ago, a couple of weeks  
6 ago, a month or ago, about vacation campgrounds. And we  
7 have camps and the camps have got a defined season of May  
8 15 through October 15. And what we discovered was that  
9 vacation campgrounds, which are camps also, didn't have any  
10 time limits at all. So I went back and I look at look and  
11 I looked at Catskill Outdoor Enterprises and when we had  
12 given them their special permit we had actually said May  
13 15th to November 1st. But in going through the transcript,  
14 it was December 22nd, 2015, we sort of granted them the  
15 permit and then we said, Well, what's, you know, May 15th,  
16 what's the cutoff date. And it was apparent in reading the  
17 transcript, we really weren't sure of what the cutoff date  
18 was. We just set it to November 1st, but in fact, the  
19 question mark in the transcript, you can actually see  
20 November 1st, question mark.

21           Anyway, my concern with these always is just that when  
22 you leave loopholes for things you never know what's going  
23 to happen. And we've been dealing with the Back River Hope  
24 situation for years. And basically, what that was was a  
25 vacation campground that somehow became a development. And

1                   - RE: BOARD BUSINESS -

2 next thing we knew, we had year-round people living in it  
3 and we had school children. And again, my concerns, school  
4 children at the rate of \$25,000 a year per student that we  
5 have to pay for that's not being reflected in the property  
6 tax of the vacation camp.

7           I brought this up to the supervisor's attention and  
8 she agreed that what we really want to do is we want to  
9 have the code consistent for all campgrounds being from May  
10 15 to October 15. And so they're proposing modifying the  
11 code, an introductory local law, I think you were all sent  
12 copies of it, which would basically just change the  
13 definitions such as vacation campground was amended to read  
14 as follows. I won't read the whole thing, but just that  
15 it's exclusively the period from May 15 to October 15 in  
16 any year. It was brought up at the Town Board meeting,  
17 what, last Tuesday, I believe, and they're scheduling a  
18 public hearing. I just wanted to bring it up in case  
19 anyone had any comments.

20           MS. BELTRANI: Lorry, can you forward that to me  
21 because I don't know that I receive that.

22           CHAIRMAN GREEN: Okay.

23           MR. CAPPELLO: I apologize, Adriana, if I didn't  
24 because the supervisor because had called me.

25           Yeah, but it's the exact same definition --

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2           MS. BELTRANI: Okay.

3           MR. CAPPELLO: -- of vacation campground. It just now  
4 includes the clause exclusively from May 15 to October  
5 15th. And the special permit conditions are exactly the  
6 same. It just added one that said exclusively from May 15  
7 to October 15. So nothing --

8           MS. BELTRANI: Oh --

9           MR. CAPPELLO: I'll send it, but that is the entire  
10 law and that was exactly for the reasons that --

11          MS. BELTRANI: All right.

12          MR. CAPPELLO: -- you know, Lorry stated. So --

13          MS. BELTRANI: Okay.

14          MR. CAPPELLO: But -- and Lorry, when you say opinion,  
15 it is a requirement that, because this is technically an  
16 amendment to the zoning law, that it has to be referred to  
17 the Planning Board for review and report. Like --

18          CHAIRMAN GREEN: Okay.

19          MR. CAPPELLO: -- the entire change in the zoning  
20 code, we had to call a special meeting back then to make  
21 sure we appropriately reported, and the tree clearing and  
22 all the other laws. So this does require whatever level of  
23 discussion, whatever advice you want give to the Town Board  
24 in considering it.

25          CHAIRMAN GREEN: Okay.

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2           BOARD MEMBER GOODMAN: Do we know of any of the camps  
3 that operate after October 15? You know, have we touched  
4 base with any of them to know if they are staying open 'til  
5 November 1st?

6           CHAIRMAN GREEN: The only one I'm aware of is the  
7 Catskill Outdoor Enterprises because their permit actually  
8 said May 15th to November 1st. And I believe it's under  
9 new ownership now. So we're just trying to do this to be  
10 consistent throughout the town. And right now there's no  
11 restriction there, at all.

12          BOARD MEMBER GOODMAN: So are we going to specifically  
13 note them so they would have input on these changes? You  
14 know, anybody that has a permit, you know, special permit  
15 for campgrounds, they'll be notified?

16          MR. CAPPELLO: I believe they're aware. I don't know  
17 if they were specifically notified, but I could -- I mean  
18 that's something we can certainly suggest to the Town  
19 Board, that they --

20          BOARD MEMBER GOODMAN: Okay.

21          MR. CAPPELLO: -- provide notice to the camps. And it  
22 would be smart thing to do to avoid, you know --

23          MS. BELTRANI: It wouldn't --

24          MR. CAPPELLO: -- potential conflict.

25          MS. BELTRANI: -- that would be grandfathered?

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2           MR. CAPPELLO: Well, that's --

3           CHAIRMAN GREEN: So again --

4           MR. CAPPELLO: -- interesting because it's year to  
5 year. So yeah --

6           MS. BELTRANI: Oh, right, they're --

7           MR. CAPPELLO: Yeah.

8           MS. BELTRANI: Right.

9           MR. CAPPELLO: So I would think if they have a lease  
10 this year with someone to stay 'til November 1st, I think  
11 we would have a hard time tossing them out. But next  
12 season I think would be a ...

13           CHAIRMAN GREEN: Again, to me the concern is just that  
14 right now there's nothing there at all. And the only  
15 reference I could find, which was the only permit that I'm  
16 aware of that we've actually looked at in the last several  
17 years was the one for Catskill Outdoor Enterprises. And in  
18 reading over the transcript or the minutes, it's quite  
19 apparent that we didn't realize that there were deadlines  
20 and so we just set it May 15 to November 1st for that one  
21 permit. For anybody else coming in to do this, they could  
22 do it all year if they wanted to. And so that was my  
23 suggestion, was just, okay, let's at least make it  
24 consistent with what we have for the other camps. But if  
25 other dates would work, you know, if the Board things,

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2 well, maybe we want to do this for other dates, I don't  
3 know, just it wouldn't be consistent with what other camps  
4 are doing.

5           BOARD MEMBER GOODMAN: Well, I think they're two  
6 different types of camps and I think input from a vacation  
7 campground would be helpful.

8           CHAIRMAN GREEN: Okay. Okay.

9           MR. CAPPELLO: I don't recall, Back River Hope, if we  
10 put anything in their approval resolution or not. I think  
11 they did discuss. You know, it was discussed that it was  
12 seasonal, but I don't --

13          MS. BELTRANI: I think it was a note on a site plan.

14          MR. CAPPELLO: It is?

15          MS. BELTRANI: At the very least, if not (inaudible).

16          CHAIRMAN GREEN: Okay. Okay. I will send a note as  
17 the Board's comment.

18          Does anybody else have anything else they want to add?

19                   (No verbal response.)

20          CHAIRMAN GREEN: Okay. Well, I think we've reached  
21 the part of the agenda that everybody really likes, close  
22 meeting.

23          Do I have a motion to close the meeting?

24                   (No verbal response.)

25          CHAIRMAN GREEN: Don't all --

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2           BOARD MEMBER GOODMAN: Second.

3           BOARD MEMBER STAROBIN: Motion to close, Mort.

4           CHAIRMAN GREEN: Mort, close. Alex, do you second it?

5           BOARD MEMBER GOODMAN: I'll second.

6           CHAIRMAN GREEN: All in favor?

7           BOARD MEMBER GOODMAN: Aye.

8           BOARD MEMBER STAROBIN: Aye.

9           BOARD MEMBER COLLIER: Aye.

10          ALTERNATE BOARD MEMBER ROCHE: Aye.

11          CHAIRMAN GREEN: Aye.

12                   (The motion was approved and carried.)

13          CHAIRMAN GREEN: Okey-doke. Well, hopefully, again,  
14 as I said before, I would really like to do these in town  
15 hall. I was at the town hall meeting, the town meeting,  
16 last Tuesday. And for just two items that I'm aware, you  
17 know, there were two items we already discussed several  
18 times, it just didn't seem worth the bother. It's very  
19 inconvenient. But hopefully, things will clear up a little  
20 bit more and we'll try and shoot for having it in town hall  
21 in August.

22          MR. CAPPELLO: I would just let the Board know. I'm  
23 on a committee with the Bar Association and we're trying to  
24 make recommendations to the Governor's office to do  
25 something permanent on opening meetings law because while I

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2 think a lot of us would like to be able to meet in person,  
3 I think when you get to the winter months and someone has a  
4 scratchy throat or the sniffles who would usually just, you  
5 know, bear it and go a board meeting, now, when you have to  
6 answer these questionnaires and with the COVID rules, it's  
7 going to make it a little bit difficult, potentially, to  
8 get quorums and people who may have a pre-existing  
9 condition, may want to comment on an application and may  
10 not feel comfortable, you know, going to the Board. So  
11 we're trying to see if we can write in some permanent  
12 ability for kind of a hybrid meeting where it is a public  
13 meeting but there's a component of it now that would allow  
14 Zoom participation, both of a consultant who happens to not  
15 be able to make it, or a board member who's feeling under  
16 the weather or is not comfortable coming to a meeting  
17 because of, you know, whatever reason, that they would  
18 still be allowed to participate. So I'll keep you posted  
19 and, you know, hopefully, we can work, you know, work  
20 something out.

21           CHAIRMAN GREEN: I like the idea. In fact, even going  
22 forward, I would like to always keep a Zoom component of  
23 our Planning Board meetings. It isn't even just a question  
24 of people not feeling. I just like the idea that the  
25 public gets to see what's going on. And I have been

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2 watching. I really enjoy watching the Town Board meetings.  
3 I am a little bit upset that they didn't do the last one on  
4 Zoom. I hope they'll go back to doing that. I like  
5 watching other town board meetings, I like watching other  
6 planning board meetings, and it's very convenient. So I  
7 said I would like to just have us continue doing this.

8           MR. CAPPELLO: And on a January night the commute  
9 could be much better, storms and everything.

10          MR. PAGGI: Agreed.

11          CHAIRMAN GREEN: Yes.

12          MS. BELTRANI: Agreed.

13          CHAIRMAN GREEN: Okay. Well, thank you all.

14          MR. CAPPELLO: Thank you.

15          MS. BELTRANI: Thank you.

16          CHAIRMAN GREEN: We'll see you in some form next  
17 month.

18                   (Time noted: 8:27 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: August 7, 2020

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