

In The Matter Of:
Town of Mamakating
Planning Board

Meeting Minutes
2-19-19
February 19, 2019

Jeric Corporation
Court Reporting Services
P.O. Box 385
Narrowsburg, NY 12764
(845) 252-3515

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TOWN OF MAMAKATING
PLANNING BOARD MINUTES
February 19, 2019
TOWN HALL
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

STOSH ZAMONSKY, Chairman
LORRENCE GREEN, Vice Chairman
ALEX GOODMAN, Board Member
ERIK COLLIER, Board Member
JOSEPH RUSSEK, III, Board Member
MORT STAROBIN, Board Member
KYRA PLATT, Building Department
JOHN CAPPELLO, ESQ., Attorney
LAWRENCE PAGGI, P.E., Engineer
STUART TURNER, FAICP, Planner

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Reported by: Rosemary A. Meyer

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
All 4 The Children LLC/ Frank Roe
4 Lot Subdivision
Tax Map Section 10; Block 1; Lot 66
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
February 19, 2019
7:05 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- KYRA PLATT, Building Department
- LAWRENCE PAGGI, P.E., Engineer
- STUART TURNER, FAICP, 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: ALL 4 THE CHILDREN LLC -

2 CHAIRMAN ZAMONSKY: All right. Welcome, everybody, to
3 the Town of Mamakating Planning Board meeting rescheduled
4 from February 12th. Today is February 19, 2019.

5 Do I have a motion to open the meeting?

6 BOARD MEMBER RUSSEK, III: Motion.

7 BOARD MEMBER GOODMAN: Second.

8 CHAIRMAN ZAMONSKY: Joe and Alex.

9 All in favor?

10 BOARD MEMBER GREEN: Aye.

11 BOARD MEMBER GOODMAN: Aye.

12 BOARD MEMBER COLLIER: Aye.

13 BOARD MEMBER RUSSEK, III: Aye.

14 BOARD MEMBER STAROBIN: Aye.

15 CHAIRMAN ZAMONSKY: Aye.

16 (The motion was approved and carried.)

17 CHAIRMAN ZAMONSKY: Do I have a motion to accept the
18 meeting minutes from January 2019?

19 BOARD MEMBER RUSSEK, III: Motion.

20 BOARD MEMBER GREEN: I'll second.

21 CHAIRMAN ZAMONSKY: Lorry and Joe.

22 All in favor?

23 BOARD MEMBER GREEN: Aye.

24 BOARD MEMBER GOODMAN: Aye.

25 BOARD MEMBER COLLIER: Aye.

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2 BOARD MEMBER RUSSEK, III: Aye.

3 BOARD MEMBER STAROBIN: Aye.

4 CHAIRMAN ZAMONSKY: Aye.

5 (The motion was approved and carried.)

6 CHAIRMAN ZAMONSKY: Thank you.

7 Kyra, can you read off the first applicant on the
8 agenda?

9 MS. PLATT: Continuation of a public hearing, All 4
10 The Children, LLC/Frank Roe, additional information
11 regarding a four-lot subdivision, Tax Map Section 10; Block
12 1; Lot 56. The property is located on Ski Run Road. The
13 property is approximately 10 acres and lies in the
14 Burlingham Residential Zone.

15 MR. WINGLOVITZ: Good evening. For the record, Ross
16 Winglovitz with Engineering and Surveying Properties here
17 with my colleague Mike Puzzio, project engineer, and Frank
18 Roe, the Applicant.

19 We were here before you last month for a proposed
20 four-lot subdivision, made a presentation. I just wanted
21 to go over briefly the changes that we made with you. It
22 wasn't any substantive changes.

23 The neighbor brought a section of the code in the law
24 regarding flag lots in that we have to have a 25 foot
25 buffer around a lot, so we were able to relocate the

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2 septics away from the property line. And we've designated
3 a 25 foot buffer along these property lines so that we meet
4 the code in that regard.

5 A SWPPP was prepared at the request of your engineer.

6 We also got back the letter from the DEC regarding the
7 habitat concerns for the long-eared bat and confirmed that
8 the note on our plan is satisfactory regarding mitigation,
9 which is a time of year restriction for clearing.

10 We did receive a few more comments from your
11 consultants and from the neighbor. I'll summarize and
12 Larry can fill in anything missing.

13 Larry is looking for a SWPPP to also address the
14 roadside drainage along Ski Run Road. We have no problem
15 with an initial look at that. And in fact, Frank met with
16 the highway superintendent out there. They talked about
17 just reestablishing that ditch line, so we should be in
18 good shape. We took a quick look at the flows. We're
19 actually at the top of a hill. The top of the hill is
20 here, it flows, so we don't have any big drainage areas.
21 The SWPPP comes down the driveways and then it flows so we
22 should have no problem meeting that.

23 We provided Larry with some notes regarding the
24 accuracy of the LiDAR we used. I think they're close to
25 satisfactory with some minor tweaks.

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2 Sight distances, Larry was asking we put the sight
3 distance table on the plan. It's actually on the second
4 sheet. We're just looking to indicate what the
5 requirements would be. But we have very good sight
6 distance. We don't have a problem with any of the
7 driveways, so we have no problem adding that.

8 And Larry had asked for a note regarding the septics
9 and that is part of the certification, that the systems
10 were installed in conformance with the separation
11 requirements. Specifically from the neighbor's wells,
12 there was a lot of concern regarding the location of our
13 wells and septics as they related to the wells. Part of
14 our survey was going onto the adjacent properties to locate
15 those so we can make sure to provide safe separation to
16 those, and we've done that on the plan.

17 There was an additional comment at the last meeting
18 that we replied to which was regarding flag lots and
19 whether or not they're permissible or what conditions
20 they're permissible in. I think Section 199-9(h) -- does
21 that sound right -- speaks to that. It has two parts, the
22 first one talking about the general purpose which generally
23 says the Board is permitted to allow them if they think
24 it's a better plan. And then the second one would
25 specifically permit them in minor subdivisions. I see that

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2 as a distinction. It's our opinion that Comment No. 2 is
3 more directed and more specific than the first one and
4 allows you to permit them on minor subdivisions kind of
5 regardless, as long as you meet the flat lot criteria.

6 In any event, if we were to look at the first item on
7 the flag lot, whether or not we could do another layout or
8 whether our flag lot layout would make more sense, I did
9 two quick layouts that I believe conform to zoning. One is
10 four long bowling alley lots, each meeting the minimum lot
11 width and the lot area. And then the second being your
12 more conventional, we did a public road cul de sac and did
13 the four lots off that. That would end up with a 600 foot
14 cul de sac with really two lots on it that the town would
15 have to maintain and I don't think that would make a lot of
16 sense. For those reasons we think that the flag lot is the
17 better planning for this property and we believe our plan
18 conforms to all your flag lot requirements.

19 Other than that, I guess the other comment from the
20 neighbor's attorney was regarding the time of year
21 restrictions for tree removal and we have no problem with
22 complying with those. Obviously, we've got them on the
23 plan and we'll need to do that.

24 We're glad to answer any other questions you have or
25 anything I've missed, I'll be glad to address.

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2 CHAIRMAN ZAMONSKY: Thanks, Ross.

3 Larry, you want to walk us through some of your
4 comments?

5 MR. PAGGI: Sure. I think Ross actually, I think
6 touched pretty much on everything. They did put a SWPPP
7 together, did a nice job with the SWPPP. We just asked him
8 to provide a little bit more information on the drainage
9 that's going to be going down that common driveway. We
10 just want to make sure it doesn't shoot out onto the road,
11 that the road's not impacted, that the roadside swales have
12 the capacity and the transition from the driveway swale to
13 the roadside swale is able to be accomplished.

14 We just ask you also to specify geotextile for the
15 swale.

16 MR. WINGLOVITZ: Yes.

17 MR. PAGGI: You're proposing to --

18 MR. WINGLOVITZ: Yes, we proposed one. You just want
19 a specific reference.

20 MR. PAGGI: Yes, a proposed one in there that's
21 suitable for the velocities and the slopes that you're
22 anticipating.

23 We are satisfied now with the note. Just for the
24 Board's record, there has been a lot of discussions, or
25 continues to be a lot of discussion of the use of LiDAR.

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2 It's good information. However, there is going to be
3 issues, I think, that still need to be addressed relative
4 to who's certifying what and where it falls. The word that
5 we're hearing now is that basically whatever is on the
6 plan, the surveyor's plan that he's showing for topo, he
7 owns that. I think that's what your surveyor was telling
8 me all along.

9 MR. WINGLOVITZ: Yes, yes.

10 MR. PAGGI: So as long as he states where he's gotten
11 the topo from and what the intended accuracy is, then we're
12 satisfied. I think that was his latest note. So we're
13 good with that.

14 As Ross mentioned, the sight distances, they looked
15 reasonable. We generally ask that the applicants put the
16 minimum required sight distance on the table as well so
17 it's a quick and easy reference to demonstrate that the
18 minimum sight distances have been achieved. Ross is saying
19 that he doesn't have any issue with that so I don't see
20 that being an issue.

21 And as Ross mentioned, we added a note. We added a
22 comment with this review. It was really in response to the
23 concerns that we heard at the public hearing about the
24 proximity of the sewage disposal systems to downhill wells.
25 All of the standards appear to be met. Some of them are

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2 just met which, again, is fine. The standard is the
3 standard and they're being met. We're just asking that
4 when the systems are actually constructed, that in the
5 engineering certification that it's specifically called
6 out, that those separations have been maintained. That's
7 not asking for any additional work because the engineer is
8 responsible to certify that it's constructed in compliance.
9 It's really more of a check and balance for the property of
10 the adjacent property owners that it will be very clear for
11 them to see that the engineer has, in fact, checked that
12 the separation, the distances, have been met. It's really
13 just throwing a couple more words in a certification.

14 I think we're in good shape on our end.

15 CHAIRMAN ZAMONSKY: Okay.

16 BOARD MEMBER STAROBIN: I have a question, Larry.

17 MR. PAGGI: Yes.

18 BOARD MEMBER STAROBIN: I didn't even know you were
19 here.

20 MR. PAGGI: Hi, Mort.

21 BOARD MEMBER STAROBIN: When you say they just met the
22 standards, what do you mean by just meeting the standards?

23 MR. PAGGI: The separation from an uphill sewage
24 disposal system to a downhill well is 200 feet and they
25 have demonstrated 200 feet from the existing well to the

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2 edge of the septic system, to the sewage disposal system.
3 I think on one or possibly two they were right at that
4 distance. So ...

5 BOARD MEMBER STAROBIN: Do we know what the soils are
6 at that location?

7 MR. PAGGI: Based on the percolation test, they were
8 suitable, and the deep tests, they were suitable for the
9 system.

10 MR. WINGLOVITZ: I would add that requirements for the
11 soil, we had tested it to eight feet and all the soil was
12 very good, all down through to eight feet of depth for each
13 one of these. And perc rates ranged from 7 to 26 minutes.
14 That's overly quick.

15 MR. PAGGI: So Mort, the separation distance
16 requirement is not contingent upon soil types.

17 BOARD MEMBER STAROBIN: Right.

18 MR. PAGGI: And the standard, and actually, I would
19 think the better the soils the more concerned you would be
20 because they would be more porous and accepting -- there
21 might be more chance of connectivity to a groundwater
22 source. But the way that the standard is developed, even
23 in those conditions, it would pass through enough soil that
24 by the time it got to the well it wouldn't be a concern. I
25 think they've met what they need to meet and I think for

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2 the Town's part, we're just asking them to verify that it's
3 constructed the way it's designed.

4 CHAIRMAN ZAMONSKY: Thank you.

5 Stu, were there any outstanding comments left in your
6 memo?

7 MR. TURNER: There really aren't. I think Ross, we
8 have a record of a response from the DEC and the notes on
9 the map regarding the bats. Larry, his comment hit on the
10 sight distance, which was a concern.

11 And we had a whole series in our earlier memo, had a
12 series of discussions regarding the question of the
13 alternative, flag lot versus common drive. I think you've
14 discussed it, but on balance, I think our memo has
15 suggested that in spite of the concerns about multiple
16 driveways and so on, there's a lot of disturbance with a
17 road and the maintenance of the road might be more of an
18 issue than the common drives. We had concluded that from a
19 planning perspective -- you know, planners never like flag
20 lots per se. These are heavily wooded lots. So we were
21 suggesting that it is up to you, it's your discretion, but
22 we could support the common drives and the flag lots. That
23 was the only other outstanding that mattered. You'd have
24 to make that determination. I think we're ready for the
25 public hearing, more public comments.

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2 CHAIRMAN ZAMONSKY: Before we go to the public, do the
3 Board members have any comments or questions?

4 BOARD MEMBER GREEN: I just want to clarify. So
5 you're saying that the cul de sac approach would do more
6 damage to the trees and more impervious area?

7 MR. TURNER: The likelihood is that it would require
8 -- it's not just that, but it would require more of a road
9 and a turnaround. We even discussed internally, in the
10 office, about emergency vehicles getting to the back.
11 There's got to be enough turn around in the driveway, it's
12 got to be designed in a way to allow service trucks and
13 emergency vehicles to service whatever lots are off of a
14 long private drive. But I think the cul de sac, in this
15 case, would do more damage to the trees and require more
16 clearing and not be as visually attractive. It might
17 deteriorate from the visual impact.

18 BOARD MEMBER GOODMAN: And it would also then become a
19 Town road; right?

20 MR. TURNER: Well, yes. Well, that would be the
21 favored approach, to having a Town road. I don't know if
22 the Town would want to have that road. And then you have
23 four property owners having to have an agreement to
24 maintain it. I think we've had issues in the past with
25 private roads.

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2 BOARD MEMBER GOODMAN: And cul de sacs, don't they,
3 with snow removal, aren't there issues --

4 MR. TURNER: Well, it would have to be designed in a
5 way to have a place for storage. Usually, it's at the end
6 of the cul de sac. But that would require the road design
7 to handle that, yes.

8 MR. PAGGI: And the road is only part of it because
9 Ross was just kind of trying to give you guys a sketch. If
10 you guys ask him to build a road, he's going to be
11 required, now, to build stormwater, as well, because it's
12 going to be over an acre. You're going to have stormwater
13 management basin to both treat quality and also for
14 quantity control. So you're going to have additional
15 removal, you're going to have additional maintenance
16 responsibilities. And to spread that type of burden on
17 four lots, because it will probably be a drainage district,
18 would be a consideration, as well. I mean it's not the
19 simpler approach, the cul de sac, that's for sure.

20 CHAIRMAN ZAMONSKY: Okay.

21 MR. CAPPELLO: And the other last thing is if you
22 build a road and you generate the cost and you do the
23 disturbance, the way you recoup your investment is to cut
24 off a couple more lots off the road and disturb it even
25 more. I think on this piece of land you could technically

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2 make it a six or an eight lot subdivision and still meet
3 the code. You don't want to cut your nose off to spite
4 your face on this issue.

5 CHAIRMAN ZAMONSKY: Anybody else?

6 (No verbal response.)

7 CHAIRMAN ZAMONSKY: Okay. It's a continuation of a
8 public hearing.

9 We received two letters. Is that correct, Kyra?

10 MS. PLATT: One letter and then one e-mail letter,
11 yes.

12 CHAIRMAN ZAMONSKY: Can you just describe the two
13 letters, who we received them from and the date?

14 MS. PLATT: We received a letter from Billie Robson on
15 February 15th, 2019. She was unable to make it to this
16 meeting.

17 Am I reading it in?

18 CHAIRMAN ZAMONSKY: No, no. I just wanted the
19 information on it so we can enter it into the record.
20 That's the one.

21 And then another one was from Miss Cassidy. Is that
22 correct?

23 MS. PLATT: Elizabeth Cassidy, Esquire, addressing
24 clearing impact on endangered species and flag lots.

25 CHAIRMAN ZAMONSKY: Okay. These two letters will be

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2 entered into the record.

3 They were also sent to the Applicant. Is that
4 correct? Kyra, were they also sent to the Applicant?

5 MS. PLATT: We just gave the letter from Billie Robson
6 to the Applicant.

7 CHAIRMAN ZAMONSKY: Okay.

8 MS. PLATT: I'm not sure if I forwarded this e-mail to
9 you. No. So no. I have a copy of that for you.

10 CHAIRMAN ZAMONSKY: Okay. All right. Thank you.

11 Is there anybody here to speak on this project?

12 If you can state your name. Three minutes up, at the
13 podium, please.

14 MS. POLLINA: My name is Jody Pollina.

15 I wrote it out in a letter so if you have questions
16 after, of what I mean, I'll be more than happy to tell you.

17 So the plan, in its current state, shows everything
18 being in a very uncomfortable location, as well as my
19 neighbors have great concerns regarding their wells and any
20 possible contaminations being downhill from septic
21 drainage. Now that I found out that it's exactly 200 feet,
22 that raises a large question.

23 The proposed subdivision in its current state is not
24 conducive to a rural area, but rather one of a village
25 setting. Trying to place four houses on this parcel with

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2 this layout appears to be rather excessive due to the fact
3 that having two flag lots with a shared driveway. None of
4 which I know are shared driveways in the, you know, close
5 to where we are. Less homes with more land would keep the
6 integrity, privacy and seclusion that is so desired in that
7 area.

8 If four homes are to be built, we have asked that it
9 be on a private road. That would enable the houses to be
10 more desirably situated and provide appropriate room for
11 wells and septics. If some unforeseen situation arises, as
12 it always does during building, there's no wiggle room to
13 have anything moved if everything is exactly to the foot
14 where it needs to be.

15 In addition, one point of exit and entry would be
16 safer than three exiting onto Ski Run as the posted 35 mile
17 an hour speed limit is rarely adhered to, and I hope that
18 this is still an open consideration.

19 It has been stated several times by Mr. Winglovitz of
20 how good the soil samples are and I would like to know
21 whose property they are from. As stated in my letter in
22 December of 2018, a gentleman once confronted on my
23 property admitted he was taking soil samples from my front
24 yard and jokingly said he must be lost. We also found
25 holes dug in my driveway the same day. The samples were

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2 taken after Mr. Roe's property was surveyed, marked and
3 flagged so there was no reason for him to have been lost.

4 Subsequently, my husband and I, at our expense, had to
5 have our property blazed and Mr. Roe was issued a cease and
6 desist letter for himself and all of the workers on his
7 property. Hopefully, no other situations like that will
8 arise causing us to have to take any further action.

9 I am requesting new soil samples be performed, this
10 time with a certified third party unbiased witness as we
11 cannot confirm or deny if any other samples were taken from
12 my undisturbed wooded portion of my property.

13 I am also requesting that no decision be made this
14 evening and that the public hearing remain open for March
15 as not all requirements have been satisfied and information
16 is still being presented, some dated as the day before and
17 the day of the originally scheduled February 12th meeting.
18 This does not allow us or our attorney any time to review
19 any of the information.

20 And one final thought, perhaps there is a possibility
21 that demographically, this parcel of land does not lend
22 itself to be subdivided in this nature and that maybe one
23 or two dwellings would be more appropriate and allow
24 sufficient spacing. It is my hope that the Board would
25 consider the concerns of me, my husband and all my adjacent

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2 neighbors and reach a compromise so everyone is comfortable
3 with the resolution.

4 Do you have any questions for anything I stated? I
5 know it's just a public comment, but I don't know if I was
6 clear on what I said.

7 (No verbal response.)

8 MS. POLLINA: Good?

9 CHAIRMAN ZAMONSKY: Thank you.

10 MS. POLLINA: Okay. Thank you.

11 CHAIRMAN STAROBIN: Anybody else to speak on this
12 project?

13 (No verbal response.)

14 CHAIRMAN ZAMONSKY: John, where do we stand as far as,
15 did we already issue a Neg Dec? No, we didn't.

16 MR. CAPPELLO: You can consider one.

17 Just the one thing I want to clear up is I mean I see
18 the map and I see that there are locations with the pit
19 tests and the soil tests. Were they survey --

20 MR. WINGLOVITZ: The survey located, yes.

21 MR. CAPPELLO: So they were witnessed and signed,
22 located by a professional. I mean that's the evidence we
23 have before. It doesn't mean the people originally did it
24 make a mistake or something, but we do have the information
25 on the map prepared by a professional engineer and so

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2 certified. I just want that in the record.

3 But the Board can discuss. Adriana, at the last
4 meeting, had prepared something for you to consider if
5 you're so inclined to do regarding a Negative Declaration,
6 which would be the first step. But it's your decision if
7 you feel that you have the information before you.

8 CHAIRMAN ZAMONSKY: Before we possibly close the
9 public hearing, any comments or questions from the Board
10 members on any of the letters we received, the public
11 comment tonight?

12 BOARD MEMBER GREEN: No.

13 BOARD MEMBER GOODMAN: Just to maybe try to satisfy
14 some of the public comment, I don't know if, in the course
15 of doing soil testing, the testing that's done, the digging
16 that's done, there's usually just a large --

17 MR. WINGLOVITZ: Backhoe.

18 BOARD MEMBER GOODMAN: -- backhoe. So a small hole in
19 the driveway would not be any of the testing done.

20 MR. WINGLOVITZ: No. The only thing I can think of,
21 if there was a property corner or something that they were
22 looking for, they'll use a metal detector and they'll look
23 and sometimes they'll dig up. That would be the only thing
24 I could think of.

25 They were out there the day we were doing the perc

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2 tests with a backhoe so that was all done on the same day.

3 A large piece of equipment was on site.

4 CHAIRMAN ZAMONSKY: And the clearing, the tree cutting
5 was associated with getting the backhoe in to do that work?

6 MR. WINGLOVITZ: Pardon me, sir?

7 CHAIRMAN ZAMONSKY: The tree clearing, any of the
8 trees that were cut down were associated with getting the
9 backhoe in?

10 MR. WINGLOVITZ: That was only to get access to the
11 site and it was before there was any application in front
12 of the Board.

13 CHAIRMAN ZAMONSKY: Okay.

14 Anybody?

15 (No verbal response.)

16 CHAIRMAN ZAMONSKY: Do I have a motion to close the
17 public hearing?

18 BOARD MEMBER GOODMAN: Motion.

19 BOARD MEMBER GREEN: Second.

20 CHAIRMAN ZAMONSKY: Alex, Lorry.

21 All in favor?

22 BOARD MEMBER GREEN: Aye.

23 BOARD MEMBER GOODMAN: Aye.

24 BOARD MEMBER COLLIER: Aye.

25 BOARD MEMBER RUSSEK, III: Aye.

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2 BOARD MEMBER STAROBIN: Aye.

3 CHAIRMAN ZAMONSKY: Aye.

4 (The motion was approved and carried.)

5 CHAIRMAN ZAMONSKY: I don't have a copy of Adriana's
6 Neg Dec.

7 MR. TURNER: Do you have it, Kyra?

8 MS. PLATT: I have a copy.

9 MR. TURNER: I thought the Board may have it.

10 CHAIRMAN ZAMONSKY: Did you give us one?

11 MR. TURNER: No.

12 CHAIRMAN ZAMONSKY: Okay.

13 MR. CAPPELLO: Was this sent out to anybody to review
14 it?

15 MS. PLATT: I thought Adriana ...

16 BOARD MEMBER RUSSEK, III: I don't think so.

17 CHAIRMAN ZAMONSKY: Do you want to read this into the
18 record for us?

19 MR. CAPPELLO: I think as you read it, though, the
20 Board should go through it, comment, modify it as you see
21 fit based upon the testimony. Can I suggest maybe Stu run
22 you guys through it and then we can make any suggestions as
23 it's being written, if you believe it needs to be modified,
24 if you don't agree with something, if you want to add
25 something.

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2 MR. TURNER: We should be precise about reading it so
3 that you can comment, but the first part of it is really
4 pro forma. It's defining what the project is, a four-lot
5 subdivision. Describes the action as a minor subdivision
6 on 9.9 acres of land.

7 Then the first part of the document, which is under
8 reasons supporting the determination, the first several
9 items are the history of what you've gone through. The
10 fact that in September you reviewed the application with a
11 Part 1 of the Environmental Assessment Form. In October
12 you declared your intent to be Lead Agency so you've gone
13 through the steps in the process. And a corrected Part 1
14 following, identified the Sullivan County Planning
15 Department, the Town of Mamakating Highway Department and
16 the State Department of DEC as the potentially involved
17 agencies.

18 In November and December of 2018 you continued your
19 formal review, scheduled a public hearing. In January of
20 2019 you opened the public hearing to receive comments.

21 This draft says February 12th. That's the meeting
22 that was postponed. So it would say February 19th the
23 Planning Board heard further comments from the consultants,
24 as well as the public, and the Planning Board closed the
25 public hearing.

1 - RE: ALL 4 THE CHILDREN LLC -

2 Now, there are three points next. It says that on
3 February 19th, and this is whether you're going to do this
4 or not, February 19th, the Planning Board then closed the
5 hearing and voted to grant a Negative Declaration -- this
6 draft assumes you're going to do that -- given the findings
7 that no major impacts to the environment are likely to
8 occur. Specifically, for the letter of the DEC in January,
9 clearing restrictions included on the plan are proper
10 mitigations to protect the Northern long-eared bat.

11 This may be the most important part. On balance, the
12 use of flag lots are desirable and proper in this instance.

13 I want to go back to B for a minute. The third thing
14 is: Engineering concerns will be addressed as conditions
15 of the approval and are not significant.

16 So if you agree and Larry agrees that they're not
17 significant, then --

18 MR. CAPPELLO: I would just wordsmith that a little
19 bit to say the major engineering concerns have been
20 addressed and the remaining items are not significant. At
21 the end, all the engineering issues ...

22 MR. TURNER: We said in B, on balance, that you've had
23 these discussions, you've heard from the public. On
24 balance, the use of flag lots are desirable and proper in
25 this instance. I think maybe we should put more language

1 - RE: ALL 4 THE CHILDREN LLC -

2 in there. I suggest that the different considerations, the
3 amount of clearing that might be required if a road were
4 put in sort of offsets the concern about maybe multiple
5 driveways. It's a balancing act. Like a lot of planning
6 decisions, you have to balance the pros and the cons. We
7 can come back to that, if you want to.

8 And then the --

9 MR. CAPPELLO: Stu, I just want to correct one thing
10 that I made a mistake because I was looking at the map.

11 Whether there's a road or not, this is 9.9 acres and
12 there's four lots into two acres so you wouldn't be able to
13 get any more lots.

14 CHAIRMAN ZAMONSKY: Along with the wells and the
15 septics.

16 MR. TURNER: Right.

17 Now, I could read all of this. This is standard
18 language that goes in, but it takes a while because it's
19 saying that there are no impacts to these areas of concern
20 which should be addressed. In other words, you have to
21 take a hard look at every environmental decision and so
22 this is what you will have been doing.

23 Based on the foregoing, it has been further determined
24 that the project will not result in following potential
25 impacts, large impacts. Remember, SEQRA is trying to

1 - RE: ALL 4 THE CHILDREN LLC -

2 address significant large adverse impacts. So substantial
3 adverse change, it doesn't rise to the level of concern.

4 A substantial adverse change in existing air quality,
5 ground or surface water, quality traffic or noise levels.

6 A substantial increase in solid waste production or
7 drainage. So it doesn't rise to the level of raising those
8 concerns.

9 The removal and destruction of large quantities of
10 vegetation or fauna; substantial interference with the
11 movement of any resident or migratory fish or wildlife
12 species. Impacts on significant habitats; substantial
13 adverse impacts on a threatened or endangered species or
14 animal or plant or the habitat of such species; or other
15 significant adverse impacts to natural resources.

16 The impacts of the environmental characteristics of a
17 critical environmental area. There's no critical
18 environmental area here.

19 The creation of material conflict with community's
20 current plans or goals as officially approved or adopted.
21 Remember your Master Plan and your zoning. This is the
22 proper zoning for this area.

23 The impairment of the character or quality of
24 important historical, archaeological, architectural or
25 aesthetically resources or of existing community or

1 - RE: ALL 4 THE CHILDREN LLC -

2 neighborhood character.

3 A major change in the use of either the quantity or
4 type of energy.

5 The creation of a hazard to human health.

6 A substantial change in the use or intensity of use of
7 land, including agricultural, open space and recreational
8 resources or in its capacity to support existing uses.

9 The encouraging or attracting of large numbers of
10 people to a place or places for more than a few days where
11 they don't normally come.

12 The creation of material demand or other actions that
13 would result from one of the above consequences.

14 Changes of two or more elements of the environment, no
15 one of which has a significant impact but when considered
16 together, or cumulatively, result in a substantial adverse
17 impact.

18 And two or more related actions undertaken, funded or
19 approved by an agency, none of which has or would have a
20 significant impact on the environment. All you're
21 considering here is a subdivision so it's only one action.

22 No other adverse impacts have been identified or in
23 connection with the amended proposed action.

24 And then this document, if you adopt the Neg Dec,
25 would be circulated back to the involved agencies, Sullivan

1 - RE: ALL 4 THE CHILDREN LLC -
2 County, the Town Highway Department and the Department of
3 Environmental Conservation.

4 So that's the draft of the Neg Dec. I'm sorry it
5 didn't get to everybody. I'm sorry it didn't get to
6 everybody. I didn't know if we were supposed to do that.
7 But that's the draft that we prepared.

8 CHAIRMAN ZAMONSKY: Thanks

9 Do any Board members have any edits? I think John's
10 comment about the remaining items on Larry's list.

11 MR. TURNER: I think he said: Engineering concerns
12 will be addressed as conditions of approval and remaining
13 items are not significant.

14 MR. CAPPELLO: Yes. I would just say the major
15 engineering concerns have been addressed and the remaining
16 ones will be addressed. We did discuss and review the
17 separation and the soils and the perc tests and drainage
18 issues. That the remaining ones are technical in nature.

19 CHAIRMAN ZAMONSKY: Okay.

20 MR. CAPPELLO: As the Board is going, when we discuss
21 B, I would just reread because I think it's worth doing the
22 section on flag lots. Ross had read a little bit. It does
23 kind of contradict itself. Thankfully, this is a minor
24 one. I mean the first section on flag lots does say: The
25 Planning Board has discretion to approve residential lots

1 - RE: ALL 4 THE CHILDREN LLC -

2 with a minor or major subdivision where strict adherence to
3 the zoning regulations would create unreasonable building
4 lot configurations and the proposed flag lot would be the
5 best use of land. I think we discussed that.

6 Then the second section right below it says: The Town
7 of Mamakating Planning Board shall have the discretion and
8 authority to permit residential flag lots in a minor
9 subdivision within all zoning districts which permit
10 residential uses. I don't know if that means in a major
11 one you have the discretion but not the authority. It's
12 one of the things I think we're going to have to address in
13 the new plan. But thankfully, this is a minor one. So you
14 have both discretion and the authority to create that.
15 You're required, under the standard, to determine whether
16 the flag lot is the best use of land. I think Larry and
17 Stu went through some of the reasons why they may recommend
18 it.

19 It's subject to subdivision review by the Planning
20 Board, which we've done, and that it meets all other
21 standards.

22 The lot shall meet all the minimum bulk requirements
23 exclusive of the flag pole, which I believe we have here.

24 There's a minimum width of the flag pole. The grades
25 shall not exceed 14 percent along the drive for the flag

1 - RE: ALL 4 THE CHILDREN LLC -

2 lot. I think we have that.

3 The plans have been modified to reflect a minimum
4 buffer area of 25 feet in width along the property lines of
5 the flag lot.

6 And there shall be no construction within the
7 designated buffers within this area. That should be a
8 condition of the approval, that within the 25 foot buffer
9 area that there be no construction.

10 It talks about the setbacks. Flag lots may require
11 special drainage and surfacing for the driveway. I think
12 we've reviewed the driveways, monumentations and potential
13 driveway profiles.

14 I think the Board just consider that and maybe sets
15 forth some of your reasons to get this through regarding
16 the choice of the flag lot. We then would include it both
17 the Neg Dec, if you adopt it, and then a resolution of
18 approval, included in a resolution of approval.

19 One other thing I would point out to the Board as I'm
20 looking at this, you might want to reflect, because the map
21 does show areas of disturbance for the four lots so you
22 might want to include some kind of condition that the
23 Applicant adhere to the levels of disturbance which, the
24 total of the nine acres it shows 3.34 acres being
25 disturbed, and an appropriate note on the map that if

1 - RE: ALL 4 THE CHILDREN LLC -

2 there's any additional disturbance that you come back to
3 the Planning Board for site plan review.

4 CHAIRMAN ZAMONSKY: Are you showing the limits of
5 disturbance as a line?

6 MR. WINGLOVITZ: Yes, it's shown here on the plan.

7 CHAIRMAN ZAMONSKY: I mean that be covered under the
8 certification with the well and septic.

9 MR. PAGGI: Not generally.

10 CHAIRMAN ZAMONSKY: Okay. So then we can include
11 that.

12 MR. CAPPELLO: I'd include a specific note that it
13 requires additional site plan approval if somebody wanted
14 to build a tennis court or do something and take out the
15 rest of the woods and say, Well, I limited my disturbance
16 to the house, but then I bought the lot and decided I
17 wanted to ...

18 BOARD MEMBER STAROBIN: John, you said that out of the
19 roughly nine acres, 3.34 acres will be the total
20 disturbance?

21 MR. CAPPELLO: Yes, according to the subdivision.
22 That doesn't show the road, but on the four lots. Well,
23 the road, the driveways are within the lots, yes.

24 MR. WINGLOVITZ: Yes.

25 MR. TURNER: Is that the disturbance on the property

1 - RE: ALL 4 THE CHILDREN LLC -

2 or just on the four lots, the three point some acres?

3 MR. WINGLOVITZ: So we broke it up per lot and it's
4 totaled here, 3.34.

5 MR. TURNER: The two driveways are on two lots.

6 MR. WINGLOVITZ: Yes, there are two driveways on the
7 lot so there's no additional, yes.

8 MR. CAPPELLO: It does include the driveways. So
9 maybe you want to include a D here that says disturbance
10 shall be limited to that shown on the map.

11 MR. TURNER: Yes.

12 MR. CAPPELLO: So we're going to add a D to No. 6 to
13 say disturbance will be limited to the areas depicted on
14 the map.

15 BOARD MEMBER GOODMAN: Ross, can I see that map where
16 you showed the road put in, the drawing you'd done up?

17 MR. WINGLOVITZ: The road would be in blue.

18 BOARD MEMBER GOODMAN: And how wide is that road?

19 MR. WINGLOVITZ: Fifty feet.

20 BOARD MEMBER GOODMAN: But then there would be ...

21 MR. WINGLOVITZ: A much wider pavement area, much more
22 disturbance with a cul de sac. That's what Stu was
23 speaking about.

24 BOARD MEMBER GOODMAN: Right. Does that include the
25 drainage in that 50 foot area?

1 - RE: ALL 4 THE CHILDREN LLC -

2 MR. WINGLOVITZ: No. Larry's point was then in
3 addition to this we'd have to clear areas down here for
4 stormwater maintenance for the road and so forth. Not only
5 would there be additional clearing to cut the road, but
6 then there would be additional disturbance and clearing due
7 to the stormwater infrastructure we'd have to build to
8 support the road, which was a good point.

9 CHAIRMAN ZAMONSKY: Any other comments on the Neg Dec?

10 BOARD MEMBER RUSSEK, III: I don't know if it's really
11 for that, but in the proposed septic designs is there an
12 expansion fields or anything else?

13 MR. WINGLOVITZ: Yes. Each septic field has a 50
14 percent expansion area.

15 BOARD MEMBER RUSSEK, III: Okay. And all that still
16 makes within --

17 MR. WINGLOVITZ: All those, comply, yes.

18 BOARD MEMBER RUSSEK, III: -- 200 feet?

19 MR. WINGLOVITZ: So the actual measurement of the 200
20 feet, in most cases, goes to the expansion area.

21 BOARD MEMBER RUSSEK, III: Goes to the maximum, right.

22 MR. WINGLOVITZ: So there is more than 200 feet.

23 BOARD MEMBER RUSSEK, III: Correct.

24 MR. WINGLOVITZ: And even if we had to expand the
25 system 50 percent, we'd still comply.

1 - RE: ALL 4 THE CHILDREN LLC -

2 CHAIRMAN STAROBIN: Okay.

3 BOARD MEMBER GREEN: Can I ask? On this that I'm
4 looking at here, on this lot over here, what's that area?
5 That's the buffer?

6 MR. WINGLOVITZ: That's the building setback line.

7 BOARD MEMBER GREEN: Okay. And is it okay that the
8 proposed sewage disposal system is here?

9 MR. WINGLOVITZ: Yes. Only the building itself. So
10 that's talking about how far the building needs to be set
11 from the property line. Sewage disposal system is 10 feet.

12 CHAIRMAN ZAMONSKY: Okay. Anybody else?

13 (No verbal response.)

14 CHAIRMAN ZAMONSKY: Do I have a motion to approve the
15 Neg Dec based on the modified language and the letter
16 submitted, the Neg Dec letter submitted --

17 Is that today that Adriana sent it?

18 MR. TURNER: That was sent into the office earlier.

19 CHAIRMAN ZAMONSKY: Okay.

20 MR. TURNER: But whatever. I mean it was ...

21 CHAIRMAN ZAMONSKY: Is there a date on it?

22 BOARD MEMBER RUSSEK, III: Draft date.

23 MR. TURNER: The draft date is not actually on it.

24 Well, it was prepared the day before the 12th. The 11th,
25 probably.

1 - RE: ALL 4 THE CHILDREN LLC -

2 CHAIRMAN ZAMONSKY: Okay. All right. Submitted to
3 the Board on the 11th.

4 Do I have a motion to approve the Neg Dec?

5 BOARD MEMBER RUSSEK, III: Motion.

6 BOARD MEMBER GOODMAN: Second.

7 CHAIRMAN ZAMONSKY: Joe and Alex.

8 All in favor?

9 BOARD MEMBER GREEN: Aye.

10 BOARD MEMBER GOODMAN: Aye.

11 BOARD MEMBER COLLIER: Aye.

12 BOARD MEMBER RUSSEK, III: Aye.

13 BOARD MEMBER STAROBIN: Aye.

14 CHAIRMAN ZAMONSKY: Aye.

15 (The motion was approved and carried.)

16 CHAIRMAN ZAMONSKY: So conditional final.

17 One of the items that's come up in the Planning Board
18 office is the length of time, sometimes, that the
19 applicants take to close the conditional final and file
20 maps and pay the parkland fees and so on and so forth. Are
21 we able, in the conditional approval, to limit or ...

22 MR. CAPPELLO: Well, you're in a subdivision now,
23 which we haven't had a lot of.

24 CHAIRMAN ZAMONSKY: Right.

25 MR. CAPPELLO: So on site plans our code has kind of

1 - RE: ALL 4 THE CHILDREN LLC -
2 an unlimited time frame. But on subdivision approval,
3 since this is a minor, we could potentially grant
4 preliminary conditional final. But that, by Town law, has
5 a 180 day duration, and then there are 90 day extension
6 periods. So after six months, after 180 days, if all the
7 conditions aren't met, they would have to come before this
8 Board for an extension of the approval. With subdivision,
9 if you don't at least apply for that extension before the
10 time runs out, it expires. So it's a little different than
11 a site plan.

12 CHAIRMAN ZAMONSKY: Okay.

13 BOARD MEMBER STAROBIN: Are parkland fees due on this
14 subdivision?

15 MR. CAPPELLO: Yes. We're going to make that finding
16 when, if you do decide to make, part of the resolution and
17 part of the conditions will be making a finding that this
18 will create the need for additional recreation space. The
19 Applicant has not provided suitable land on the property
20 for such recreation, therefore, a recreation fee will be
21 required.

22 CHAIRMAN ZAMONSKY: So we're in a position --

23 MR. CAPPELLO: If you --

24 CHAIRMAN ZAMONSKY: I mean does the Board have any
25 reservations or would you like to proceed with the

1 - RE: ALL 4 THE CHILDREN LLC -

2 conditional final?

3 John, maybe you can walk through it.

4 MR. CAPPELLO: Yes. I would say make a motion to
5 grant preliminary subdivision and conditional final
6 approval for the subdivision, incorporating all the
7 conditions and information provided in the Negative
8 Declaration adopted by the Board on this date, and also
9 subject to the condition of the Applicant address all
10 remaining conditions in the letter from your engineering
11 consultant dated February 19th.

12 MR. WINGLOVITZ: February 12th.

13 MR. PAGGI: It would have been the last meeting.
14 Sorry.

15 MR. WINGLOVITZ: It was the last meeting.

16 MR. PAGGI: The last meeting date.

17 MR. CAPPELLO: And that the --

18 MR. PAGGI: Thanks, Ross.

19 MR. CAPPELLO: And would include the language
20 mirroring the Negative Declaration regarding the choice of
21 the flag lot since the Board has reviewed the alternative
22 design of four separate driveways and a cul de sac and
23 determined that the option that requires the least
24 disturbance to the land is the providing of the flag lots
25 with shared driveways.

1 - RE: ALL 4 THE CHILDREN LLC -

2 That no clearing of trees on the site above four
3 inches in diameter occur between the time of March 31st to
4 November 1st, pursuant to the New York State DEC letter
5 dated January 3rd, 2019.

6 That disturbance be limited to those areas of
7 disturbance depicted on the subdivision plan and that if
8 any owner requiring to go above that would require come to
9 the Planning Board for site plan approval.

10 That the Board finds that there is no land on this
11 parcel suitable for recreation space and additional
12 recreational needs will be created by the four lots and
13 therefore, the Applicant is directed to pay the appropriate
14 recreation fees to the Town prior to signing of the map.

15 And payment of all other fees.

16 MR. TURNER: I would just suggest the condition
17 indicating the limit on the clearance on the map dated.
18 What is the date of map?

19 MR. WINGLOVITZ: Prepared 8-14-18, last revised
20 1-21-19.

21 MR. CAPPELLO: You'll revise again, right, before you
22 put it up to ...

23 MR. TURNER: Well, that's the point.

24 MR. CAPPELLO: Yes.

25 CHAIRMAN STAROBIN: The parkland fees are due 10 days

1 - RE: ALL 4 THE CHILDREN LLC -

2 after the preliminary plat approval, just as a point.

3 Okay. Any other comments on the conditions stated by
4 Larry and John?

5 (No verbal response.)

6 CHAIRMAN ZAMONSKY: Do I have a motion for preliminary
7 and final approval based on John Cappello and Stu Turner's
8 conditions?

9 BOARD MEMBER RUSSEK, III: Motion.

10 CHAIRMAN ZAMONSKY: Joe.

11 BOARD MEMBER COLLIER: Second.

12 CHAIRMAN ZAMONSKY: Erik.

13 All in favor?

14 BOARD MEMBER GREEN: Aye.

15 BOARD MEMBER GOODMAN: Aye.

16 BOARD MEMBER COLLIER: Aye.

17 BOARD MEMBER RUSSEK, III: Aye.

18 BOARD MEMBER STAROBIN: Aye.

19 CHAIRMAN ZAMONSKY: Aye.

20 (The motion was approved and carried.)

21 MR. CAPPELLO: And what I will do, for the record, is
22 Stu will make the corrections to the Neg Dec. The Board
23 took the vote and granted the approval, but I will do a
24 confirming resolution. I will give it to you before the
25 12th so on you March meeting you can just confirm it in

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- RE: ALL 4 THE CHILDREN LLC -

written resolution, therefore we have everything on a piece
of paper.

MR. WINGLOVITZ: Thank you

CHAIRMAN ZAMONSKY: Thank you.

(Time noted: 7:55 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 All 4 The Children LLC / Frank Roe, 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: March 7, 2019

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Shab Holdings LLC (Camp Echo)
Proposed Amended Site Plan
Tax Map Section 10; Block 1; Lot 50.1
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
February 19, 2019
7:56 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- KYRA PLATT, Building Department
- LAWRENCE PAGGI, P.E., Engineer
- STUART TURNER, FAICP, 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: SHAB HOLDINGS LLC -

2 CHAIRMAN ZAMONSKY: Okay. The next applicant is Shab
3 Holdings, LLC, Camp Echo, proposed site plan. The property
4 is located at 210 Echo Road, Tax Map Section 10; Block 1;
5 Lot 50.1. The property lies in the Burlingham Residential
6 Zone and involves approximately 192.2 acres. The property
7 is a camping facility.

8 MR. PETERS: Good evening.

9 CHAIRMAN ZAMONSKY: Good evening.

10 MR. PETERS: My name, for the record, is Zachary
11 Peters, P-E-T-E-R-S, from Mercurio Norton Tarolli and
12 Marshall. We're the engineers for the project. I also
13 have with me see Scott Rosenbluth from Camp Echo.

14 As I'm sure the Board is aware, Camp Echo is an
15 existing camp facility located on Echo Road. What they're
16 looking to do with their site plan is expand and added a
17 couple amenities to the camp that's currently there. I'll
18 just give an overview of what they're looking to do, and
19 then if the Board have any questions or discuss it in
20 detail. I'll point out on the map where these things are.

21 In the main camp area they would like to rebuild.
22 There was a bunk that was destroyed during a storm last
23 winter. They're looking to just replace that in kind and
24 rebuild it. They're also looking to construct a new bunk
25 in that vicinity. They would like to construct a pavilion

1 - RE: SHAB HOLDINGS LLC -

2 over the existing tennis courts. The pavilion that they
3 previously had in this location of the camp was also
4 destroyed during that storm last year, so that's something
5 that they're looking to replace, but they'd like to make it
6 a little bit bigger than it was before.

7 They're also looking to do an addition onto the
8 existing health center. The purpose of that is basically
9 to add more space to separate when kids come in, whether
10 they're sick or if they're just tired and need to rest.
11 The building now is too small for that so the kids are all
12 sort of jammed into the same small rooms. It doesn't have
13 additional space to separate these kids so that a kid
14 that's just tired is stuck in a room with somebody that's
15 actually sick.

16 And then up in this Summit Camp facility, they'd like
17 to construct, it's basically a portable sort of tent, a
18 wind sail. It's a temporary construction. They want to
19 put it up on the basketball court that's there so it's not
20 going to add any impervious cover. It's going to come down
21 when the camp is not in use. But that something that
22 they're looking to do.

23 And then as a result of all the improvements, we're
24 proposing a stormwater facility up in this area of the
25 site. My understanding from the last discussion done on

1 - RE: SHAB HOLDINGS LLC -

2 this project is DEC had indicated that if the camp was
3 going to move forward and propose any new facilities or do
4 new disturbance, they would have to provide treatment for
5 not only what they're doing, but the other facilities that
6 have been constructed over the years. That's been designed
7 to accommodate that.

8 Then the one other portion of the project is they're
9 looking to install a separate building for laundry over in
10 this location, the Camp Outback portion of the site. What
11 they currently do is with the pools that are on the site,
12 there's towels for the children. Right now they're sent
13 out and being laundered. It happens pretty much every day,
14 so the Camp would like to install a facility and do that on
15 site. So with the laundry facility and then the addition
16 to the health center down here, there's two new sewer
17 outfalls that are being proposed. We made an application
18 and we're working with the Health Department for the review
19 and approval of those facilities.

20 That's an overview of what the application is for the
21 camp. What we'd like to do is work through any issues with
22 this application. I have the comments from Larry, see if
23 there's anything major there that we can't work through.

24 What the Applicant would like to request of the Board
25 is if there's any consideration of moving forward with

1 - RE: SHAB HOLDINGS LLC -

2 potential approval of the health center addition and the
3 pavilion, those are amenities that the Camp would like to
4 have available for the students, especially the pavilion,
5 given that the one that they had was destroyed. That's a
6 place where, in bad weather, they gather and get the
7 campers out of the elements.

8 If there's more questions on that, I'm sure Scott can
9 explain it in a little bit more detail.

10 CHAIRMAN ZAMONSKY: So I think based on the work
11 session, you're trying to separate some items that you can
12 done this year. That's what you're aiming for; right? The
13 health center and the ...

14 MR. PETERS: Yes. The overall camp is basically the
15 final build-out of what they're looking to do with all the
16 facilities. But, yes, the pavilion and the health center
17 they would like to move forward with, if possible.

18 CHAIRMAN ZAMONSKY: So before we kind of get into some
19 of the comments, from SEQRA's perspective, can we separate
20 the project and not segment it or ...

21 MR. CAPPELLO: Well, segmentation is not prohibited.
22 It's frowned upon. While you were talking I was trying to
23 look up the language that I probably looked at a thousand
24 times. But there are some conditions where you can as long
25 as you set forth your reasons for segmenting.

1 - RE: SHAB HOLDINGS LLC -

2 Now, I did have a conversation with Larry Marshall and
3 I was aware of the pavilion, at least. On those issues,
4 you can make a determination that No. 1, what you're
5 approving is not a prerequisite or condition or give you
6 any additional right to do the second phase. For instance,
7 here, we said we would segment, that you could put the
8 above pavilion above the play area. That's not going to
9 give them, automatically, now, because they got the
10 pavilion among the play area, the right to build more
11 cabins or anything else. Whereas, maybe if you were
12 approving an improvement to a septic, then they would come
13 in and say, Now we have enough that we should be able to
14 build this. That reviewing it as a segment doesn't cause
15 any additional environmental problems with the review that
16 you should have considered this as part of it. Usually,
17 you have that with the creeping subdivision, someone comes
18 in and wants to build three lots, they get the road to a
19 certain point then they say, Oh, now we have the road here,
20 we can develop the rest of the parcel. I think, at least
21 for the pavilion. The health center, I think you might
22 want to discuss a little more. But I saw that as, all
23 right, if I'm covering something that's already impervious,
24 I'm providing protection, and it's not 75 feet high, a
25 monstrosity that's going to create glare, it's kind of

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2 ministerial and I think we could certainly put in the
3 record reasons supporting it, that the segment is not going
4 to increase the population, it's not going to create more
5 traffic. That's a fairly easy one. The health center may
6 be the same, but I'll leave that for the Board to discuss
7 with the Applicant. So I think you can do it if you
8 determine it's warranted.

9 If you give me a few minutes while you talk, I'll get
10 the exact language.

11 MR. TURNER: I also would like to ask him a couple of
12 questions so that we can follow John's reasoning because it
13 wasn't so much the pavilion that was concerning me with the
14 segmentation, or Adriana, but the bunks which are not
15 planned for now -- is that right? They're planned long
16 term, the bunks, the two bunks?

17 MR. PETERS: Yes.

18 MR. TURNER: And the medical facility. Those two
19 things I was concerned about because those could
20 conceivably create growth, which has impact. Especially
21 additional, as I think your application said, with the two
22 bunks, the two bunk cabins, you have additional capacity
23 for 71 or 70 more children. The medical facility may have
24 additional employees. I don't know.

25 MR. ROSENBLUTH: I mean if I could speak to that. I'm

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2 Scott Rosenbluth. I am the camp director.

3 I think we had touched on both of these at the
4 workshop.

5 MR. TURNER: Okay.

6 MR. ROSENBLUTH: But for us, specific to the bunks,
7 you know, we take phone calls, as a camp industry and as a
8 business throughout the year, of camp parents who don't
9 want their children with other children. There's a million
10 different reasons, bunk dynamics, group dynamics, and
11 there's reason to separate them. Right now we do not have
12 that flexibility on our campus. To give you a perfect
13 example, you know, last year, July 27th, we had a tree that
14 came down on Wepe. We lost the cabin. We had to put 15
15 counselors in a hotel in Middletown and we had to move our
16 campers into staff accommodations. For us, as a camp
17 centered around child care and with the expectations of the
18 parents, it's important to have that, I don't want to call
19 maneuverability, but those additional bunks on site in case
20 we have an event like last year, especially given weather
21 patterns. It's a concern of ours. That's just one thing
22 to consider.

23 Just to go back, you know, all of these are projects
24 that we would like to get done for this year. The
25 pavilion, which I know I have a deposit on and all of that

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2 good stuff, takes longer to construct, so that is the
3 urgency there.

4 Specific to the health center, you know, we have nine
5 nurses on site, a doctor at all times. We're basically,
6 you know, a full hospital, kind of, during the camp season.
7 But right now, we don't have the ability to have a camper
8 who may have a broken arm and needs to rest, we can't not
9 put them with a camper who's in there for strep throat. So
10 to have that additional, again, maneuverability,
11 flexibility space is critical to delivering good child
12 care.

13 And, you know, the same thing goes with the towel
14 service. We wash almost 5,000 towels a day off camp right
15 now.

16 So all of these things have been done to improve the
17 quality of child care that we deliver to our children.
18 That is why we're hoping to get all of these approved and
19 not increase the size of our population.

20 MR. PAGGI: So I have a question --

21 MR. ROSENBLUTH: Sure.

22 MR. PAGGI: -- to follow up.

23 MR. ROSENBLUTH: Uh-huh.

24 MR. PAGGI: Going back to the workshop --

25 MR. ROSENBLUTH: Yes.

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2 MR. PAGGI: So there's a pavilion.

3 MR. ROSENBLUTH: Yes.

4 MR. PAGGI: There's a health center.

5 MR. ROSENBLUTH: Yes.

6 MR. PAGGI: There is a laundry.

7 MR. ROSENBLUTH: Uh-huh.

8 MR. PAGGI: And then there's a new bunk.

9 MR. ROSENBLUTH: Yes. It's a double bunk. It's the
10 same building.

11 CHAIRMAN ZAMONSKY: And the temporary structure, too,
12 which we would have to approve, as well; right? Over the
13 basketball courts?

14 MR. ROSENBLUTH: It's a shade sail. I guess, yes.

15 MR. PAGGI: Okay. So hang on a second. There's a
16 pavilion, there's a health center, there's a laundry.
17 There's a bunk that's being rebuilt that was destroyed, or
18 no?

19 MR. ROSENBLUTH: There was a bunk that was destroyed
20 that we had the permit for from the Building Department and
21 has already been rebuilt.

22 MR. PAGGI: Okay. So we're talking about a new double
23 bunk.

24 MR. ROSENBLUTH: A new double bunk, yes.

25 MR. PAGGI: A new double bunk and a temporary shade

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2 shelter over --

3 MR. ROSENBLUTH: Shade sail, yep.

4 MR. PAGGI: Shade sail.

5 MR. ROSENBLUTH: Yes.

6 MR. PAGGI: Okay. So my recollection during the
7 workshop was that you did want all these things this year,
8 but to try to get something designed, approved and
9 constructed before May, that was a bit maybe overambitious
10 to try to conquer all of these.

11 MR. ROSENBLUTH: Yep.

12 MR. PAGGI: So out of them, you were going to pick
13 several that seemed more viable in that time frame.

14 MR. ROSENBLUTH: Uh-huh.

15 MR. PAGGI: I think we need to identify what those
16 are.

17 I thought we were talking about not segmenting, but
18 phasing an approval.

19 MR. CAPPELLO: Well, that's what we were talking about
20 then because there were conditions. But then there was an
21 additional conversation I had with Larry Marshall and Larry
22 said the pavilion. To me --

23 MR. PAGGI: Yes?

24 MR. CAPPELLO: -- I think that would be something,
25 there's no septic, no water, no drainage, no anything. I

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2 think that, you could if you wanted to, if they're ordering
3 that, approve it tonight. All those other ones may or may
4 not be approvable, but I think there's additional issues to
5 them. Where are you going to connect the water, where are
6 you going to connect the sewer, how many beds in the bunks,
7 how many more children. But the pavilion and the shade
8 thing over the basketball court is another thing. As long
9 as they're not huge eyesores, I mean ...

10 CHAIRMAN ZAMONSKY: And the expansion to the health
11 facility --

12 MR. ROSENBLUTH: Yes.

13 CHAIRMAN ZAMONSKY: -- those are just rooms? There's
14 no water or septic increase?

15 MR. ROSENBLUTH: I can't speak to the septic, but yes,
16 they're just -- they're rooms, mostly like treatment rooms
17 that don't have any water connection or anything along
18 those lines. I mean we do have proposed, in the new health
19 center, more private rooms with private bathrooms, so yes,
20 in that regard.

21 MR. PETERS: It's going to serve the same number of
22 people.

23 BOARD MEMBER STAROBIN: With this laundry that you're
24 going to put in --

25 MR. ROSENBLUTH: Uh-huh.

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2 BOARD MEMBER STAROBIN: -- you mention 5,000 towels a
3 day?

4 MR. ROSENBLUTH: That's what we are currently washing,
5 but that was with a bad internal process. We don't have to
6 be washing that many towels each day.

7 BOARD MEMBER STAROBIN: How much water does 5,000?

8 MR. ROSENBLUTH: Yeah. I can't speak to that. I know
9 that we're, you know, about 2,000 is the number of what
10 we're realistically going to be washing. So I personally
11 can't answer that.

12 MR. PETERS: I don't have an answer right now. It
13 depends on the size of the washers being used, whether
14 they're top-loading, front-loading. I mean we'll have
15 calculation per load in the design of the outfall for that.
16 I don't know what it is off the top of my head. But in
17 terms of the number of towels, I'm not sure how it equates
18 to a load.

19 MR. ROSENBLUTH: And to speak to your point, yes, we
20 definitely have our priority list. The pavilion is at the
21 forefront knowing that in rainy weather we're not in the
22 best program position. So that is certainly the most
23 important item, followed by the health center and that
24 double bunk. As it came up in the workshop, we're very
25 much aware that that may mean additional a conversation,

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2 meetings, and that's fine. But I would say I wanted to
3 provide the explanation and the background as to why we are
4 pursuing those buildings. It's not for an increase in
5 population, but to serve our existing community the way
6 that we expect to.

7 BOARD MEMBER GREEN: So getting back to the towels, so
8 this would be additional water usage on the property,
9 washing the towels? They're being sent out right now?

10 MR. ROSENBLUTH: It is being sent out right now, yes.
11 We did, at one point, have a laundry facility that was
12 converted many years ago. It is on the other the side of
13 the road so I can't speak to how that impacts our current
14 site. It's on the other side of Echo Road.

15 BOARD MEMBER GREEN: That brings up questions
16 available supply of water, what are you going to do with
17 the extra runoff.

18 MR. ROSENBLUTH: Yes. Yep, we're definitely aware of
19 all those questions on the laundry side.

20 MR. PAGGI: And that's actually out of our purview.
21 It's all Health Department and DEC. We've had some
22 preliminary discussions with the engineer and I think that
23 they're comfortable with the water supply capacity and
24 they've developed some preliminary designs for the sewage
25 disposal. Very similar to what we just saw coming from

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2 Camp Kaylie looking for their sign-off, they'll have to do
3 the same thing for this project where the chairman wouldn't
4 be able to sign any plans until they've demonstrated
5 approvals from those organizations.

6 BOARD MEMBER GOODMAN: So John, we're wrestling over
7 how to procedurally section off without segmenting?

8 MR. CAPPELLO: Well, first, I want to make sure. The
9 one thing I thought would be pretty easy to segment versus
10 phase would be the pavilion that they need to order. If
11 the Board has looked at that design, I think that's
12 something you could, if you wanted to, do tonight, to say,
13 Yes, we don't have any problem with the pavilion. But
14 these other issues, you involve the Health Department, you
15 involve water, sinks, bathrooms. I don't know if Larry or
16 Stu have the information to advise you on that. The bunks,
17 obviously, it's more children so that brings up a whole new
18 set of issues. But if the Board were so inclined to grant
19 the pavilion -- I think we did have a drawing.

20 MR. PAGGI: Zack, can you speak a little bit more of
21 what's going to be involved with the construction of the
22 pavilion and how it's actually going to be constructed,
23 where it is?

24 MR. PETERS: Well, the pavilion is going to be a
25 steel-framed structure. My understanding is, since you had

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2 mentioned about a previous Camp Kaylie application, it's
3 going to be very similar to the pavilion that was
4 constructed on that site. Like I said before, the pavilion
5 is going to be slightly larger to encompass the tennis
6 courts that are there now. Based on the grading and the
7 vegetation here along Echo Road, I don't suspect that it's
8 going to be overly visible, if visible at all. The topo
9 drops off, especially as you drive by where the pavilion
10 will be here. It drops off probably close to 20 feet, I'd
11 say, to that area. I believe the pavilion is only 25 feet
12 to the --

13 MR. PAGGI: So describe to me how that's going how to
14 be constructed. I'm trying to get an idea of what's
15 physically going to change on site. I mean there's a half
16 a dozen or a dozen piers or footings that are going to have
17 to be constructed?

18 MR. PETERS: Yes. The footings are basically going to
19 be beyond where the edge of pavement or whatever the
20 surface is for the tennis court. It would be concrete
21 footings for the steel to go up on. There's going to be a
22 small amount of clearing and grading that would be on the
23 north side of the tennis courts, again, to accommodate.
24 The tennis court's length is probably about 110, 115 feet
25 right now. The total pavilion site is 144 feet long, so

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2 it's a little bit wider, a little bit longer.

3 MR. PAGGI: Is anything else changing? Any pathways,
4 any vehicle movement changes because of this?

5 MR. PETERS: Not as far as I know.

6 MR. ROSENBLUTH: No.

7 MR. PAGGI: I mean from my perspective, it sounds like
8 we need to see a little bit of erosion control, but that's
9 going to be a condition of any approval.

10 MR. TURNER: This is open-sided. Is that right?

11 MR. PETERS: Correct.

12 MR. TURNER: It's open-sided.

13 MR. PAGGI: We have that one provision from the DEC,
14 that any new construction would initiate the requirement
15 for a SWPPP. But the fact that there was a covering there
16 before that came down, you know ...

17 CHAIRMAN ZAMONSKY: This was previously covered or it
18 wasn't covered?

19 MR. ROSENBLUTH: Yes, just to clarify that point, the
20 pavilion did not cover that middle tennis court. It
21 covered an existing hockey rink.

22 MR. PAGGI: Okay.

23 MR. ROSENBLUTH: It came down and crushed the hockey
24 rink, which we replaced just in terms of its boards on a
25 regular pavement. But this particular surface had not been

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2 covered.

3 MR. PAGGI: Okay. So the hockey rink is not covered
4 now.

5 MR. ROSENBLUTH: The hockey rink is not covered now,
6 right.

7 MR. PAGGI: Okay.

8 CHAIRMAN ZAMONSKY: And this is existing impervious
9 tennis court; right?

10 MR. ROSENBLUTH: Exactly. It's always been a tennis
11 court.

12 BOARD MEMBER RUSSEK, III: Can I just ask one more
13 thing?

14 CHAIRMAN ZAMONSKY: Yes.

15 BOARD MEMBER RUSSEK, III: And you guys are good with,
16 if this all gets separated, to just the pavilion first or
17 you really want to try to get all this done because ...

18 MR. ROSENBLUTH: So, look, we're realistic.

19 BOARD MEMBER RUSSEK, III: Right.

20 MR. ROSENBLUTH: You know, our internal conversations
21 have been I just don't see any way that this laundry
22 facility gets done this year, me being honest. Knowing
23 that, we, unfortunately, had to rebuild some cabins last
24 year with the storm, three of them in total, we believe
25 that that double cabin, which I understand comes with other

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2 questions, you know, can be built before camp. The health
3 center and this pavilion are really the ones that if we
4 want them for the summer we feel that we need to start on
5 them almost immediately.

6 BOARD MEMBER RUSSEK, III: So if you separated, like,
7 the pavilion, I mean --

8 MR. ROSENBLUTH: Yes, the pavilion --

9 BOARD MEMBER RUSSEK, III: I'm not trying to talk of
10 ahead myself here or anything, but if you separated that,
11 that people could look at and say this could voted even as
12 early as today and say this could work, and then go to next
13 month's with the health center. But I think there's a lot
14 of questions.

15 CHAIRMAN ZAMONSKY: I think the issue comes more from
16 the Health Department and DEC review of the septic.

17 BOARD MEMBER RUSSEK, III: Right.

18 CHAIRMAN ZAMONSKY: So it's not --

19 BOARD MEMBER RUSSEK, III: There's stuff that not
20 necessarily the Board's issue to deal with either, time.
21 I'm just trying to be realistic because I understand you're
22 trying to do what you're doing.

23 MR. ROSENBLUTH: I definitely appreciate that. Yeah,
24 I mean we're happy to walk away from this evening with
25 knowing that it's something that we need for our program.

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2 MR. PAGGI: So the project engineer has a bit of heavy
3 lifting to do to bring up the health center and the laundry
4 and the double bunk to where it would need to be. I still
5 think there is possibilities there, but I mean you're
6 correct in saying that the anticipated delay is probably
7 going to be with the other agencies.

8 CHAIRMAN ZAMONSKY: Right.

9 BOARD MEMBER RUSSEK, III: Right. A month's like
10 about a hundred questions of each particular.

11 MR. PAGGI: Can these facilities be constructed during
12 camp?

13 MR. ROSENBLUTH: No.

14 MR. PAGGI: Okay.

15 MR. ROSENBLUTH: And just so I -- I believe we started
16 the dialogue, right, with the Department of Health.

17 MR. PETERS: Yes.

18 MR. ROSENBLUTH: And just so I understand because I'm
19 new to this, the double bunk and the health center, is it
20 specifically water or is there still concern about the
21 added population?

22 MR. CAPPELLO: Well, the double bunk would be added
23 population because that's where children sleep.

24 MR. ROSENBLUTH: Right.

25 MR. CAPPELLO: I mean you'd have to demonstrate to

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2 these guys and the Board and the Health Department that the
3 double bunk is not increasing the population --

4 MR. ROSENBLUTH: Right.

5 MR. CAPPELLO: -- it is not increasing the water. But
6 that's all technical information that the Board will need.

7 MR. ROSENBLUTH: Sure.

8 MR. CAPPELLO: And while we're talking about the
9 route, I think even between the other one, the medical
10 center versus the double bunk, I think there's a scale of
11 potentially the medical center, then that would be the next
12 easiest. Then the next easiest would probably be the bunk.
13 And then the hardest is going to be the laundry because
14 that is a big water user. But you have to decide. I don't
15 think the Board wants to get into a --

16 CHAIRMAN ZAMONSKY: Right. We need some direction
17 from the Applicant.

18 MR. CAPPELLO: Yes. But if you say, In 2019 I'm now
19 applying and this is all I'm doing in 2019 and I know that
20 it doesn't give me any rights to build a laundry facility
21 in 2020 and I've got to show that and demonstrate to you,
22 then the Board can potentially look at that. But we really
23 you guys to say, This is what we can do and get approved
24 by, then, this is what we can do. And then we'll have to
25 make the appropriate SEQRA.

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2 Segmentation, it's an action consists of a set of
3 activities or steps. The entire set of activities or steps
4 must be considered the action whether the agency
5 decision-making relates to the action as a whole or to only
6 part of it.

7 Then it says: Considering only a part or segment of
8 an action is contrary to the intent of SEQRA. If a Lead
9 Agency believes that circumstances warrant a segmented
10 review, it must clearly state its determination as
11 significant and any subsequent EIS, the supporting reasons,
12 and must demonstrate that such review is clearly no less
13 protective of the environment.

14 So the fact that we think the Applicant wants to build
15 a laundry facility, if we were clear in looking at the
16 other stuff and say this is your 2019 plan and we're only
17 approving this and you have no authority, while we
18 understand you might to build a laundry facility, if you
19 approve, gives you no right to that facility, we haven't
20 examined it, I don't think anybody could challenge it. But
21 the thing you don't want to do to is, Okay, in February we
22 approved the pavilion and now in March we've got to review
23 and approve the health facility and in April we've got to
24 review. We really want the Applicant to say -- other than
25 the pavilion, if you want to do that night, but, This is my

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2 2019 plan, this is all I'm going for in 2019 and here's the
3 steps I'm going to take to do SEQRA, then I think next
4 January or February, they want to come back say, Here's our
5 2020, we found out kids now like to do something else and
6 we need to build something else to --

7 MR. PAGGI: Come back in September instead of January.

8 MR. PETERS: We don't wait that long because we did
9 start this process in September.

10 MR. PAGGI: Yes, yes.

11 MR. ROSENBLUTH: So just to clarify what you need from
12 me, and I'm going --

13 BOARD MEMBER RUSSEK, III: Sorry, can I ask one
14 question before you get there because it might get you
15 there faster?

16 MR. ROSENBLUTH: Please, sure.

17 BOARD MEMBER RUSSEK, III: Your camp opens when?

18 MR. ROSENBLUTH: June -- well, June 22nd is opening
19 day. June 21st is ...

20 BOARD MEMBER RUSSEK, III: So then just going back
21 because you have the health center, that would sound like
22 the biggest issue, that would have to be approved under two
23 months, like, to give you time to do construction because
24 you have to be complete before camp opens.

25 MR. PAGGI: And that is all water supply approval,

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2 sewage disposal, detailed site and grading plan and the
3 stormwater plan. So that's why I'm saying there's some
4 heavy lifting happening.

5 BOARD MEMBER RUSSEK, III: Right. I'm just trying to
6 be realistic. It would have to be two months, approved in
7 the April meeting, for you to be able to get what you want.

8 MR. ROSENBLUTH: Right. So those projects, from what
9 I'm hearing, are not realistic for this season.

10 MR. PETERS: I think given the Board's concerns, I
11 think what we'd be looking to do basically would be to ask
12 you to consider approval of the pavilion, given what we've
13 discussed, with the understanding conditioned upon whatever
14 the Board would be comfortable with. We're going to keep
15 working on the rest of this application and everything that
16 Larry just mentioned, the stormwater, the sewer, the Health
17 Department. You know, that's still our goal. We want to
18 work towards that. But the pavilion is really the main
19 thing that they'd like to try to get done before camp
20 opens. They'd like to do everything, but ...

21 BOARD MEMBER GOODMAN: The shade sail is a different
22 priority?

23 MR. PAGGI: Think about that.

24 MR. ROSENBLUTH: It's not even on my top five.

25 MR. PAGGI: So realistically, I mean all of the things

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2 after the pavilion might be looking like a September or
3 October approval.

4 MR. ROSENBLUTH: Okay.

5 MR. PAGGI: And then you may be looking at
6 construction and opening the following season.

7 MR. ROSENBLUTH: Right.

8 MR. CAPPELLO: The only thing, to go to your comment
9 when you said you're working towards all of them, I think
10 there may be a point because if you tell us you're working
11 towards all of them, then we're bound to look at SEQRA for
12 all of it. If you tell us, Okay, I got the pavilion
13 tonight, now I really need to get this health center open
14 by the beginning of the season and I'm going to run and do
15 as much and that's my 2019 plan, is just the health
16 center --

17 MR. PAGGI: And take everything else off.

18 MR. CAPPELLO: -- then maybe we could do it. But if
19 you look at all of it, you may get all of it approved in
20 August. That's your decision.

21 MR. TURNER: If I could suggest, I'm thinking that
22 from your perspective and the Board's perspective that
23 trying to get the whole package together with all of the
24 water impacts, with all the grading that has to be done for
25 the three or four buildings that has to be built --

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2 MR. ROSENBLUTH: Right.

3 MR. TURNER: We've been through this with camps
4 before. I mean there's always issues with traffic, but
5 it's really not. I mean it ends up being buses coming and
6 going.

7 MR. ROSENBLUTH: Right.

8 MR. TURNER: Unless you tell us that they have to
9 bring in staff for the medical facility every day, that's a
10 different story. But if everybody is on campus, the big
11 things are the water, the sewer and the drainage. If you
12 can get the package together, I mean I think once you get
13 it approved, then you can do it in phases or do it in
14 pieces.

15 MR. ROSENBLUTH: Right.

16 MR. TURNER: That's it.

17 BOARD MEMBER GREEN: Again, I don't think we're going
18 be that limiting factor. It's going to be getting those
19 approvals from the Department of Health.

20 MR. ROSENBLUTH: Yes.

21 MR. CAPPELLO: But we do have to do SEQRA. I mean
22 there are issues. Like the laundry, for sure, there is an
23 issue with the information that you're going to get before
24 you can do the SEQRA on that.

25 I guess the question is do you want to consider the

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2 pavilion?

3 CHAIRMAN ZAMONSKY: Yes, I mean I certainly do. I
4 don't know --

5 BOARD MEMBER RUSSEK, III: I'd like to try to get the
6 pavilion so they can have something built.

7 I guess the only question on that was the issue with,
8 like, gutters or whatever it may be. That would be a Larry
9 question.

10 MR. CAPPELLO: Do you want to say subject to the
11 engineer's review?

12 MR. PAGGI: Yes, I would have no problem issuing that
13 as a condition.

14 MR. PETERS: Okay.

15 BOARD MEMBER GREEN: Just as a point, so you'd just be
16 submitting or they would just submitting a plan like this
17 with just the pavilion and none of the other things?

18 MR. CAPPELLO: Yes.

19 BOARD MEMBER GREEN: Here's the total plan, but we're
20 only doing the pavilion.

21 MR. CAPPELLO: Just the pavilion. A site plan to show
22 the ...

23 BOARD MEMBER GREEN: Okay.

24 CHAIRMAN ZAMONSKY: And the building elevation.

25 MR. CAPPELLO: Yes, yes. Well, I think they would

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2 need a building permit.

3 CHAIRMAN ZAMONSKY: No. But I mean as part of the
4 site plan approval for that single building.

5 MR. CAPPELLO: So then I would say Board consider a
6 Negative Declaration for the construction of a pavilion
7 over the tennis court, and in making that determination the
8 Board determines that segmenting the review of the pavilion
9 is no less protective of the environment since the
10 pavilion, of itself, causes no significant impact of any
11 kind because it's over impervious surface, it meets height
12 requirements and that this approval gives no additional
13 authority for the Applicant to do any further construction
14 past the pavilion.

15 CHAIRMAN ZAMONSKY: Do I have a motion for a Neg Dec
16 based on John Cappello's comments?

17 BOARD MEMBER GOODMAN: I'll make the motion.

18 BOARD MEMBER RUSSEK, III: Second.

19 CHAIRMAN ZAMONSKY: Alex and Joe.

20 All in favor?

21 BOARD MEMBER GREEN: Aye.

22 BOARD MEMBER GOODMAN: Aye.

23 BOARD MEMBER COLLIER: Aye.

24 BOARD MEMBER RUSSEK, III: Aye.

25 BOARD MEMBER STAROBIN: Aye.

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2 CHAIRMAN ZAMONSKY: Aye.

3 (The motion was approved and carried.)

4 MR. CAPPELLO: Then I'd just draft a site plan
5 approval amendment to the Camp Echo to allow the
6 construction of a pavilion subject to the Applicant
7 depicting just the pavilion on a site plan to be presented
8 to the Chairman and also providing an elevation of the
9 pavilion in that package. And that the building permit
10 application be subject to review by the Planning Board's
11 engineer to determine --

12 MR. PAGGI: Erosion sediment control and appropriate
13 drainage.

14 MR. CAPPELLO: -- erosion sediment control and
15 appropriate drainage, if necessary.

16 CHAIRMAN ZAMONSKY: Conditional. SO it's conditional
17 final?

18 MR. CAPPELLO: Yes.

19 CHAIRMAN ZAMONSKY: Do I have a motion for site plan
20 amendment conditional final approval based on John
21 Cappello's comments?

22 BOARD MEMBER GREEN: Motion.

23 BOARD MEMBER RUSSEK, III: Second.

24 CHAIRMAN ZAMONSKY: Lorry and Joe.

25 All in favor?

1 - RE: SHAB HOLDINGS LLC -

2 BOARD MEMBER GREEN: Aye.

3 BOARD MEMBER GOODMAN: Aye.

4 BOARD MEMBER COLLIER: Aye.

5 BOARD MEMBER RUSSEK, III: Aye.

6 BOARD MEMBER STAROBIN: Aye.

7 CHAIRMAN ZAMONSKY: Aye.

8 (The motion was approved and carried.)

9 CHAIRMAN ZAMONSKY: So make a plan.

10 MR. ROSENBLUTH: Yes. Thank you. I appreciate that.

11 BOARD MEMBER RUSSEK, III: You got somewhere tonight.

12 MR. ROSENBLUTH: Yes.

13 And just so I can clarify, that means that if, when I
14 go back to the owners, does that mean that we should not be
15 back next month on any of these other parts?

16 MR. CAPPELLO: No. We segmented that out. You need
17 to make all the decisions we talked do about as to whether
18 you want to do anything else in 2019 knowing that if you
19 say, We're going to do all three things in 2019, you
20 probably have less of a chance of doing anything in 2019.

21 MR. ROSENBLUTH: I understand.

22 MR. CAPPELLO: That's your decision.

23 MR. ROSENBLUTH: Okay. And come back for next month.

24 MR. CAPPELLO: If you want to make an appointment for
25 the work session because it's in a couple weeks, maybe you

1 - RE: SHAB HOLDINGS LLC -

2 don't have all the engineering information.

3 MR. PAGGI: So this is the way I think your
4 conversation is going to go with the owners. You know, we
5 have these other items that are still on the table. Are we
6 going to try to get any one of them done. It's going to be
7 a conversation with those guys, if they realistically can
8 be have pulled off. If the answer to that is no, then the
9 question is, Well, do we continue to go back now and try to
10 get these approved for next season.

11 MR. ROSENBLUTH: Got it.

12 MR. PAGGI: Right?

13 MR. ROSENBLUTH: Yes, excellent.

14 CHAIRMAN ZAMONSKY: And my one comment, too, is you
15 don't have to come back to the Planning Board every single
16 month to go through. If there engineering changes, I'd
17 recommend coordination with the consultants as you work
18 through those nuts and bolts versus coming here in front of
19 us every month.

20 MR. ROSENBLUTH: Are you sick of me?

21 CHAIRMAN ZAMONSKY: No, no, not at all.

22 MR. ROSENBLUTH: I certainly thank you. That's great.

23 MR. PETERS: Should we contact the consultants
24 directly and copy the Planning Board or do we submit things
25 through ...

1 - RE: SHAB HOLDINGS LLC -

2 CHAIRMAN ZAMONSKY: Yes, through the Planning Board
3 office. If you are going to have meetings, then Planning
4 Board members would like attend those, possibly.

5 MR. PETERS: Sure.

6 CHAIRMAN ZAMONSKY: Coordinate through them. I mean
7 if it's minor stuff, you have comments or questions, you
8 can go directly.

9 MR. PETERS: All right.

10 CHAIRMAN ZAMONSKY: If that's okay with Larry.

11 MR. PAGGI: Absolutely. The one thing that we will do
12 is we will make sure that Building stays in the loop on all
13 the correspondence. So any time you guys contact us, if
14 you send an e-mail, keep Kyra and Mary and Michele in the
15 e-mail string.

16 MR. PETERS: Okay, absolutely.

17 CHAIRMAN ZAMONSKY: My only question, I guess, though,
18 is when you do have a plan, is that something that the
19 Board needs to give the okay to proceed based on SEQRA?

20 MR. TURNER: Well, the Board has to deal with SEQRA as
21 a board. I mean none of us can --

22 CHAIRMAN ZAMONSKY: Well, I just mean like Larry
23 mentioned, there's a lot of heavy lifting that has to
24 happen from the engineering to the Health Department.

25 MR. CAPPELLO: Well, it all depends on what they say

1 - RE: SHAB HOLDINGS LLC -
2 they're going to do. Whatever they tell us is their 2019
3 plan, you're going to have to do SEQRA on and they're going
4 to have to say these other things we talked to you about
5 we're not doing right now, and just put it in the record.
6 We'll make another finding probably at that time that, Hey,
7 you told us you might be doing this, but this approval
8 doesn't authorize you. Or if they way, We want to do all
9 three things and move as fast as we can to see what we get
10 approved, then you need to look at SEQRA for all three.
11 But it's the Applicant having to tell us. When they talk
12 about segmentation, it's like doing things that creep you
13 to an approval. This isn't really creeping them. It's
14 just additional things that aren't really necessarily
15 connected. Like I said, the pavilion doesn't give them a
16 right to build the laundry facility. The laundry facility
17 doesn't give them a right to put, Now I've got a laundry
18 facility, you got to give me a hospital. It doesn't really
19 do a lot. With these we can say every year. Eventually,
20 when we write our code we can say, Camps, all camps doing
21 any amendments need to come in by October 1st with their
22 plans for the following season of everything they want to
23 do, and you set some kind of structure to it so we don't
24 get into the rolling kind of things. And then the camps
25 will decide this is what we're going to try to do this

1 - RE: SHAB HOLDINGS LLC -

2 year.

3 MR. TURNER: A very busy in the fall.

4 MR. PETERS: I think what we'll do, we'll talk to the
5 owner and then maybe it would be best to try to come in for
6 the work session briefly, just so we can all get on the
7 same page in terms of how we want to proceed, and then the
8 Board will know if we're going to come back in.

9 CHAIRMAN ZAMONSKY: Larry has a laundry list of items.
10 I'd hate for you guys to go through that every month and
11 wait and come to the Planning Board.

12 MR. ROSENBLUTH: Yes.

13 MR. PETERS: We appreciate that.

14 MR. ROSENBLUTH: Thank you.

15 BOARD MEMBER GOODMAN: I have a question in terms of
16 the professionals. In terms of you're saying if they want
17 to go for all three, how much more work could be involved
18 there. How does that geometrically get that much more?
19 Maybe with the laundry I understand there's a lot more
20 water issue, but if you combine the two buildings, the
21 medical and the double bunk?

22 MR. CAPPELLO: Well, I don't know. I mean they have
23 to look. I don't know the double bunk. If the double bunk
24 doesn't create, and they demonstrate it's not going to
25 create any more camp occupiers -- when I heard new bunk, I

1 - RE: SHAB HOLDINGS LLC -

2 said okay, that's more kids coming to the camp, potentially
3 more bus trips, another couple cars coming through,
4 disturbance. Depending on where they're located and what
5 kind of Health Department review is and what the water and
6 sewer issues are, I don't know until we see it, but I know
7 there are issues we'll have to look at.

8 BOARD MEMBER GOODMAN: Where the medical would not
9 be --

10 MR. CAPPELLO: Well, if the medical is to serve kids
11 who are already there, it's not providing more children.
12 It is building and there may be a whole host of Health
13 Department issues regarding medical treatment that I don't
14 know. Some kind of special filter on the water or some
15 sanitation things or disposal of medical waste, stuff like
16 that. I don't know any of that, but all of that would have
17 to. So there's kind of different issues. But when you
18 know all of them are coming, you've got to look at all the
19 issues for all of them.

20 MR. PAGGI: So I think what you're saying, though, is
21 the actual design, what's the difference between just
22 designing one or designing several of them.

23 BOARD MEMBER GOODMAN: Right.

24 MR. PAGGI: I mean there is a difference in time. I
25 mean, Zack, tell me if I'm wrong, it's days and weeks on

1 - RE: SHAB HOLDINGS LLC -

2 the engineer's side with him being able to dedicate the
3 time not only to design the grading associated with the
4 health center and the stormwater and the sewage, but he's
5 also got to do it for the laundry. But again, I think
6 you're talking multiple days and weeks, you're not talking
7 months. But I think when you go to the DEC and the DOH,
8 when you do multiple, I think the possibility of it getting
9 extended beyond days and weeks to months is a reality so
10 that's where I think the exposure might be.

11 MR. ROSENBLUTH: And again, my question is let's
12 forget the laundry for a second, throw that out. There is
13 no way that pending that DEC, DOH approval that we can get
14 any kind of conditional on the double bunk and the health
15 center. I'm not sure how we would demonstrate --

16 MR. CAPPELLO: You could if you gave the Board all the
17 information. It would be conditional. That's the
18 problem --

19 MR. ROSENBLUTH: Right.

20 MR. CAPPELLO: -- is by the time you get through us,
21 then it's conditional. If you could figure out a way to
22 get the DOH and DEC to begin reviewing that so they're
23 ready to issue, I mean usually they're at the point, Don't
24 come and talk to us until you have the Planning Board, then
25 you start that process.

1 - RE: SHAB HOLDINGS LLC -

2 MR. ROSENBLUTH: Right.

3 MR. CAPPELLO: If you find a way for them to say,
4 We'll start reviewing it in conjunction with the Planning
5 Board and by June you have all your -- I mean you've still
6 got to build it, too.

7 MR. ROSENBLUTH: Because my understanding is that that
8 had already started, that those conversations were taking
9 place.

10 MR. PETERS: Yes. We made initial submittal to the
11 DOH. I know they're reviewing it, but they're still in the
12 process of getting the comments, addressing any comments.

13 MR. TURNER: Is the Department of Health reviewing it
14 for all the facilities that you've asked for?

15 MR. PETERS: Yes. We submitted this. This is the
16 plan that was submitted. Essentially, this was the plan
17 that was submitted to DOH.

18 MR. CAPPELLO: Do you have any preliminary comments or
19 something from them that would help this Board in its
20 review of SEQRA?

21 MR. PETERS: Not yet, but we could potentially have
22 those. Like I said, I think what we need to do is have a
23 discussion with the owner and see what we think would be
24 best moving forward and then we'll come back to a work
25 session and we can discuss how we want to move forward.

1 - RE: SHAB HOLDINGS LLC -

2 MR. PAGGI: You may even want to have frank
3 discussions with the DEC and with the DOH and say, Listen,
4 if we just ask you for approval for the health center now,
5 does that possibly you allow to at least conclude a review
6 for that? I don't think we're talking about segmentation.
7 If you can get your end of the design done for everything,
8 we can give a conditioned approval so that -- right? We
9 can approve the health center when we get --

10 MR. CAPPELLO: You have to also realize what we end up
11 doing on a lot of these is we go through it and then they
12 start building in May and then poor Mary's got three
13 buildings where they're asking for COs because kids are on
14 their way and you've got a punch list of stuff that needs
15 to be done. That's another factor, is to make sure we give
16 that adequate time because then you get the ...

17 CHAIRMAN ZAMONSKY: I think like you said, come to the
18 work session and we'll take it from there.

19 MR. ROSENBLUTH: Okay. Great.

20 And then just my last other question was, and we
21 touched on this at the workshop, was our special use permit
22 and what the case is for this year and if that
23 automatically renews.

24 MR. CAPPELLO: We have to pull that. Let's pull all
25 that.

1 - RE: SHAB HOLDINGS LLC -

2 Kyra, for the work session, when they come, you can
3 pull all their prior approval resolutions and minutes of
4 when they got extended so we can gather everything together
5 and then if and when --

6 CHAIRMAN ZAMONSKY: There was some question about the
7 previous final approval; right? I mean were they waiting
8 on the Health Department, still, or no? I thought that
9 came up at the work session.

10 MR. CAPPELLO: Yes. I think that's why we have to get
11 all their records. I get the camps mixed up. But I think
12 it will be good just to get everything.

13 MR. PETERS: Thank you.

14 (Time noted: 8:42 p.m.)

15 * * * * *

16 (The record was reopened at 8:43 p.m.)

17 MR. PAGGI: So speaking of calls, Zach, before you
18 leave.

19 MR. PETERS: I have the next one.

20 MR. PAGGI: I left a message. Larry Marshall and I
21 played telephone tag. What we did talk about on our
22 conference call was that if we end up approving portions of
23 this, then whatever is not going to be approved by whenever
24 you need it has to be taken off the site plan what we're
25 actually signing.

1 - RE: SHAB HOLDINGS LLC -

2 MR. CAPPELLO: Yes, yes.

3 MR. PETERS: Okay.

4 MR. PAGGI: Okay? I mean it could be a subsequent
5 page, but the site plan that actually gets signed will only
6 be what's actually being approved at that time.

7 MR. PETERS: Okay. Sure. I think if that's how we
8 end up going we'll show what we're looking for and maybe
9 show everything else as potential future on the last page
10 or something.

11 MR. PAGGI: Okay.

12 MR. PETERS: That's fine.

13 (Time noted: 8:44 p.m.)

14 * * * * *

15 (The record was reopened at 8:54 p.m.)

16 MR. PAGGI: Zack, I actually have one more question on
17 Camp Echo.

18 MR. PETERS: Okay.

19 MR. PAGGI: On the plans there's circles all over the
20 place with letters in them. I have no idea what they are.

21 MR. PETERS: Yes. I asked Larry Marshall about that.
22 They're basically propane tanks. He had them all labeled.
23 I don't know why, but they're all basically labeled with
24 different letters.

25 MR. PAGGI: Okay.

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- RE: SHAB HOLDINGS LLC -

MR. PETERS: I started responding to some of the
comments. I added that to the legend.

MR. PAGGI: Very good.

MR. PETERS: Okay. Thank you.

CHAIRMAN ZAMONSKY: Thank you.

(Time noted: 8:55 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 Shab Holdings LLC, Camp Echo, 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: March 9, 2019

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C-O-U-N-T-Y OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Lands of DiLorenzo and Delaware Hunting Club, Inc.
Proposed Two Lot Subdivision
Tax Map Section 73; Block 1; Lot 2.2
Mountain Greenbelt Zone
----- X

Town Hall
Town of Mamakating
February 19, 2019
8:42 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- KYRA PLATT, Building Department
- LAWRENCE PAGGI, P.E., Engineer
- STUART TURNER, FAICP, Planner

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

Reported by: Rosemary A. Meyer

1 - RE: LANDS OF DiLORENZO & DELAWARE HUNTING CLUB -

2 CHAIRMAN ZAMONSKY: The next applicant, Lands of
3 DiLorenzo and Delaware Hunting Club.

4 MR. PAGGI: Now, we talked about pulling them off the
5 agenda and I actually told them not to come.

6 CHAIRMAN ZAMONSKY: Okay. I just wanted to ask if
7 anybody --

8 MR. PAGGI: Okay.

9 MR. CAPPELLO: They were really technical comments
10 that they weren't going to be able to address here and we
11 figured let them address it because otherwise, they'd come
12 here and talk about engineering details and they wouldn't
13 have the information so it would be better just for Larry
14 telling them what they need and when they get it in we'll
15 be ready to ...

16 (Time noted: 8:43 p.m.)

17 * * * * *

18 (The record was reopened at 8:44 p.m.)

19 CHAIRMAN ZAMONSKY: Okay. So there is nobody from
20 Lands of DiLorenzo.

21 MR. PAGGI: Right, right. They were good with that,
22 by the way. I talked to them. Tim Gottlieb, he was
23 appreciative.

24 CHAIRMAN ZAMONSKY: Okay. So am I.

25 (Time noted: 8:44 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 Lands of DiLorenzo and Delaware Hunting Club, Inc., 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: March 10, 2019

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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
February 19, 2019
8:44 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- KYRA PLATT, Building Department
- LAWRENCE PAGGI, P.E., Engineer
- STUART TURNER, FAICP, 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 ZAMONSKY: The next applicant is JG Resort,
3 LLC, proposed amended site plan, amended site plan. The
4 property is located at 385 Gumaer Falls Road, Tax Map
5 Section 25; Block 2; Lot 1. The property lies in the
6 Mountain Greenbelt Zone and is approximately 186.7 acres.

7 MR. PETERS: Okay. For the record, again, Zachary
8 Peters, Mercurio Norton Tarolli and Marshall, engineers for
9 the project.

10 This project site, I don't know if the Board, how
11 familiar with it you may be, used to be the Kims Farm
12 Resort on Gumaer Falls Road. They've since sold it. A new
13 owner has purchased it, Sesquan (phonetic) from JG Resort.
14 What they're looking to do and pretty much what we're
15 looking for here is come in, the describe the project and
16 see what other information the Board is going to want to
17 move forward.

18 There's an existing building on the site. It's this
19 building here. All the development on the site is located
20 roughly in the center of the 190 acre site. This building
21 here is an existing, we call it a bed and breakfast.
22 Basically, it's got a kitchen, an office, two bedrooms, two
23 separate bedrooms, and then sort of a common area. What
24 they're looking to do is put an addition onto that
25 building. It's going to basically come out the

1 - RE: JG RESORT, LLC -

2 northwesterly side of that 13 feet, run along the back. So
3 it's 13 feet by 52 feet is what the addition is. It's
4 basically so they can, I'll say expand, but they want to
5 have more space for those facilities, make the kitchen have
6 a little bit more room, make the bedrooms a little bit
7 bigger and have little bit more common room. They're not
8 looking to increase the number of bedrooms or expand.

9 As far as I understand, everything else is going to
10 operate consistent with how it's been operating. But
11 that's the focus of what they'd like to do with this
12 project.

13 CHAIRMAN ZAMONSKY: Seventy-three people?

14 MR. PETERS: It's two bedrooms, so it would be four
15 guests, I guess. I don't know how many people. There's a
16 dwelling on the site and there's several other
17 outbuildings. I would have to go back and look. I'd have
18 to look in the record. I'm not sure what the rest of the
19 site use entails for the resort. I know that there was a
20 previous approval for the site that had several components
21 to it. Basically, this building was for overnight guests,
22 and I believe there was also a day use where people would
23 come up to the site and do horseshoes, you know, various
24 other outdoor activities at the site there.

25 BOARD MEMBER GREEN: This is currently operating as an

1 - RE: JG RESORT, LLC -

2 ongoing business?

3 MR. PETERS: Yeah. This is -- yes. As far as I'm
4 aware of it, yes, this was the Kims Farm Resort. It's been
5 there probably since at least the late 90s.

6 BOARD MEMBER GREEN: I mean was it operating last
7 summer? How recently was it still in operation?

8 MR. PETERS: That, I'd have to check on. The new
9 owner purchased it -- I think they purchased it in the fall
10 of last year. They weren't able to make it tonight. Like
11 I said, we're looking to see what the Board is going to
12 want to see on this, any questions, and then we'll put that
13 together.

14 CHAIRMAN ZAMONSKY: I guess one of Larry's comments,
15 the plan indicates a dining facility for 73 people.

16 MR. PETERS: Sure. Yes, I got those comments, also.

17 I talked with the architect on that. What she
18 explained basically, that calculation was purely a floor
19 area to how much space is required for that use. So
20 there's not 73 people. We're not proposing --

21 MR. PAGGI: Is this planned to be used as a dining
22 facility for people that want to just come during the day,
23 though, too? Is he going to make like a restaurant
24 facility?

25 MR. PETERS: Not as far as I'm aware. I was told they

1 - RE: JG RESORT, LLC -

2 just want to expand the building so that there's more
3 space. I guess right now, everything is sort of in a small
4 kitchen room. They just want to make it bigger and kind of
5 serve those two.

6 MR. PAGGI: Because this is a 1200 square foot dining
7 facility. That seems awful big for four people.

8 MR. TURNER: Well, are there rooms in those other
9 buildings, do you know? I mean are there guests that come
10 in those other buildings?

11 MR. PETERS: As far as I know, this was the only
12 overnight building. But again, that's something --

13 MR. CAPPELLO: Is there an approval exactly that they
14 were approved for in the 1990s? I know a good place to
15 start is to see what was already reviewed and what was
16 approved and then what they're asking. It's not out of the
17 norm. My wife and I would go up do, usually in the winter,
18 to the Adirondacks. It's a very small inn that only has
19 about 10 or 12 rooms. There's a restaurant there. If
20 you're staying there you get to eat there, but people go
21 there. It's a really nice restaurant and people in the
22 area go there and eat. So it wouldn't be out of the norm.

23 CHAIRMAN ZAMONSKY: There's a number of them.

24 MR. CAPPELLO: Yes, there's a lot of places. I don't
25 know if that's necessarily --

1 - RE: JG RESORT, LLC -

2 BOARD MEMBER RUSSEK, III: They kind of has to respond
3 to what that space is, whether it's only for on site or
4 for ...

5 BOARD MEMBER GOODMAN: Didn't we have a work session?

6 BOARD MEMBER GREEN: The work session we had was when
7 the new owner had come to talk to us about buying it.

8 BOARD MEMBER GOODMAN: Right. Didn't they have a
9 presentation showing what they wanted to do?

10 CHAIRMAN ZAMONSKY: I don't think they gave us much
11 information at the work session.

12 MR. CAPPELLO: I thought they were saying they were
13 preparing stuff and they were selling it. They were
14 growing stuff and preparing. Was it Kinchi (phonetic)? Or
15 making stuff that they ...

16 BOARD MEMBER GREEN: They came to a workshop on July
17 24th, 2018. This is currently pretty much agriculture.
18 They wanted to convert it to a resort. It was currently a
19 small resort. And it was going to be Auntie Kwan's
20 Kitchen. K-W-A-N is that I have here.

21 MR. CAPPELLO: But I thought they were going to make
22 something, too, there that they sold, but off premises.

23 CHAIRMAN ZAMONSKY: I we need an explanation was that
24 it was going to be done there.

25 MR. PETERS: Yes, I will definitely look into that.

1 - RE: JG RESORT, LLC -

2 MR. PAGGI: So let's just use John's example. In the
3 Adirondacks, it's kind of what we're thinking that they
4 want to do here. But those places have parking for the
5 vehicles that they need to service and they also have water
6 supply and sewage disposal to accommodate the restaurant
7 facilities.

8 MR. PETERS: As far as what's presented, unless we
9 misunderstood, they just wanted to expand it for the
10 bedrooms that were there, but I'll definitely look into
11 that.

12 MR. PAGGI: So if it is just for the bedrooms that are
13 there, then we just need that very clearly defined on the
14 plan. We still need to know that we have approved sewage
15 disposal system and water supply for that because I'm not
16 sure if that would be a public water supply or not. It
17 might not rise to that level if it's not that big.

18 MR. PETERS: I don't think it serves more than 25
19 people. Yes, we can check on that. There's two sewer
20 systems. According to the records that they gave us,
21 there's two systems for this building, basically. There's
22 one that would serve the bathrooms from the bedrooms and
23 then there's a separate one for the kitchen.

24 MR. PAGGI: Okay.

25 MR. PETERS: So basically, what the rest of the site

1 - RE: JG RESORT, LLC -

2 is used for in terms of those buildings, whether the
3 restaurant serves either of the other buildings or any
4 other outside guests.

5 And then I guess we contact Kyra or Mary about what
6 approval or permit they might have currently. We did look
7 in our record but don't seem to have --

8 MR. TURNER: The zoning provides for a bed and
9 breakfast and a resort, two separate uses. We had just
10 asked that you just tell us what it is you want to use it
11 for.

12 MR. PETERS: Sure.

13 MR. TURNER: And as Larry said, I think you have to
14 illustrate where the parking would be, I mean in addition
15 to all the issues related to water and septic and so on.

16 MR. PETERS: Sure. If there's an extra use beyond
17 just that building, it would be a little more involved.
18 Okay, so we'll look into that. I guess we'll get an answer
19 from them and then maybe try to come in also for a work
20 session.

21 BOARD MEMBER GREEN: Any information you give to Mary
22 would be helpful. I spoke with her and she said the
23 records are in the basement.

24 MR. PETERS: Okay.

25 BOARD MEMBER GREEN: Really, any information you can

1 - RE: JG RESORT, LLC -

2 give her to help locate them.

3 MR. PETERS: Okay. Perfect.

4 (Time noted: 8:54 p.m.)

5 * * * * *

6 (The record was reopened at 8:55 p.m.)

7 CHAIRMAN ZAMONSKY: Before we close, I want to thank
8 everyone for switching up their schedule and making it, the
9 members, Rose.

10 Kyra, thanks for your help in coordinating.

11 Do I have a motion to close tonight's meeting?

12 BOARD MEMBER RUSSEK, III: Motion.

13 CHAIRMAN ZAMONSKY: Do I have a second?

14 BOARD MEMBER GOODMAN: Second.

15 CHAIRMAN ZAMONSKY: All in favor?

16 BOARD MEMBER GREEN: Aye.

17 BOARD MEMBER GOODMAN: Aye.

18 BOARD MEMBER COLLIER: Aye.

19 BOARD MEMBER RUSSEK, III: Aye.

20 BOARD MEMBER STAROBIN: Aye.

21 CHAIRMAN ZAMONSKY: Aye.

22 (The motion was approved and carried.)

23 (Time noted: 8:55 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: March 10, 2019

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