

**In The Matter Of:**  
*Town of Mamakating*  
*Planning Board*

---

*Meeting Minutes*  
*5-14-19*  
*May 21, 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

May 14, 2019

TOWN HALL

WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

STOSH ZAMONSKY, Chairman

LORRENCE GREEN, Vice Chairman

JOSEPH RUSSEK, III, Board Member

MORT STAROBIN, Board Member

MARY GRASS, Code Enforcement/Building Inspector

JOHN CAPPELLO, ESQ., Attorney

LAWRENCE PAGGI, P.E., Engineer

ADRIANA BELTRANI, Planner

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

Reported by: Rosemary A. Meyer

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

----- X  
Mountaineers Rod & Gun Club  
(Elias H. Erbert Logging)  
Timber Harvest  
Tax Map Section 19; Block 1; Lot 31  
Mountain Greenbelt Zone  
----- X

Town Hall  
Town of Mamakating  
May 14, 2019  
7:00 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- MARY GRASS, Code Enforcement/Building Inspector
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Kelly Nywening, Forester  
On Behalf of Applicant

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

Reported by: Rosemary A. Meyer

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2           CHAIRMAN STAROBIN: Hello everybody and welcome to the  
3 May 14th Town of Mamakating Planning Board Meeting.

4           Do I have a motion to open the meeting?

5           BOARD MEMBER RUSSEK, III: Motion.

6           CHAIRMAN ZAMONSKY: Joe.

7           BOARD MEMBER GREEN: I'll second it.

8           CHAIRMAN STAROBIN: Lorry.

9           All in favor?

10          BOARD MEMBER GREEN: Aye.

11          BOARD MEMBER RUSSEK, III: Aye.

12          BOARD MEMBER STAROBIN: Aye.

13          CHAIRMAN ZAMONSKY: Aye.

14                   (The motion was approved and carried.)

15          CHAIRMAN ZAMONSKY: The first item, do I have a motion  
16 to accept the meeting minutes from the April 2019 meeting?

17          BOARD MEMBER GREEN: I'll make that motion.

18          CHAIRMAN ZAMONSKY: Lorry.

19          BOARD MEMBER STAROBIN: I'll second it.

20          CHAIRMAN ZAMONSKY: Mort.

21          All in favor?

22          BOARD MEMBER GREEN: Aye.

23          BOARD MEMBER RUSSEK, III: Aye.

24          BOARD MEMBER STAROBIN: Aye.

25          CHAIRMAN ZAMONSKY: Aye.

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2                   (The motion was approved and carried.)

3           CHAIRMAN ZAMONSKY: The first applicant on the agenda  
4 is Mountaineers Rod and Gun Club Timber Harvest. The  
5 property is located at 32 Callahans Road, Tax Map Section  
6 19; Block 1; Lot 31. The property is approximately 300.95  
7 acres. The proposed logging is of 100 acres and lies in  
8 the Mountain Greenbelt Zone.

9           If you would just come up to the mic and introduce  
10 yourself.

11           MS. NYWENING: Hi. I'm Kelly Nywening. I prepared  
12 the timber sale in conjunction with John Zylstra John  
13 DeCarlo of the Mountaineers Rod and Club.

14           As you said, it's at 32 Callahans Road. It's just a  
15 light selective harvest of mature red oak and other soft  
16 timber, about three trees per acre.

17           We had a review received today from Engineer Lawrence  
18 Paggi who had very few concerns, as you can see, about the  
19 effect of the road building. He did request that we talk  
20 to the Highway Department, I will do that, about a bond for  
21 Callahans Road.

22           Do you have any questions about the sale?

23           CHAIRMAN ZAMONSKY: I can't seem to find Larry's  
24 letter. Sorry.

25           Larry, you want to just walk us through your comments?

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2           MR. PAGGI: Sure, sure.

3           It was a very thorough application. The majority of  
4 the items, we would just acknowledge that we have no  
5 additional comments.

6           There are several items where there's been statements  
7 made that landing areas shall be smooth, different  
8 techniques that are going to be applied. We've recommended  
9 that they made part of the permit if it's issued. I think  
10 the way to do that is if you decide to issue the permit,  
11 you just make it contingent upon our letter so that will  
12 make those requirements part of your permit.

13           There are two items that I think we just need to talk  
14 about briefly. The Applicant mentioned one of them. The  
15 Highway Superintendent does need to review the project and  
16 potentially set a road bond. We would recommend that if  
17 you do consider issuing a permit this evening that it be  
18 contingent upon the Highway Superintendent's review.

19           They do have a letter from the DEC Natural Heritage  
20 Program that indicates the presence of Northern long-eared  
21 bat hibernacula approximately three and a half miles from  
22 the site. The Applicant has stated that because it is in  
23 excess of a quarter mile from the site that the tree  
24 cutting restrictions do not apply. While we don't  
25 necessarily agree with that statement, we believe that that

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2 information should be qualified by the DEC because in that  
3 letter from the National Heritage Program they direct the  
4 Applicant to contact the DEC Region 3 office for  
5 information on permit requirements.

6           What they've done in the past in a situation like this  
7 for a timber harvest is they require that any trees with  
8 stags or cavities be left uncut and that if there's any  
9 documented roost trees, those be left uncut, and if they  
10 observe any bats flying in the area that they be suspended  
11 it until DEC Wildlife. It may just be a matter of them  
12 implementing those three standards, but we really do need  
13 the DEC letter to verify that.

14           And again, if the Planning Board wants to issue the  
15 permit this evening, I would think that receiving that  
16 letter could be a condition to that permit.

17           CHAIRMAN ZAMONSKY: Okay.

18           MS. NYWENING: Sure. We did not mark any stags or  
19 cavity trees in this sale so that condition has been met.  
20 We will meet the other two conditions during the timber  
21 sale operation. I would like to reach out to the DEC  
22 tomorrow if you're willing to issue the permit contingent  
23 up the letter from the DEC.

24           MR. PAGGI: So again, we would be looking for the DEC  
25 just to acknowledge that being that you are beyond a

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2 quarter of a mile but still three and a half miles away,  
3 that those would be their only conditions.

4           MS. NYWENING: Sure.

5           MR. PAGGI: The fact that you've done it, that's  
6 great. We just need them to say that that's -- we're not  
7 going to be out there policing them to make sure that they  
8 that do that so that's a good thing. But we just want to  
9 sure that those are the only restrictions if they apply.

10          MS. NYWENING: Okay, we'll get you that.

11          MR. PAGGI: A critical point is they don't apply tree  
12 cutting restrictions for the months, from March 31st to  
13 October 31st.

14          CHAIRMAN ZAMONSKY: Okay.

15          MR. PAGGI: That's pretty much it. I mean it was a  
16 very thorough application.

17          MS. NYWENING: Great.

18          CHAIRMAN ZAMONSKY: We thank you for that.

19          Any Board members?

20          MR. ZYLSTRA: Can I make a comment to the Board?

21          CHAIRMAN ZAMONSKY: Sure.

22          MR. ZYLSTRA: Can I make a comment to the Board?

23          CHAIRMAN ZAMONSKY: Sure. Just come up and state your  
24 name.

25          MR. ZYLSTRA: I'm John Zylstra. How are you?

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2           MR. PAGGI: Good. How are you, John?

3           MR. ZYLSTRA: Nice to see everybody.

4           MR. PAGGI: Likewise.

5           MR. ZYLSTRA: Yeah.

6           You, know, we made an application to the Heritage  
7 people and that's the letter we got back. If we conduct  
8 the timber harvest between the period of one November to  
9 March 31st there are no restrictions because they're  
10 obviously in hibernaculum. We don't know if there's any  
11 roost trees. Obviously, we wouldn't cut them down. But we  
12 are going to go ahead and apply for the letter. I think  
13 that was the decision we made.

14           I would also like to have, at this time, approval for  
15 the harvest between November 1st and March 31st, and with  
16 the opportunity to move that date up once we have that in  
17 the letter that satisfactory to the Town.

18           MR. PAGGI: That makes sense.

19           MR. ZYLSTRA: You know, we can move the date up if  
20 that meets with your satisfaction.

21           CHAIRMAN ZAMONSKY: Okay. Yes.

22           MR. ZYLSTRA: Thank you very much.

23           BOARD MEMBER STAROBIN: I have a question. Since  
24 you're a forester, what's the condition of our forests in  
25 general?

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2           MR. ZYLSTRA: It's not good. We've lost the American  
3 elm, we're losing hemlocks. I know the ash borer is moving  
4 its way from Orange County. It's into New Jersey. Forests  
5 in New Jersey have the spotted lanternfly coming in through  
6 Pennsylvania. It hasn't arrived here yet so we hope not to  
7 get it here. They have quarantines down there. We have to  
8 clean equipment, check the log, make sure the egg masses  
9 aren't there. But, yeah, it's constantly being degraded  
10 out here. We're losing species even though there is some  
11 experimentation with the American Chestnut with the  
12 Chestnut Foundation. Different breeding programs out there  
13 hybridisation, PMO.

14           BOARD MEMBER STAROBIN: Are other trees moving in to  
15 take the place of the ones that are disappearing or is it  
16 just --

17           MR. ZYLSTRA: Well, the red maple is predominant in  
18 the understory. That's because they grow in a lot of  
19 different sites, and also because we have excessive deer  
20 problems in the area. There's so many deer per acre and  
21 they eat about a ton of food each.

22           BOARD MEMBER STAROBIN: Wow.

23           MR. ZYLSTRA: So when there's not much browse in the  
24 forest, you know, they're eating everything and getting  
25 some of it in somebody's backyard. The deer numbers are

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2 huge.

3           BOARD MEMBER STAROBIN: I bet.

4           MR. ZYSLTRA: Yeah.

5           I've seen this on a lot of properties. We're seeing  
6 invasive species rolling in. Japanese barberry is rolling  
7 in. There are some monies to help control that, but it's  
8 not enough. But we're seeing some of our landowners apply  
9 for deer handler's permits to reduce the deer number.

10 They're pulling out the invasive plants; you can do that.

11 But we have a whole host, a-mile-a-minute and a few other  
12 species that are just taking its place. It's hard to be a  
13 good steward. You know, there's a lot of variables  
14 affecting managing the forest and keeping it sustainable.

15           BOARD MEMBER STAROBIN: Thank you.

16           MR. ZYLSTRA: Is that good?

17           BOARD MEMBER STAROBIN: Yes.

18           MR. PAGGI: Thanks, John.

19           CHAIRMAN ZAMONSKY: Any other Board members?

20           MR. CAPPELLO: The Board can consider a Neg Dec under  
21 SEQRA and grant the approval subject to addressing the  
22 comments in the May 14th letter from the engineering  
23 consultant which includes the bond from the Highway Super  
24 and then either a letter from the DEC or delay commencement  
25 until November 1st.

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2           MS. NYWENING: Thank you.

3           MR. CAPPELLO: You'll need a motion to vote.

4           MR. PAGGI: I'm sorry, I stopped listening about  
5 halfway through. Did you include that the permit will  
6 be --

7           CHAIRMAN ZAMONSKY: November 1st to March 1st.

8           MR. PAGGI: Yes, yes.

9           CHAIRMAN ZAMONSKY: Unless they get the letter.

10          MR. CAPPELLO: Unless they get the letter.

11          CHAIRMAN ZAMONSKY: Yes.

12          MR. PAGGI: Right, right, unless they get a letter.

13          CHAIRMAN ZAMONSKY: Okay.

14          MR. PAGGI: And then subject to Buddy approving the  
15 bond.

16          CHAIRMAN ZAMONSKY: Yes, which you have in your letter  
17 anyway; right?

18          MR. PAGGI: Yes.

19          MR. CAPPELLO: And subject to your letter.

20          MR. PAGGI: Thank you.

21          CHAIRMAN ZAMONSKY: Do I have a motion for a Neg Dec?

22          BOARD MEMBER RUSSEK, III: Motion.

23          BOARD MEMBER STAROBIN: Second.

24          CHAIRMAN ZAMONSKY: Joe and Mort.

25          All in favor?

1                   - RE: MOUNTAINEERS ROD & GUN CLUB -

2           BOARD MEMBER GREEN: Aye.

3           BOARD MEMBER RUSSEK, III: Aye.

4           BOARD MEMBER STAROBIN: Aye.

5           CHAIRMAN ZAMONSKY: Aye.

6                   (The motion was approved and carried.)

7           CHAIRMAN ZAMONSKY: Do I have a motion for conditional  
8 approval based on Larry Paggi's letter of May 14th, 2019  
9 with the condition that the approval is from November 1st  
10 through March 1st for clearing unless we receive a letter  
11 from the DEC approving the qualifications for the tree  
12 clearing so it could be --

13           MR. CAPPELLO: It's March 31st.

14           CHAIRMAN ZAMONSKY: March 31st.

15           And then you have in your letter about Buddy, as well.

16           MR. PAGGI: Yes.

17           CHAIRMAN ZAMONSKY: Do I have a motion?

18           BOARD MEMBER RUSSEK, III: Motion.

19           BOARD MEMBER STAROBIN: Second.

20           CHAIRMAN ZAMONSKY: Joe and Mort.

21           All in favor?

22           BOARD MEMBER GREEN: Aye.

23           BOARD MEMBER RUSSEK, III: Aye.

24           BOARD MEMBER STAROBIN: Aye.

25           CHAIRMAN ZAMONSKY: Aye.

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- RE: MOUNTAINEERS ROD & GUN CLUB -

(The motion was approved and carried.)

CHAIRMAN ZAMONSKY: Thank you.

MS. NYWENING: Thank you.

(Time noted: 7:20 p.m.)

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REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record of the proceedings in the matter of Mountaineers Rod & Gun Club, 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: June 9, 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  
Mountain Greenbelt Zone  
----- X

Town Hall  
Town of Mamakating  
May 14, 2019  
7:20 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- MARY GRASS, Code Enforcement/Building Inspector
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Larry Marshall, 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 (CAMP ECHO) -

2           CHAIRMAN ZAMONSKY: Okay. The next applicant is Shab  
3 Holdings LLC, Camp Echo, proposed amended site plan. The  
4 property is located at 210 Echo Road, Tax Map Section  
5 10; Block 1; Lot 50.1.

6           CHAIRMAN ZAMONSKY: How you doing?

7           MR. ROSENBLUTH: How are you?

8           CHAIRMAN ZAMONSKY: Good. How are you?

9           MR. ROSENBLUTH: Very well. Thank you.

10          MR. PAGGI: We should probably break this up into the  
11 pavilion first and deal with that.

12          CHAIRMAN ZAMONSKY: The pavilion first?

13          MR. PAGGI: Yes.

14          CHAIRMAN ZAMONSKY: Okay.

15          I don't know if you caught that, but there's actually  
16 two site plans they're bringing before us. The first one  
17 we'll take a look at is the pavilion covering the tennis  
18 courts.

19          MR. ROSENBLUTH: Uh-huh.

20          CHAIRMAN ZAMONSKY: It was conditionally approved by  
21 us.

22          MR. ROSENBLUTH: Yes.

23          BOARD MEMBER STAROBIN: If you just want to walk us  
24 through what you're presenting tonight on the pavilion.

25          MR. MARSHALL: Sure. The first part of this

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 application is for the construction, the reconstruction you  
3 of a pavilion on the site. The Board previously heard  
4 this, I believe back in February, and had conditionally  
5 approved the application. We're back in front of the Board  
6 for some clarification as to the methods of construction  
7 that are necessary for the pavilion.

8           Just to kind of recap, last year in May the camp had  
9 lost a pavilion that's actually on the southerly side of  
10 the main access drive that goes through the camp facility  
11 during a hurricane. They were not able to reconstruct it  
12 before camp season last year as they had to go through the  
13 construction of several of the bunks that they had lost  
14 during that same storm event. We're before the Board for  
15 consideration of the approval of the reconstruction of that  
16 pavilion, just in a different location. What they'd like  
17 to do is build a new steel pavilion over top of the  
18 existing tennis courts that are located on the northerly  
19 side of the main access drive. To accommodate that  
20 construction there is some grading that is necessary to  
21 level out the area that's beyond the tennis courts. As the  
22 pavilion is larger than the tennis courts, it does extend  
23 to the north, beyond that area.

24           The clarification as to some of the questions that  
25 were raised previously, the clearing that we do show on the

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 plans was completed prior to the deadline to avoid any  
3 impacts to the Indiana bat or Northern long-eared bat. And  
4 the fence that was previously shown around the tennis  
5 court, as well as the lighting that was affixed to that  
6 fence were all previously removed as they were also damaged  
7 during the storm event last year. We're before the Board  
8 to clarify some of the construction that's necessary, to  
9 seek clarification on that and for the Board to consider  
10 approval.

11           CHAIRMAN ZAMONSKY: All right. Thank you.

12           Larry, do you want to walk us through?

13           MR. PAGGI: Sure. So when the project came in front  
14 of the Planning Board in February, I know at least on my  
15 part, but I think on most of the Planning Board's part, we  
16 were anticipating something less involved than what it's  
17 ultimately presenting as. We weren't anticipating grading.  
18 We didn't have a grading plan at that point in time. We  
19 really didn't have the opportunity to look at a plan to see  
20 if there was a change in elevations. I mean Zack may have  
21 mentioned that there was some small amount of grading. In  
22 my mind, I'm thinking that there's just posts going in the  
23 ground for each of the piers so I was not anticipating this  
24 level of grading. I believe that the level of grading here  
25 triggers the SWPPP requirement, the land disturbance area.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2    Because of the agreement we had when we previously approved  
3    the site plan for the existing structures that were  
4    previously unapproved, we contacted the DEC. We said there  
5    were multiple structures, multiple improvements to the site  
6    that were installed without the benefit of a SWPPP. We  
7    didn't want to hold the Applicant to doing those things  
8    retroactively until such time that actual new construction  
9    was going to occur. That construction is occurring. We  
10   believe that that triggers the threshold. But I'd like to  
11   caveat that and say that the project engineer has  
12   incorporated not only that land disturbance, but the  
13   entire impervious area associated with the pavilion in the  
14   SWPPP that we're going to be considering in the subsequent  
15   application. So while it's not being considered for the  
16   pavilion, it is being considered in the subsequent  
17   application. I don't know what that does to us as far as  
18   an approval. Technically, I'm satisfied with the SWPPP. The  
19   second part of it, we have to contend with how we deal with  
20   it with the pavilion. I think that's really the gist of  
21   where we're at.

22           I think Adriana has a comment that we have to flush  
23   out a little bit, too, relative to --

24           MS. BELTRANI: For variances.

25           MR. PAGGI: -- variances, to height.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MS. BELTRANI: Yes.

3           MR. PAGGI: Let me just make sure.

4           And then I think what we also want to talk about is I  
5 think we need to confirm at this point in time that this  
6 approval is still only for an open structure, four-sided  
7 open structure. I think we're going to need some input  
8 from the Applicant on that, where they see this going and  
9 if that's really the case.

10          BOARD MEMBER STAROBIN: Adriana, I'm going to get to  
11 you.

12          Can you explain to us how this building is going to be  
13 used, because originally, it was my understanding, maybe I  
14 misunderstood, but the tennis courts were going to stay and  
15 this was going to cover it. When you look at some of the  
16 drawings you say the tennis courts may or may not removed,  
17 but the grading seems to indicate that. If you can just  
18 walk us through the use of the building.

19          MR. ROSENBLUTH: Yes. So the surface remains and we  
20 are not planning on removing the tennis court. In fact, we  
21 plan to use the tennis court. It is literally going to be  
22 a covered mutli-purpose sport pavilion. What I think we  
23 have said is that as we are building we may need to make  
24 certain repairs to that court like we would any of our  
25 sport courts, to make sure that they're safe for our

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 season, and that is what we would be doing. We would not  
3 be replacing it for something else, we would not be  
4 removing it. We would just potentially need to repair it  
5 just like we would any other facility in our camp, to make  
6 sure that it's safe for our campers to play on.

7           MR. CAPPELLO: When we had reviewed it first it was  
8 clear that it was said, this is open-sided, and you said  
9 correct. Then you had also said it was under order. And  
10 then it was approved subject to depicting just the pavilion  
11 on the site plan to be presented to the Chairman, and also  
12 providing an elevation of the pavilion in that package.  
13 The building permit application was subject to review by  
14 the Planning Board's engineer to determine erosion control  
15 and appropriate drainage. But then apparently the plan  
16 that came in for the pavilion had walls.

17           MR. ROSENBLUTH: Yeah.

18           MR. CAPPELLO: So if it was already ordered, how did  
19 it come with walls when it was going to be ordered?

20           MR. ROSENBLUTH: So I'm just total transparency, we  
21 did not realize. I certainly didn't. I have been through  
22 this process before in other townships in different states  
23 for other camps. I was not aware that -- I kind of figured  
24 the approval is what it is, but that it would be reviewed  
25 based on the plans that were submitted. We were not

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 withholding information. The pavilion size has not changed  
3 as to what it was in February. We are just trying to  
4 maximize the space that we have. When you look at the  
5 weather, what we're experiencing now and what we  
6 experienced last summer and probably moving forward, we  
7 feel that that's important not only for storage around the  
8 camp and everything that needs to be put away properly in  
9 the off season, but also during the summer as a safe space  
10 for our campers to potentially be.

11           MR. CAPPELLO: That's fine, but we put that ahead of  
12 the rest of the approvals and SEQRA --

13           MR. ROSENBLUTH: Yep.

14           MR. CAPPELLO: -- based upon representations made  
15 that, Hey, this is just a four post and a covering to keep  
16 the kids out and to cover this court. It was specific in  
17 there. And then the elevation came, was not what was  
18 represented at the Planning Board, which was the reason to  
19 take the pavilion out from the review of the rest of it.  
20 You're entitled, if it's appropriate --

21           MR. ROSENBLUTH: Uh-huh.

22           MR. CAPPELLO: -- and you need walls on this, you have  
23 every right to pursue it.

24           MR. ROSENBLUTH: Uh-huh.

25           MR. CAPPELLO: But the reason we set that aside was a

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 clear representation that it was open-sided and it was  
3 merely something that wasn't going to cause any drainage or  
4 any erosion or any issues because it was just a roof over a  
5 plan. And now the elevation, it's come out and it's  
6 different and you're here. Now we just need to figure out  
7 what we need to do. And then it was brought to our  
8 attention, we didn't have the elevations in the building  
9 permit review, that it now is an issue because we have a 15  
10 foot height limitation for camps.

11           MR. ROSENBLUTH: Uh-huh.

12           MR. CAPPELLO: I know that is not reasonable for a  
13 covering of a tennis court or a basketball court or  
14 anything where you'd want, you know, if you're Kawhi  
15 Leonard taking a rainbow shot at the end of a playoff game  
16 it might be over 15 feet in height. But unfortunately, I'm  
17 not sure we have the authority, the Board, to allow  
18 anything. The ZBA, there certainly is reason for a  
19 variance. But that 15 foot requirement, unfortunately, is  
20 in the code so it's what we're stuck with. If the Board  
21 has to ...

22           BOARD MEMBER STAROBIN: What is the height and the  
23 length?

24           MR. CAPPELLO: Fifteen feet.

25           MR. MARSHALL: The new height is 26 feet.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. CAPPELLO: Twenty-six feet.

3           BOARD MEMBER STAROBIN: To the peak.

4           MR. MARSHALL: To the peak. And in accordance with  
5 the zoning regulations, the height of structure would be 22  
6 and a quarter feet because it's the mean between the peak  
7 and the eaves.

8           MR. CAPPELLO: Right.

9           MR. MARSHALL: So 26 --

10          BOARD MEMBER STAROBIN: Why would we have a limit of  
11 15 feet on a structure in a camp?

12          MR. PAGGI: Why?

13          MR. CAPPELLO: Because the number is in the code. I  
14 mean think it probably was in reference to one-story  
15 buildings for children to sleep in and they wouldn't have  
16 two stories. I don't think, when it was written, were they  
17 thinking of roofs over --

18          MS. BELTRANI: A pavilion.

19          MR. CAPPELLO: -- a pavilion. You know, or a  
20 playground. How that's classified, that's really Mary's  
21 determination. I do think it's not reasonable that you're  
22 going to have a 15 roof over a play area.

23          MS. BELTRANI: Well, that was one I wanted  
24 clarification on. If the pavilion is not having walls is  
25 that a building. I was wondering if Mary had an opinion

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 about that.

3           MS. GRASS: I can only say by looking at the code with  
4 the maximum height, it's either 30 or 15 all through the  
5 code. And again, it's an assumption, but I'm thinking they  
6 thought that if a building may be a storage building  
7 because you can have a shed but a shed can't be over 15  
8 feet high. I mean houses are 30 feet. There is no in  
9 between, though, in the code. It's 15 or 30. Again, I  
10 don't know why.

11           CHAIRMAN ZAMONSKY: So it doesn't meet the zoning. I  
12 mean it's --

13           MS. BELTRANI: It doesn't meet the zoning. There's no  
14 waiver capabilities by the Planning Board in this scenario.

15           CHAIRMAN ZAMONSKY: Right.

16           MS. BELTRANI: That's why I was asking about the  
17 definition of a building because that's really your only  
18 way.

19           BOARD MEMBER GREEN: Was the original one more than 15  
20 feet?

21           MR. MARSHALL: Yes, it was.

22           MS. BELTRANI: Yes.

23           MR. MARSHALL: The original plans that were submitted  
24 to the Board back in January showed the building height  
25 consistent with what we show currently. The Board had

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 plans that showed the pavilion with heights illustrated on  
3 them. The height was apparent when the Board acted  
4 previously.

5           One question that I would ask the Board is a similar  
6 structure was constructed fairly recently on the Camp  
7 Kaylie facility. Do you recall if that facility, if that  
8 pavilion, steel pavilion, very similar to this in size and  
9 construction, was mandated to receive a variance?

10           CHAIRMAN ZAMONSKY: What zone is it in?

11           MR. MARSHALL: It's in the MG Zone.

12           MR. CAPPELLO: We didn't catch the 15 foot regulation  
13 and it's the first brought before me for a pavilion. You  
14 may be right. The Camp Kaylie one may be over, but now  
15 that we're faced with it we have to figure out how to --

16           MR. MARSHALL: I'm not claiming a mistake. What I'm  
17 asking is if there was any determination, much the same as  
18 was just asked. Does a pavilion meet the requirements of  
19 being a structure or a building that has to meet the height  
20 requirements. I'm not claiming error in the Camp Kaylie  
21 application. I'm just wondering if there was any  
22 determination made at that application that would help this  
23 application along.

24           MS. GRASS: I can only tell you that the definition,  
25 right now, of a building is any building, structure or

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 portion thereof used for residential, business, industrial,  
3 recreational or other purposes. It doesn't define walls.

4           MR. CAPPELLO: A building is defined as a structure  
5 having a roof supported by columns or walls used or  
6 intended to be used for the shelter or enclosure of persons  
7 and also property. If you determine it's not a building, I  
8 know structures have a ...

9           I mean does this have a wall now is I guess the other  
10 question.

11          MS. BELTRANI: Right.

12          CHAIRMAN ZAMONSKY: Right.

13          BOARD MEMBER STAROBIN: Well, I have a question. When  
14 you first presented this --

15          MR. ROSENBLUTH: Yes.

16          BOARD MEMBER STAROBIN: -- it did not have walls;  
17 right?

18          MR. ROSENBLUTH: Correct.

19          BOARD MEMBER STAROBIN: And the height was 26 feet?

20          MR. ROSENBLUTH: Yes. I was just going to say it is  
21 not going to be any different.

22          BOARD MEMBER STAROBIN: And we said at that time it  
23 was okay?

24          CHAIRMAN ZAMONSKY: Because we missed the 15 foot --

25          MS. BELTRANI: I believe at the workshop I remember

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2   discussing that, but I don't believe that minutes are  
3   produced at a workshop. I have a vague memory of  
4   discussing the height of the pavilion, but there were so  
5   many other outstanding stormwater and engineering issues  
6   that it hadn't come up because we hadn't reviewed it on the  
7   whole. There were any other bigger things we were looking.

8           BOARD MEMBER STAROBIN: So regardless of the fact that  
9   there are walls or no walls, it's still subject to the  
10  height limitation?

11          MS. BELTRANI: The discussion that I recall at the  
12  workshop was not about walls or no walls, it was about the  
13  height being 22 feet where the requirement was 15 feet.  
14  And I remember the response being, Okay, they'll need a  
15  variance and we'll have to address that when we come to it.  
16  But at the time, there were many other things to be  
17  addressed. The action that occurred in February,  
18  unfortunately, I was not in attendance at that meeting and  
19  so I didn't have the continuity of understanding what had  
20  actually occurred during that meeting.

21          CHAIRMAN ZAMONSKY: Do you want to walk us through  
22  your letter?

23          MS. BELTRANI: I mean that's like the major thing.

24          CHAIRMAN ZAMONSKY: Okay.

25          MS. BELTRANI: I just wanted to recap kind of what had

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 happened for my own benefit at the February meeting and  
3 then just noting that there's that height restriction.

4           I agree that with the four walls, with the four open  
5 sides, it would not be segmentation to approve just the  
6 pavilion, but now with this other structure and with Larry  
7 concerned with stormwater, I think it needs to be further  
8 discussed.

9           And I think if we received a complete application for  
10 this separate approval, that would also be more appropriate  
11 than the application that we received for the meeting  
12 today. Whereas the elevations were indicating something,  
13 they were part of a separate application, the full site  
14 plan application. We had to pull them out and apply them  
15 to the cover letter and separate site plan page. Just for  
16 clerical reasons, you just follow it. Then at least you'll  
17 know what you're approving with you get a package like  
18 that.

19           CHAIRMAN ZAMONSKY: Right, yes.

20           John, you're looking for a definition?

21           MR. CAPPELLO: Yes. I'm just trying to see if there's  
22 anything. It says 15 feet and one story for the maximum  
23 height.

24           Does this building now have walls? I mean what is  
25 being proposed now?

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. ROSENBLUTH: So I guess there's a few things;  
3 right? When -- in a perfect world, the building would have  
4 the walls. If you're telling us that is not going to  
5 happen, then we will proceed without it. But our hope is  
6 to come back to pursue it.

7           MR. MARSHALL: This application relating to the  
8 pavilion, the structure does not have walls.

9           CHAIRMAN ZAMONSKY: Okay. But if you're going to come  
10 back and you want to put walls it at a later date -- if, by  
11 some chance, the interpretation is that it's not a  
12 structure or building, I mean it seems like it is to me,  
13 but if it is determined that it is not and you build it  
14 higher than 15 feet and then you put walls on it, you're  
15 going to have to go for a variance.

16          MR. MARSHALL: Then a variance would be applied for to  
17 add the walls to it, yes. But if the variance were  
18 denied --

19          CHAIRMAN ZAMONSKY: Yes, right.

20          MR. MARSHALL: If the variance were denied then the  
21 walls couldn't be put in and the pavilion would stand  
22 without walls. For this application, if we're looking at  
23 this as two separate applications, the application that  
24 we're currently discussing, the pavilion does not have  
25 walls.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           BOARD MEMBER GREEN: My understanding of this new one,  
3 though, is that there's also a mezzanine floor that's being  
4 put in?

5           MR. MARSHALL: I -- I -- I don't -- I --

6           MS. BELTRANI: So the problem is that --

7           MR. MARSHALL: I'd prefer not to discuss that until we  
8 talk about the next.

9           MS. BELTRANI: So the problem is that at the February  
10 meeting, the minutes of the February meeting state that the  
11 Chair of the Planning Board wanted to see elevations and a  
12 site plan for this pavilion. Separate elevations for the  
13 pavilion were not provided, but elevations for this  
14 activity building were provided in your separate  
15 application which begs the question what are you proposing.

16           MR. MARSHALL: No, no. Well, so the pavilion -- the  
17 floor plans and the elevations for the pavilion were  
18 submitted to this board. They were provided to the Board  
19 at the January work session.

20           MR. PAGGI: With the enclosed structure?

21           MR. MARSHALL: No, no enclosed structure.

22           MR. PAGGI: Okay.

23           MS. BELTRANI: At the January --

24           CHAIRMAN ZAMONSKY: Can I jump in?

25           So what happened was the Applicant came in and applied

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 for a building permit with the building showing the walls,  
3 the activity room the mezzanine, a basement. Mary asked:  
4 Is this what you guys approved? I said: No. I said: We  
5 still don't have a site plan. Then everything occurred  
6 after that.

7           MS. BELTRANI: That was in January.

8           CHAIRMAN ZAMONSKY: No. That was after the February  
9 meeting.

10          MS. BELTRANI: Right. But Larry just said in January  
11 he provided us with building elevations for the pavilion.

12          CHAIRMAN ZAMONSKY: Just open structure.

13          MS. BELTRANI: That's what he just said.

14          MR. MARSHALL: Yes.

15          MS. GRASS: Right. But the approval you gave them  
16 said that Larry had to approve the site plan.

17          MR. MARSHALL: Yes.

18          CHAIRMAN ZAMONSKY: Yes.

19          MS. GRASS: It's in the minutes.

20          CHAIRMAN ZAMONSKY: Yes.

21          MS. GRASS: We never got that. I think that's what  
22 you were trying to say.

23          MS. BELTRANI: So great. So again --

24          MR. CAPPELLO: And they were to provide an elevation  
25 of the pavilion in that package.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MS. BELTRANI: Right. In that paragraph of  
3 conversation, the conditioned approval that was verbalized  
4 was that the Applicant shall get the Board a site plan and  
5 elevation for the proposed pavilion. And then conditioned  
6 upon the engineer's approval --

7           CHAIRMAN ZAMONSKY: Uh-huh.

8           MS. BELTRANI: -- we would move forward.

9           CHAIRMAN ZAMONSKY: Yes.

10          MS. BELTRANI: We received a site plan and a cover  
11 letter, but no elevation. At the same time we received a  
12 full site plan for the rest of the camp that includes this  
13 activity center that we're looking at now that now seems to  
14 take the place of the pavilion.

15          CHAIRMAN ZAMONSKY: I got you.

16          MS. BELTRANI: So that's what is confusing and kind of  
17 messing up this whole process because now we're looking at  
18 two different buildings and we're wondering what we're  
19 actually approving.

20          CHAIRMAN ZAMONSKY: So can I hop back to one of the  
21 original points, the segmentation? I mean --

22          MS. BELTRANI: Right.

23          CHAIRMAN ZAMONSKY: -- where are we, John? If we're  
24 trying to give approval on one piece but we already know  
25 that it's changing and it's affecting the SWPPP on another

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2 piece --

3           MR. CAPPELLO: Well, I mean don't want to speak for  
4 the Board, but when I was discussing segmentation the  
5 justification for the shelter for this field or court or  
6 multi-use area blew down, they're replacing it with a nicer  
7 one. There's no real extra impervious surface subject to  
8 Larry looking at it, there were no real erosion control  
9 plan, there were no more kids, you know, that would be  
10 coming to the camp because of that. Based upon all of  
11 that, we said we can segment out the pavilion out of the  
12 rest of the review. Then when it came, now there's  
13 different issues.

14           I'll be honest with you. We missed the height. If it  
15 was before us and discussed previous, I just don't  
16 remember. I didn't look at the code because I wasn't  
17 thinking of -- I mean I know we said, Hey, it's not that  
18 high and intrusive, but never, frankly, discussed whether  
19 there would be a maximum height. Never thought for the  
20 life of me that there would be a restriction. We wanted to  
21 give a break and allow them this open-sided pavilion that  
22 they had ordered that was supposedly on its way, to approve  
23 it, to give them a break. That's not the pavilion that was  
24 on its way. I mean for the Board to consider now what  
25 their position is, I don't see anywhere here in my review

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 where we have the ability to waive a height restriction.  
3 We may well have blown it on whatever the height of that  
4 pavilion is at Camp Kaylie.

5           MR. MARSHALL: If I may, I just wanted to clarify.  
6 It's a steel building and the enclosure with the mezzanine  
7 that the camp hopes to accomplish is actually an add-on.  
8 The structure of the pavilion can be erected as a single  
9 pavilion, open-sided, and then the mezzanine and enclosure  
10 can be added on at a later time, just for point of clarity.  
11 The pavilion stands as a single structure, open-sided on  
12 all four sides, and then at a later time a package of  
13 mezzanine with side walls can be added at a later time. I  
14 just want to be clear about that.

15           The other thing about the height, I mean I don't know  
16 if it has any weight. The original pavilion actually was  
17 much higher, at least by five feet, than what we're  
18 proposing. It was a wood frame. I actually have a picture  
19 on my phone. It was a higher structure than what we're  
20 currently proposing. We're looking to replace what was  
21 already on the camp, what was destroyed due to a natural  
22 occurrence.

23           CHAIRMAN ZAMONSKY: In a different location on the  
24 property. It wasn't already --

25           MR. MARSHALL: Yes.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           CHAIRMAN ZAMONSKY: Okay.

3           MR. MARSHALL: Absolutely, it's a different location.

4           MR. PAGGI: An enclosure is really a completely  
5 different animal. I mean it's no longer a tennis court.  
6 It's a poured floor, you've got a basement, partial  
7 basement. It's no longer covering --

8           CHAIRMAN ZAMONSKY: ADA requirements, additional ADA  
9 requirements.

10          MR. PAGGI: I think if there's any hope of getting  
11 this pavilion approved, it sounds like that really needs to  
12 come off the table and be considered at a later time.

13          MR. MARSHALL: I think we're suggesting that.

14          MR. PAGGI: Right.

15          MS. BELTRANI: Yes.

16          MR. MARSHALL: That's what we're saying.

17          MR. CAPPELLO: Whether we do it, here's the height  
18 regulation. It says: No building or structure shall have  
19 a greater number of stories and be higher than permitted in  
20 the district where such building or structure is located,  
21 and except where noted. Then permitted sections:  
22 Restrictions imposed by airport safety, standard height  
23 limitations stipulated elsewhere in this chapter; shall not  
24 apply to temporary or to amusement uses, church spires,  
25 belfries, cupolas and monuments, water towers, chimneys,

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 smokestacks, flagpoles, radio and television tower masts  
3 areas, heating ventilation, air conditioning, other  
4 accessory utilities shall be exempt from height  
5 restriction. Accessory utilities on top of building.  
6 Parapet walls are also excluded from height restrictions  
7 except that no parapet wall may extend more than four feet  
8 above. Farm buildings and structures on farms, silos.  
9 Silos are also excluded provided they still meet the  
10 setback.

11           I don't see anything that we could do other than if  
12 the Board was okay with it and it was open-sided, to permit  
13 it subject to them obtaining the appropriate variance or  
14 Mary looks at the code more comfortably and comes up with a  
15 different interpretation. I don't see anything here.

16           BOARD MEMBER STAROBIN: Can we give a conditional  
17 based on Zoning approval so they can move ahead quickly in  
18 case they get it?

19           MR. CAPPELLO: I said the Board could consider that if  
20 it's open-sided and you're still okay on the grading that  
21 it's not segmentation, then yes, you could consider it.

22           MR. PAGGI: You have to come to terms with that other  
23 issue that we discussed. The stormwater issue is being  
24 dealt with in the subsequent application.

25           CHAIRMAN ZAMONSKY: I mean that's my concern. Is it

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2 six foot of cut and fill?

3           MR. CAPPELLO: I mean the other question, and I don't  
4 know if you want to table this and go through the other  
5 site plan issues because if they're close enough on the  
6 other site plan issues, by the time they get a variance we  
7 might be ready to approve the whole package. I don't know  
8 where we are on those issues, to be honest with you.

9           CHAIRMAN ZAMONSKY: We can approve it based on a  
10 variance?

11          MR. CAPPELLO: No. I said does the Board want to --  
12 if you're okay with the cut and fill and that issue, you  
13 can approve it now subject to a variance. Or the other  
14 thing I was going to say or we can table it now, look at  
15 their submission on everything else they're doing,  
16 including the grading. You may be close to being able to  
17 do a SEQRA determination that would avoid. I don't know  
18 where they are with the rest. I mean I have the memo here.

19          MR. PAGGI: Yes. I think the biggest thing, Larry, is  
20 just the DOH and the DEC. Accessibility, some nuts and  
21 bolts on accessibility grading.

22          MR. CAPPELLO: I mean I would suggest the Board table  
23 the pavilion. Let's go through the rest of it --

24          CHAIRMAN ZAMONSKY: Yes, I agree.

25          MR. CAPPELLO: -- and see where you are on SEQRA on

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 the rest of it. If you're comfortable that it's just  
3 conditioned upon the Health Department but we have enough  
4 information that they're going to approve it and that the  
5 SWPPP they did is okay, we may avoid the segmentation and  
6 just be able to do SEQRA.

7           MR. PAGGI: Well, let's go a step further with that.  
8 Can we approve it in phases and say since this doesn't  
9 require any water or sewer --

10          MR. CAPPELLO: We'd have to do SEQRA, I think. Well,  
11 let's go through and see what we have to do and then come  
12 back and revisit the pavilion.

13          CHAIRMAN ZAMONSKY: If we approve it all together, the  
14 variance for the pavilion could hold up everything else, as  
15 well, because they have to go --

16          MR. CAPPELLO: No. If you approved everything else  
17 they just would have to get the variance to do the  
18 pavilion. You don't have to build it all at the same time.  
19 If we approved the package and said anything over 15 feet  
20 you need a variance for, but stuff that's under 15 feet  
21 they could. They would need condition to get the Health  
22 Department.

23          MR. PAGGI: The water and sewer are, I think you're  
24 biggest lead time still, probably; correct?

25          MR. MARSHALL: Yes. Well, we're very close with

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2 those.

3           MR. PAGGI: Even with the well issue? Because I know  
4 some of the comments were asking for a well test.

5           MR. MARSHALL: It's all done.

6           MR. PAGGI: It's done. Okay.

7           MR. MARSHALL: I thought that before we'd gotten the  
8 comments -- yesterday we received follow-up comments from  
9 DOH regarding the items. Did you have an opportunity to  
10 review them?

11          MR. PAGGI: They were forwarded last night?

12          MR. MARSHALL: I'm not making any accusations, I'm  
13 just simply asking.

14          MR. PAGGI: I haven't seen them yet.

15          MS. GRASS: Kyra was sick.

16          MR. MARSHALL: Okay. No, no. I can just recap then.  
17 Again, I don't want to recap if you've already read them.

18          MR. PAGGI: No.

19          MR. MARSHALL: I'll gladly recap.

20                There's a handful of comments, one of them being  
21 please add page numbers to our report. Yes, that's the  
22 minutia they're going into.

23          MR. PAGGI: That's great. We should get a copy of  
24 those letters because with comments like that ...

25          MR. CAPPELLO: Well, let him go through.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. MARSHALL: I don't have the comments in front of  
3 me, but basically, there's some minor clarification, typos.  
4 I think there's a half a dozen typos. Just a  
5 clarification, adding page numbers, things like that to the  
6 report. Then just some minor adjustments in the dosing  
7 calculations. We have 72 percent dosing; he wants 75.  
8 That requires a special tank that has to be constructed.  
9 Those are the kind of minute items that we're talking  
10 about, very technical in nature and something that we can  
11 address very quickly and get back to the Board of Health.

12           Regarding those items, I don't suspect that we're  
13 long. Our desire is to have plans in to the Board of  
14 Health by the end of the week, as they take them  
15 electronically they will have them by the end of the week,  
16 that addresses all of their remaining concerns. We'll, of  
17 course, 'cc the Board for your records. But I don't think  
18 we're far off.

19           MR. PAGGI: So the significance about what he's saying  
20 is that it's almost like they've got a conceptual approval  
21 from the Health Department based on those comments. That's  
22 what we generally look for. We look for some type of level  
23 of confidence that the plan is approvable by the DOH. We  
24 didn't have that level of confidence based on the last set  
25 of comments. They were still looking for some soils tests,

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 they were still looking for some well testing. All those  
3 things have been addressed.

4           MR. CAPPELLO: Can I suggest we do this, Larry? Let's  
5 go through your letter --

6           MR. PAGGI: Okay.

7           MR. CAPPELLO: -- the overall, and Adriana's letter.

8           CHAIRMAN ZAMONSKY: Yes.

9           MR. CAPPELLO: Then after we go through that, there's  
10 a bunch of different options we have. If you're okay on  
11 the option, I mean that there's at least conceptual  
12 approval from the Health Department on water and sewer  
13 issues, that Larry is okay with the grading plan and the  
14 SWPPP, then you could do SEQRA for everything, consider a  
15 Neg Dec under SEQRA for everything, then grant the  
16 conditional approval for the pavilion subject to the area  
17 variance. Then either grant a conditional approval for the  
18 rest or wait for the Health Department for the rest, for  
19 them to come back to the Board at the June meeting. Once  
20 you've done SEQRA for everything they're proposing you  
21 could say we're granting site plan for one phase or just  
22 waiting for the other phase. Then if something changed  
23 with the water and sewer ...

24           CHAIRMAN ZAMONSKY: Okay.

25           MR. CAPPELLO: Why don't you go through your letter.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. PAGGI: Mary is looking to see if she can find  
3 that letter.

4           CHAIRMAN ZAMONSKY: Okay, great.

5           MR. PAGGI: You said you don't have the letter with  
6 you, right, from the DOH?

7           MR. MARSHALL: Do you want me to read it?

8           CHAIRMAN ZAMONSKY: No. We'll just wait for the copy.

9           MR. PAGGI: Yes. Mary is going to see if --

10          MR. CAPPELLO: What, you have it on your phone now?

11          MR. MARSHALL: Yes.

12          MR. CAPPELLO: Oh. I thought you said you didn't have  
13 it.

14          MR. MARSHALL: I didn't have a paper copy.

15          MR. CAPPELLO: Oh, okay.

16          MR. MARSHALL: I mean I can go through them if you'd  
17 like, the comments.

18          MR. PAGGI: You know, let's go through these. If Mary  
19 can't produce it then I think we should.

20          CHAIRMAN ZAMONSKY: Okay.

21          MR. PAGGI: I think we should do that.

22          UNIDENTIFIED SPEAKER: He's got all the paper copies.

23          MR. MARSHALL: Oh, you have a copy. Oh, here.

24                   (Mr. Marshall presented a document to  
25                   Mr. Paggi.)

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           CHAIRMAN ZAMONSKY: Let's go through your comments.

3           MR. PAGGI: So our first comment is relative to the  
4 sewage disposal system. So where do we stand on that,  
5 Larry, on the DEC permit? Do you have a flow confirmation  
6 letter from the DOH? Has that been submitted?

7           MR. MARSHALL: No, not yet. That's what is  
8 outstanding with the main comments, like adding page  
9 numbers. We don't have that. And DOH specifically asked  
10 us to refrain from applying to DEC until they were 100  
11 percent complete with the application.

12          MR. PAGGI: Okay. So DOH is conducting the reviews of  
13 the septic system, of the sewage disposal system. They're  
14 asking that they refrain from actually applying to the DEC  
15 for their SPEDES permit until they feel comfortable.

16          MR. MARSHALL: Until they have a full complete  
17 approved plan that they can send to the DEC, the approved  
18 plan, with the flow confirmation letter.

19          MR. PAGGI: Okay.

20          MR. MARSHALL: So ...

21          MR. PAGGI: So this is going to be contingent upon  
22 whether or not we feel comfortable that the DEC is going to  
23 issue a SPEDES permit that's going to be conditioned upon  
24 what we think the level of comments are for the DOH.

25          MR. MARSHALL: Yes.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. PAGGI: Okay? Make sense?

3           MR. MARSHALL: If I can, the last application that we  
4 had gone through for this site, DOH actually issued  
5 approval and said we had to do nothing more than apply for  
6 DEC permit. They actually allowed the Applicant to  
7 construct the system and install them and put them in  
8 operation contingent only on making the application. As  
9 DOH is the reviewing body and DEC is nothing more than the  
10 permit agent, they allowed us to proceed in that manner. I  
11 would suspect that they're going to operate in the same  
12 fashion for this. I think DOH's approval is going to say  
13 subject to making an application to DEC. Not that DEC  
14 formally issues the permit, but just make the application,  
15 just as far as reference for the Board.

16           MR. PAGGI: I've seen local health departments allow  
17 construction. I've never seen them give permission to  
18 operate without the permit.

19           CHAIRMAN ZAMONSKY: They're can't be discharging  
20 unless they have a SPEDIS; correct?

21           MR. PAGGI: Yes. But Larry is saying that the DOH has  
22 allowed that.

23           We would want to see that in writing, obviously.

24           MR. MARSHALL: We would suspect that would come in the  
25 DOH approval, Larry.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. PAGGI: So we go to the second item here. Really,  
3 it's just a continuation of the first item.

4           The third item is we're still looking for a little bit  
5 more information just to be able to demonstrate the  
6 capability of ADA compliance. Really, what we're after  
7 here is that if anything needs to be added, that we have a  
8 site plan that's accurate.

9           MR. MARSHALL: Sure.

10          MR. PAGGI: If we need to extend a ramp, if we need to  
11 do a little additional grading, that whatever we get as the  
12 final document is accurate. That's why we're just asking  
13 for the level of documentation.

14          MR. MARSHALL: Sure. This is not an issue at all.  
15 Adding flood elevations to the access ramp, we've already  
16 gone through all the calculations of slope, vertical run  
17 before your landings. All of those things we've already  
18 looked at. We just don't have that fine detail on the  
19 plan. It's not a problem for us at all to add that, to add  
20 those details that you're requesting.

21          MR. PAGGI: And again, I have no problem with the  
22 condition, that being a condition. Again, that's really a  
23 nuts and bolts item. Okay?

24          A couple of the next ones have been satisfied,  
25 satisfied, satisfied.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2                   A comment that remains pertinent is No. 19, stormwater  
3 maintenance easement agreement. That's a condition.  
4 That's a legal document that we've got to get prepared and  
5 filed.

6                   MR. CAPPELLO: Do you have the form, our form?

7                   MR. MARSHALL: You have your own specific form?

8                   MR. CAPPELLO: Well, it's pretty much the DEC form.

9 But we do have ...

10                  MR. PAGGI: Yes.

11                  MR. CAPPELLO: We have two versions.

12                  MR. MARSHALL: Would you mind sending me that?

13                  MR. PAGGI: Yes.

14                  MR. MARSHALL: I have the DEC template and ones that  
15 we can use for other projects. I just want to make sure.

16                  MR. CAPPELLO: It's probably 99 percent the same.

17                  MR. MARSHALL: I just want to make sure that it is --

18                  MR. PAGGI: It's what we used for Camp Kaylie.

19                  MR. MARSHALL: Is it?

20                  MR. PAGGI: Yes.

21                  MR. MARSHALL: Okay.

22                  MR. PAGGI: I'll send it to you.

23                  MR. MARSHALL: If you would.

24                  MR. PAGGI: Yes.

25                  And the last item, I'd like to just kind of get this

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 off of our list here if the Planning Board is okay with it.  
3 We've been kind of carrying it along. It's the whole bit  
4 about whether the DEC has accepted the modifications to the  
5 dam. I mean the DEC hasn't issued any violations. We  
6 haven't heard any rumblings from the DEC. Lou Ramuney  
7 (phonetic) certified that it was correct. We just didn't  
8 see anything from the DEC accepting anything or if they're  
9 not accepting anything. If the Planning Board is okay with  
10 that, I think we just say that we'll accept the  
11 certification of Lou Ramuney. He's a professional  
12 engineer.

13           CHAIRMAN ZAMONSKY: Yes.

14           MR. PAGGI: Then that's it. Aside from the Health  
15 Department comments, they're very close. Do we want to go  
16 through the Health Department comments now?

17           CHAIRMAN ZAMONSKY: If you want to go through them and  
18 let us know if there's anything important while Adriana  
19 goes through her comments.

20           MR. PAGGI: That sounds good.

21           MS. BELTRANI: Yes. My comments are actually very  
22 minimal. Really, just the floor plans that were submitted,  
23 there were a few just typos. I think probably a layer was  
24 on when it should have been off, when it should have been  
25 on.

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           The laundry and utility building elevation on page 2  
3 seems to contain an error on the right elevation.

4           A note that included stating a wood-framed deck with  
5 stairs to grade, but that element is not shown in the  
6 building.

7           And then similarly, for the double bunk, page S-4, the  
8 front elevation does not show stairs but the note indicates  
9 that stairs are there and the rear inside elevation shows  
10 stairs. I just wanted to clarify that stuff.

11          And then the rest, everything else is really  
12 engineering comments, so, yes.

13          MR. MARSHALL: I'm sorry, Adriana. Do you have a  
14 formal comment letter?

15          MS. BELTRANI: Yes. Yes, but I'm not sure that it was  
16 sent. It may not have been sent to you.

17          MS. GRASS: I'm sorry. We just got it this morning.

18          MR. MARSHALL: Oh, okay.

19          CHAIRMAN ZAMONSKY: I'll read it from my phone for  
20 you.

21          MR. MARSHALL: All right.

22          MR. CAPPELLO: I have two copies.

23          MR. MARSHALL: Oh.

24                         (Mr. Marshall was presented with a copy of  
25 Ms. Beltrani's comments.)

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MS. BELTRANI: It's just the last, under floor plans,  
3 Comments 4 and 5.

4           MR. MARSHALL: Okay.

5           MS. BELTRANI: So in your letter there was a note in  
6 your transmittal letter, that paved parking spaces will be  
7 provided and access ramps constructed. The ramps are on  
8 the floor plans, however, we just wanted to confirm that  
9 those paved parking areas are included in the calculations  
10 that have been provided to Larry.

11          MR. MARSHALL: Yes, they have.

12          MS. BELTRANI: Okay. Great.

13          MR. MARSHALL: Most of the areas that we're paving are  
14 already gravel.

15          MS. BELTRANI: Okay.

16          MR. MARSHALL: It's just a matter of -- it's  
17 impervious to impervious.

18          MS. BELTRANI: Yes, understood.

19          MR. PAGGI: So there's a couple. There's four  
20 comments here that I'd like to just get some clarification  
21 because I'm not really sure what's happening here.

22           In Section C, clarify if the boys' pump flow rate is  
23 eight gallons per minute or eighty-eight gallons per  
24 minute.

25          MR. MARSHALL: It's eight.

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. PAGGI: What are they talking about?

3           MR. MARSHALL: It's a typo.

4           MR. PAGGI: Is it a sewage pump, is it a --

5           MR. MARSHALL: It's a well pump.

6           MR. PAGGI: It's a well pump.

7           MR. MARSHALL: Yes. It's a pump that's in the well  
8 itself. In typing it up, we accidentally hit the eight  
9 twice.

10          MR. PAGGI: So it's just a typo.

11          MR. MARSHALL: Yes.

12          MR. PAGGI: Okay.

13          MR. MARSHALL: Because all the documentation says  
14 eight other than in the report itself. It's one reference  
15 that says eighty-eight.

16          MR. PAGGI: Okay.

17          CHAIRMAN ZAMONSKY: The well pump itself does eight  
18 gallons or well the produces eight gallons?

19          MR. MARSHALL: The well pump that's in the well does  
20 eight gallons. There's three or four wells on the  
21 property. That's one of them.

22          MR. PAGGI: I mean it's probably the capacity of the  
23 well. It's probably the well yield of eight gallons a  
24 minute, which is substantial if they've got storage.

25          Present results from a pump test done by a New York

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 State DEC registered well contractor from the boys' well  
3 for a stabilized rate that was maintained for 24 hours.  
4 That's one that I've got a concern with.

5           MR. MARSHALL: We provided them with the well pump. I  
6 have to find out from them what exactly his issue is with  
7 the stabilized rate because, as you know, running pump  
8 tests, if the well is not stabilizing, oftentimes, you  
9 would it throttle it down --

10           MR. PAGGI: Sure.

11           MR. MARSHALL: -- to get your stabilization.

12           MR. PAGGI: Correct.

13           MR. MARSHALL: As long as you're not increasing the  
14 flow there's never an issue. I'm not sure of what -- I  
15 have to look into that and get clarification on that. I  
16 don't think that's an issue, but I just have to get  
17 clarification.

18           MR. PAGGI: Yes. I mean to me, it sounds like he's  
19 questioning whether or not there's a viable source there.

20           The next one is: Let us know how to interpret 28  
21 gallon per minute capacity note on the invoice from Alfalla  
22 in your last paper submittal with results giving eight  
23 gallons per minute in the last PDF set.

24           BOARD MEMBER STAROBIN: Larry, I have a question.  
25 That has to be a 24 hour constant pumping test?

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. PAGGI: Yes.

3           BOARD MEMBER STAROBIN: Really?

4           MR. PAGGI: Yes. That's pretty standard for any  
5 residential use. I mean a municipal is 72 hours.

6           BOARD MEMBER STAROBIN: Probably half the wells in  
7 this town would never pass that.

8           MR. PAGGI: Well, sure they would.

9           BOARD MEMBER STAROBIN: No.

10          MR. PAGGI: Well, they've got to produce something.

11          CHAIRMAN ZAMONSKY: Right.

12          MR. PAGGI: I mean for 24 hours they may only pump a  
13 gallon a minute.

14          BOARD MEMBER STAROBIN: Oh, okay. But it has to  
15 come --

16          MR. PAGGI: You've got to be able to determine what  
17 that thing can produce for 24 hours constantly at a  
18 stabilized rate. That's the intention. To find out what  
19 actually the aquifer that's feeding the well is producing.

20          Revise the Outfall 030 pump stations design flow rate  
21 840 to cover -- design the Outfall 030 pump station's table  
22 so the B design flow rate can cover it's tributary A and  
23 expected direct feed from B-1.

24          Do you know what he's saying there? Can you interpret  
25 that for me? It sounds like it might be just

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2 clarification. E.

3           MR. MARSHALL: I have no idea.

4           MR. PAGGI: Okay.

5           MR. MARSHALL: I'll be honest with you.

6           MR. PAGGI: Yes.

7           MR. MARSHALL: That's one of the comments that's  
8 relating to -- so there's a pump station that pumps to  
9 another pump station. There's a lift station from one to  
10 another lift. I think that's the clarification that we  
11 need to provide to them. I think he just wants some  
12 adjustments in the amount that we're pumping one to the  
13 other.

14           MR. PAGGI: Have you determined they have to get a  
15 variance?

16           CHAIRMAN ZAMONSKY: Yes.

17           MR. PAGGI: When does that happen? I mean when is the  
18 possibility?

19           CHAIRMAN ZAMONSKY: They would need to apply to be on  
20 the June Zoning Board.

21           MR. CAPPELLO: Do they go right to a hearing or do  
22 they have to hold the meeting and set a hearing?

23           MS. GRASS: I think they hold the meeting and then set  
24 the hearing.

25           MR. CAPPELLO: Can you check to see if they could go

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 directly to a hearing on this pretty minor ...

3           MS. GRASS: I'll call Steve tomorrow.

4           MR. CAPPELLO: Let him talk to me.

5           MR. PAGGI: Can we --

6           MS. GRASS: But can we get them on the May meeting  
7 even though --

8           MR. CAPPELLO: What's the date they have to post the  
9 publication? When's the meeting?

10          MS. GRASS: May 23rd.

11          MR. CAPPELLO: Is it five days ten days? What's the  
12 notice requirement? If it's five days they might be able  
13 to make it.

14                When does the paper come out?

15          MS. GRASS: I don't know.

16          MR. CAPPELLO: Is it a weekly?

17          MS. GRASS: It's daily.

18          MR. CAPPELLO: If it's five days ...

19          MS. GRASS: I have to check with Steve.

20          CHAIRMAN ZAMONSKY: What's your ...

21          MR. PAGGI: I would like Larry to try to nail these  
22 couple of items down for us so we could say that, yes,  
23 these are just technical items and try to do it in a time  
24 frame within the variance being issued so we can pull all  
25 these things together at the same time.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           CHAIRMAN ZAMONSKY: Being what?

3           MR. PAGGI: So when ...

4           MR. CAPPELLO: Well, if he addresses these issues and  
5 can pull that ZBA variance, and Larry's just got to  
6 coordinate --

7           You guys will have to coordinate with Mary tomorrow to  
8 get an application in ASAP, to see if we can get it so it's  
9 on their May agenda for a hearing. I'll talk to Steve to  
10 to do you guys that favor. Then you'll have your variance  
11 in hand, potentially, by the June meeting. Frankly, if  
12 you've addressed all that and you have your variance in  
13 hand and you show the elevations to this board and they're  
14 okay with the walls, you can build the walls on the  
15 pavilion and all your buildings as of June 11th.

16           MR. ROSENBLUTH: I have to just be honest. I am  
17 tremendously appreciative of everything that everyone has  
18 tried to do, but our camp opens in less than 50 days. If  
19 you look at the weather of what we've experienced, to me,  
20 with all due respect, this is asking for another summer  
21 without that building being in place which is not only bad  
22 programming, but terrible child care. We really try to  
23 have the best in the industry. We only do and put forth  
24 what our other camp colleagues do in all over the country  
25 and in this state. As I said, I've worked at a camp for 15

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 years. Continuing to delay this, while I understand that  
3 there's missing pieces, puts us in a really, really  
4 challenging position and it also leaves our campers for a  
5 second summer without a roof for a multi-purpose sport  
6 pavilion. We've tried since September to do everything the  
7 right way. We're doing this for the first time, trying to  
8 follow the book. We really, really are. We've exhausted  
9 many options. I am sure Mary and her staff are sick and  
10 tired of hearing from me every single day. But for our  
11 campers, to go another summer or for us to be told to wait  
12 another 30 days, this is just not going to happen this  
13 coming summer. There has to be some way to get this  
14 building built in the next couple of weeks here because  
15 this building is coming. We got that approval in February.  
16 We ordered a very expensive six figure building, and that's  
17 where we are. It is not safe to have campers who are out  
18 in a field, in our horse stables, having no safe place to  
19 go. It's so difficult.

20           MR. PAGGI: So if we separate the pavilion, we go back  
21 to separating the pavilion approval, and if there's any way  
22 they can obtain a variance next Thursday -- that's what it  
23 is, right, next Thursday?

24           MR. CAPPELLO: It's a week from Thursday.

25           MR. PAGGI: A week from Thursday.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           CHAIRMAN ZAMONSKY: And then the Planning Board  
3 meeting is two weeks after that.

4           MR. PAGGI: So what you're dealing with there --

5           MR. CAPPELLO: Well, you're gaining them two weeks.  
6 If you segment again and say it's open-sided, I think  
7 that's what Larry is getting at, and they get the variance  
8 on the 23rd, then they could technically build, erect it on  
9 the 24th.

10          MR. PAGGI: And we could still pursue this at the June  
11 meeting, the balance of the approvals; right?

12          MS. BELTRANI: Right.

13          CHAIRMAN ZAMONSKY: I guess I'm lost now. So if it's  
14 open-sided we can segment it? Is that what you're saying?

15          MS. BELTRANI: Yes.

16          MR. CAPPELLO: If it's open-sided and you're okay that  
17 Larry said the grading work for the --

18          CHAIRMAN ZAMONSKY: The grading work is being included  
19 on the SWPPP for the other pieces.

20          MR. PAGGI: Right.

21          CHAIRMAN ZAMONSKY: So we're not taking the SWPPP.

22          MR. CAPPELLO: Whatever they need to install for the  
23 SWPPP on the entire project, if it's been before Larry and  
24 Larry's reviewed it, it will be conditioned upon. You're  
25 segmenting the portion of the pavilion and the erosion and

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 control SWPPP for the entire parcel.

3           MR. MARSHALL: We can also do --

4           MR. CAPPELLO: And also do the water and sewer.  
5 Do you have the SWPPP for everything?

6           MR. PAGGI: Yes.

7           MR. CAPPELLO: You reviewed it?

8           MR. PAGGI: Yes.

9           MR. MARSHALL: We can even file it for the permit.  
10 There's no stipulation that we receive approval from the  
11 Board to file the SWPPP to get coverage for the notice.

12           MR. CAPPELLO: Yes. But we can address it in SEQRA,  
13 to say the SWPPP was done so we've address SEQRA for the  
14 pavilion.

15           MR. PAGGI: Yes.

16           MR. MARSHALL: Yes.

17           CHAIRMAN ZAMONSKY: Okay.

18           MR. CAPPELLO: So it would be a motion for a Negative  
19 Declaration for the open-sided pavilion, conditioned upon  
20 the SWPPP for the entire parcel being submitted or filed or  
21 whatever.

22           MR. PAGGI: They'd file the NOI.

23           MR. CAPPELLO: The NOI being filed, coverage, the  
24 entire project. And the reason for segmentation is the  
25 only environmental impact associated with this is the

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 erosion control and stormwater, and that's been addressed  
3 by the SWPPP. Therefore, there's reasons for segmentation.  
4 It gives them no advantage to be able to build any of the  
5 other facilities, just the pavilion.

6           CHAIRMAN ZAMONSKY: Larry, were there any other  
7 conditions in their letter that needs to be referenced?

8           MR. PAGGI: No.

9           CHAIRMAN ZAMONSKY: Okay.

10          MS. BELTRANI: When you submit your elevations just  
11 make sure that that activity room is not included.

12          CHAIRMAN ZAMONSKY: Do I have a motion for a Neg Dec  
13 based on John Cappello's statement?

14          BOARD MEMBER STAROBIN: Motion.

15          chairman zamonsky: Mort.

16          BOARD MEMBER GREEN: I'll second it.

17          CHAIRMAN ZAMONSKY: Lorry.

18          All in favor?

19          BOARD MEMBER GREEN: Aye.

20          BOARD MEMBER STAROBIN: Aye.

21          CHAIRMAN ZAMONSKY: Aye.

22          Joe is a no or a no vote?

23          BOARD MEMBER RUSSEK, III: No, I'm not voting.

24          CHAIRMAN ZAMONSKY: What was that?

25          BOARD MEMBER RUSSEK, III: No, that's a no.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           CHAIRMAN ZAMONSKY: You're a no. Okay.

3           It's three to one.

4           BOARD MEMBER RUSSEK, III: What's the problem? You  
5 need more votes?

6           CHAIRMAN ZAMONSKY: Yes.

7           BOARD MEMBER RUSSEK, III: I don't know. This is --  
8 sure, pass it.

9           CHAIRMAN ZAMONSKY: Was that a yes or a no?

10          BOARD MEMBER RUSSEK, III: Yes.

11          CHAIRMAN ZAMONSKY: Okay.

12                   (The motion was approved and carried.)

13          MR. PAGGI: So what did he say again?

14          MR. CAPPELLO: Just the pavilion, open-sided, based  
15 upon the filing of the NOI for the entire.

16          Then the next one would be to issue site plan approval  
17 for construction of the open-sided pavilion at a height of  
18 22 and a half feet, subject to the ZBA granting a height  
19 variance from the 15 feet, or if there was a prior  
20 determination on one of the other pavilions that is exempt  
21 or something and we find it, then that will be allowed.

22          CHAIRMAN ZAMONSKY: A determination by the code  
23 enforcement official or the Zoning Board.

24          MR. CAPPELLO: Yes, yes.

25          CHAIRMAN ZAMONSKY: Okay.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           Do I have a motion for -- is this conditional? It's  
3 conditional. It's based on ...

4           MR. CAPPELLO: Yes. It's based upon addressing the  
5 height issue.

6           CHAIRMAN ZAMONSKY: Conditional approval for just the  
7 pavilion, open-sided pavilion.

8           MR. CAPPELLO: Yes.

9           CHAIRMAN ZAMONSKY: Do I have a motion?

10          BOARD MEMBER STAROBIN: Motion.

11          BOARD MEMBER GREEN: Second.

12          CHAIRMAN ZAMONSKY: Mort, Lorry.

13          All in favor?

14          BOARD MEMBER GREEN: Aye.

15          BOARD MEMBER RUSSEK, III: Aye.

16          BOARD MEMBER STAROBIN: Aye.

17          CHAIRMAN ZAMONSKY: Aye.

18                   (The motion was approved and carried.)

19          CHAIRMAN ZAMONSKY: Okay.

20          And then you'll come back addressing the DOH comments  
21 on the remainder.

22          MR. MARSHALL: Yes.

23          MS. GRASS: Can I just ask a question? So they come  
24 in tomorrow, they fill out the Zoning Board application, I  
25 talk to Steve and get them on there. If they get the

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 variance I can issue the permit the next day.

3           MR. CAPPELLO: Yes.

4           MS. GRASS: I don't need a site plan, I don't need  
5 anything?

6           MR. CAPPELLO: Well, you need the building plan. You  
7 need the site plan with the pavilion shown on it, yes.

8           MS. GRASS: With just the pavilion shown on it.

9           MR. CAPPELLO: Yes. That's the only thing that's  
10 approved. You may have that already.

11          MR. MARSHALL: The question is is the plan that we  
12 presented the only plan to satisfy --

13          MR. PAGGI: Yes. We have a comment letter. On just  
14 the pavilion plan I think the only issues were the  
15 structure, the three-sided structure, which is not going to  
16 be done, and dealing with the SWPPP as a subsequent, a  
17 follow-up approval. That's all been contended with.

18          MS. GRASS: So the plan they sent.

19          MR. PAGGI: The plan that they sent, based on this  
20 letter, that the plan.

21          BOARD MEMBER GREEN: This is the January one, then?  
22 The January pavilion plan?

23          MR. CAPPELLO: That's the building plan.

24          MR. MARSHALL: If it's the January plan it should be  
25 the open-sided one.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           BOARD MEMBER GREEN: Right, right.

3           MS. BELTRANI: Right. It's an 11-by-17.

4           MS. GRASS: That's the construction plan.

5           MR. MARSHALL: Yes.

6           MS. GRASS: That's not what we're talking about.

7           MR. CAPPELLO: She's talking about the site plan.

8           MS. GRASS: I'm talking about the site plan. And  
9 that's the one they just submitted. Okay.

10          CHAIRMAN ZAMONSKY: Not to confuse anybody, but they  
11 will be submitting new building elevations with the site  
12 plan.

13          MS. BELTRANI: Sure.

14          CHAIRMAN ZAMONSKY: Okay.

15          MS. GRASS: For the add-on.

16          CHAIRMAN ZAMONSKY: For the Planning Board.

17          MS. GRASS: For the add-on.

18          CHAIRMAN ZAMONSKY: No, no. Right now they should  
19 come back with the site plan showing just the pavilion and  
20 building elevations with no sides on it.

21          MS. BELTRANI: Correct.

22          CHAIRMAN ZAMONSKY: That's what we approved.

23          MS. BELTRANI: Correct.

24          MS. GRASS: But do I have that?

25          CHAIRMAN ZAMONSKY: No.

1           - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MS. GRASS: You just gave ...

3           MR. CAPPELLO: Well, he's going to have to get you  
4 whatever you need.

5           CHAIRMAN ZAMONSKY: Yes, he has to do a whole  
6 submission. That's what it is, a site plan and building --

7           MR. MARSHALL: John understands.

8           CHAIRMAN ZAMONSKY: Okay.

9           MR. MARSHALL: John Fuller understands what is  
10 necessary to submit to get the building permit. We will  
11 comply.

12          MR. CAPPELLO: But tomorrow --

13          CHAIRMAN ZAMONSKY: But you also would need to get --

14          MR. CAPPELLO: Tomorrow morning, first thing, get that  
15 ZBA. We're going to have to ask them to change their  
16 modus, and I will.

17          MR. MARSHALL: Okay.

18          MR. CAPPELLO: I can't guarantee they're going to do  
19 it. The earlier you get it in ...

20          MS. GRASS: I will let you know.

21          MR. MARSHALL: Yes, absolutely.

22          MR. ROSENBLUTH: Just also, one other final question  
23 is about the status of our special use permit and to make  
24 sure that we are -- I mean we brought it up at a couple  
25 meetings and the workshop, but that we are all set and that

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -  
2 nothing else is required of us for the special use permit.

3           MR. CAPPELLO: To extend it?

4           MR. ROSENBLUTH: Yes.

5           CHAIRMAN ZAMONSKY: They have a two year renewal  
6 they're doing, I think?

7           MR. PAGGI: Yes.

8           CHAIRMAN ZAMONSKY: So what was the date in 2016?

9           MR. ROSENBLUTH: It was May 22nd.

10          CHAIRMAN ZAMONSKY: Okay.

11          MS. GRASS: But it's a site plan special use approval,  
12 isn't it, that they're getting?

13          MR. CAPPELLO: Yes. But they're altering their  
14 existing one. Yes, they've got it.

15          MS. GRASS: They're technically before us.

16          MR. CAPPELLO: Do a motion to extend their existing  
17 special permit for two years so they don't ...

18          CHAIRMAN ZAMONSKY: Do I have a motion to extend Camp  
19 Echo's, Shab Holdings LLC, special use permit for two  
20 years?

21          BOARD MEMBER RUSSEK III: Yeah.

22          CHAIRMAN ZAMONSKY: Okay. You don't have a question?

23          BOARD MEMBER RUSSEK III: No. That was a motion for  
24 that one.

25          CHAIRMAN ZAMONSKY: Okay.

1                   - RE: SHAB HOLDINGS LLC (CAMP ECHO) -

2           MR. CAPPELLO: There's no evidence of any violation  
3 and that's really what the extension of the special use  
4 permit is, are there any existing violations that need to  
5 be so corrected. They're building.

6           BOARD MEMBER GREEN: I'll second.

7           CHAIRMAN ZAMONSKY: All in favor?

8           BOARD MEMBER GREEN: Aye.

9           BOARD MEMBER RUSSEK, III: Aye.

10          BOARD MEMBER STAROBIN: Aye.

11          CHAIRMAN ZAMONSKY: Aye.

12                   (The motion was approved and carried.)

13          MR. ROSENBLUTH: Thank you.

14          CHAIRMAN ZAMONSKY: Do I have a motion to close the  
15 meeting?

16          BOARD MEMBER RUSSEK, III: Motion.

17          BOARD MEMBER STAROBIN: Second.

18          CHAIRMAN ZAMONSKY: All in favor?

19          BOARD MEMBER GREEN: Aye.

20          BOARD MEMBER RUSSEK, III: Aye.

21          BOARD MEMBER STAROBIN: Aye.

22          CHAIRMAN ZAMONSKY: Aye.

23                   (The motion was approved and carried.)

24                   (Time noted: 8:28 p.m.)

25                           \* \* \* \* \*

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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: June 9, 2019

<p style="text-align: center;"><b>A</b></p> <p><b>ability (1)</b> 36:2</p> <p><b>able (7)</b> 18:11;39:16;40:6; 47:5;54:16;56:12; 61:4</p> <p><b>above (1)</b> 38:8</p> <p><b>Absolutely (2)</b> 37:3;66:21</p> <p><b>accept (2)</b> 4:16;49:10</p> <p><b>accepted (1)</b> 49:4</p> <p><b>accepting (2)</b> 49:8,9</p> <p><b>access (4)</b> 18:10,19;47:15; 51:7</p> <p><b>Accessibility (2)</b> 39:20,21</p> <p><b>accessory (2)</b> 38:4,5</p> <p><b>accidentally (1)</b> 52:8</p> <p><b>accommodate (1)</b> 18:19</p> <p><b>accomplish (1)</b> 36:7</p> <p><b>accordance (1)</b> 25:4</p> <p><b>accurate (2)</b> 47:8,12</p> <p><b>accusations (1)</b> 41:12</p> <p><b>acknowledge (2)</b> 6:4;7:25</p> <p><b>acre (2)</b> 5:16;10:20</p> <p><b>acres (2)</b> 5:7,7</p> <p><b>acted (1)</b> 27:3</p> <p><b>action (1)</b> 29:17</p> <p><b>activity (4)</b> 32:14;33:3;34:13; 61:11</p> <p><b>actual (1)</b> 20:8</p> <p><b>actually (12)</b> 17:15;18:9;29:20; 34:19;36:7,16,18; 45:14;46:4,6;49:21; 54:19</p> <p><b>ADA (3)</b> 37:8,8;47:6</p> <p><b>add (4)</b> 31:17;41:21;47:19, 19</p>	<p><b>added (3)</b> 36:10,13;47:7</p> <p><b>adding (3)</b> 42:5;45:8;47:15</p> <p><b>additional (3)</b> 6:5;37:8;47:11</p> <p><b>add-on (3)</b> 36:7;65:15,17</p> <p><b>address (4)</b> 29:15;42:11;60:12, 13</p> <p><b>addressed (4)</b> 29:17;43:3;57:12; 61:2</p> <p><b>addresses (2)</b> 42:16;57:4</p> <p><b>addressing (3)</b> 11:21;63:4,20</p> <p><b>adjustments (2)</b> 42:6;55:12</p> <p><b>Adriana (4)</b> 20:22;21:10;49:18; 50:13</p> <p><b>Adriana's (1)</b> 43:7</p> <p><b>advantage (1)</b> 61:4</p> <p><b>affecting (2)</b> 11:14;34:25</p> <p><b>affixed (1)</b> 19:5</p> <p><b>again (10)</b> 7:14,24;26:5,9; 33:23;41:17;47:21, 22;59:6;62:13</p> <p><b>agenda (2)</b> 5:3;57:9</p> <p><b>agent (1)</b> 46:10</p> <p><b>agree (3)</b> 6:25;30:4;39:24</p> <p><b>agreement (2)</b> 20:2;48:3</p> <p><b>ahead (3)</b> 9:12;23:11;38:17</p> <p><b>air (1)</b> 38:3</p> <p><b>airport (1)</b> 37:22</p> <p><b>Alfalla (1)</b> 53:21</p> <p><b>allow (3)</b> 24:17;35:21;46:16</p> <p><b>allowed (4)</b> 46:6,10,22;62:21</p> <p><b>almost (1)</b> 42:20</p> <p><b>along (2)</b> 27:23;49:3</p> <p><b>altering (1)</b> 67:13</p> <p><b>amended (1)</b> 17:3</p>	<p><b>American (2)</b> 10:2,11</p> <p><b>a-mile-a-minute (1)</b> 11:11</p> <p><b>amount (2)</b> 19:21;55:12</p> <p><b>amusement (1)</b> 37:24</p> <p><b>animal (1)</b> 37:5</p> <p><b>anticipating (3)</b> 19:16,17,23</p> <p><b>apparent (1)</b> 27:3</p> <p><b>apparently (1)</b> 22:15</p> <p><b>applicant (10)</b> 5:3;6:14,22;7:4; 17:2;20:7;21:8; 32:25;34:4;46:6</p> <p><b>application (27)</b> 6:3;8:16;9:6;18:2, 5;20:15,17;22:13; 27:21,22,23;30:9,11, 13,14;31:7,22,23; 32:15;38:24;45:11; 46:3,8,13,14;57:8; 63:24</p> <p><b>applications (1)</b> 31:23</p> <p><b>applied (3)</b> 6:8;31:16;32:25</p> <p><b>apply (9)</b> 6:24;8:9,11;9:12; 11:8;30:14;37:24; 46:5;55:19</p> <p><b>applying (2)</b> 45:10,14</p> <p><b>appreciative (1)</b> 57:17</p> <p><b>appropriate (4)</b> 22:15;23:20;30:10; 38:13</p> <p><b>approvable (1)</b> 42:23</p> <p><b>approval (29)</b> 9:14;11:21;13:8,9; 18:15;19:10;20:18; 21:6;22:24;30:10; 33:15;34:3,6,24; 38:17;42:20;43:12, 16,17;46:5,12,25; 58:15,21;60:10; 62:16;63:6;64:17; 67:11</p> <p><b>approvals (2)</b> 23:12;59:11</p> <p><b>approve (9)</b> 30:5;33:16;35:22; 39:7,9,13;40:4,8,13</p> <p><b>approved (20)</b> 4:14;5:2;13:6; 14:2;17:20;18:5;</p>	<p>20:2;22:10;33:4; 37:11;40:16,19; 45:17,17;62:12; 63:18;64:10;65:22; 68:12,23</p> <p><b>approving (4)</b> 12:14;13:11;30:17; 34:19</p> <p><b>approximately (2)</b> 5:6;6:21</p> <p><b>April (1)</b> 4:16</p> <p><b>aquifer (1)</b> 54:19</p> <p><b>area (9)</b> 7:10;10:20;18:21, 23;19:25;20:13; 25:22;35:6;43:16</p> <p><b>areas (4)</b> 6:7;38:3;51:9,13</p> <p><b>around (2)</b> 19:4;23:7</p> <p><b>arrived (1)</b> 10:6</p> <p><b>ASAP (1)</b> 57:8</p> <p><b>ash (1)</b> 10:3</p> <p><b>aside (2)</b> 23:25;49:14</p> <p><b>associated (2)</b> 20:13;60:25</p> <p><b>assumption (1)</b> 26:5</p> <p><b>attendance (1)</b> 29:18</p> <p><b>attention (1)</b> 24:8</p> <p><b>authority (1)</b> 24:17</p> <p><b>avoid (3)</b> 19:2;39:17;40:5</p> <p><b>aware (1)</b> 22:23</p> <p><b>away (2)</b> 8:2;23:8</p> <p><b>Aye (31)</b> 4:10,11,12,13,22, 23,24,25;13:2,3,4,5, 22,23,24,25;61:19, 20,21;63:14,15,16, 17;68:8,9,10,11,19, 20,21,22</p>	<p><b>backyard (1)</b> 10:25</p> <p><b>bad (1)</b> 57:21</p> <p><b>balance (1)</b> 59:11</p> <p><b>barberry (1)</b> 11:6</p> <p><b>based (13)</b> 13:8;22:25;23:14; 35:10;38:17;39:9; 42:21,24;61:13; 62:14;63:3,4;64:19</p> <p><b>basement (3)</b> 33:3;37:6,7</p> <p><b>basically (1)</b> 42:3</p> <p><b>basketball (1)</b> 24:13</p> <p><b>bat (3)</b> 6:21;19:3,3</p> <p><b>bats (1)</b> 7:10</p> <p><b>begs (1)</b> 32:15</p> <p><b>belfries (1)</b> 37:25</p> <p><b>BELTRANI (39)</b> 20:24;21:2;25:18, 23;26:13,16,22; 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