

In The Matter Of:
Town of Mamakating
Planning Board

Meeting Minutes
6-11-19
June 11, 2019

Jeric Corporation
Court Reporting Services
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TOWN OF MAMAKATING
PLANNING BOARD MINUTES

June 11, 2019

TOWN HALL

WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

STOSH ZAMONSKY, Chairman

LORRENCE GREEN, Vice Chairman

JOSEPH RUSSEK, III, Board Member

RICHARD GLISSON, Board Member

ERIK COLLIER, Board Member

ALEX GOODMAN, Board Member

MARY GRASS, Code Enforcement/Building Inspector

JOHN CAPPELLO, ESQ., Attorney

LAWRENCE PAGGI, P.E., Engineer

ADRIANA BELTRANI, Planner

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Reported by: Rosemary A. Meyer

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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
June 11, 2019
7:00 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- JOSEPH RUSSEK, III, Board Member
- RICHARD GLISSON, Board Member
- ERIK COLLIER, Board Member
- ALEX GOODMAN, 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: Welcome to the June 11, 2019
3 meeting of the Town of Mamakating Planning Board.

4 Do I have a motion to open the meeting?

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

6 CHAIRMAN ZAMONSKY: Alex.

7 BOARD MEMBER GREEN: Second.

8 CHAIRMAN ZAMONSKY: Lorry.

9 All in favor?

10 BOARD MEMBER GREEN: Aye.

11 BOARD MEMBER GOODMAN: Aye.

12 BOARD MEMBER RUSSEK, III: Aye.

13 BOARD MEMBER COLLIER: Aye.

14 BOARD MEMBER GLISSON: Aye.

15 CHAIRMAN ZAMONSKY: Aye.

16 (The motion was agreed and carried.)

17 MS. GRASS: Before you proceed to the first agenda,
18 the Town Board is represented here. They'd like to speak
19 for a minute.

20 CHAIRMAN ZAMONSKY: Okay.

21 SUPERVISOR HERRMANN: Stosh, we hate to see you go,
22 again.

23 It's Stosh's last meeting as the chair of the Planning
24 Board. You've served this town with distinction a couple
25 of times. We appreciate all of your hard work and how you

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 brought up the stature of the whole Planning Board, helped
3 with the Building Department and the coordination between
4 Planning and Zoning. I think things in this town are
5 flowing much better than they had in the past and that was
6 because of your initiative to do this. You left us for a
7 while and you came back to finish some of the things that
8 you started. We really do appreciate your service to the
9 town, and good luck in your new role.

10 CHAIRMAN ZAMONSKY: Thank you. I appreciate that.

11 SUPERVISOR HERRMANN: And I baked all of these for
12 you.

13 Have a good evening. Thanks.

14 MR. PAGGI: Thank you.

15 CHAIRMAN ZAMONSKY: We do have one minor modification
16 to the agenda. Lands of Dilorenzo and Delaware Hunting
17 Club are added as No. 5 and then No. 6 will be close of the
18 meeting.

19 So first item, the acceptance of the minutes from May
20 2019. Do I have a motion?

21 BOARD MEMBER COLLIER: Motion.

22 CHAIRMAN ZAMONSKY: Erik.

23 BOARD MEMBER GREEN: Second.

24 CHAIRMAN ZAMONSKY: Lorry.

25 All in favor?

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 BOARD MEMBER GREEN: Aye.

3 BOARD MEMBER GOODMAN: Aye.

4 BOARD MEMBER RUSSEK, III: Aye.

5 BOARD MEMBER COLLIER: Aye.

6 BOARD MEMBER GLISSON: Aye.

7 CHAIRMAN ZAMONSKY: Aye.

8 (The motion was agreed and carried.)

9 CHAIRMAN ZAMONSKY: First applicant is Shab Holdings
10 LLC, Camp Echo, proposed amended site plan. The property
11 is located at 210 Echo Road, Tax Map Section 10; Block 1;
12 Lot 50.1. The property lies in the Burlingham Residential
13 Zone and involves approximately 192.2 acres.

14 MR. MARSHALL: Good evening.

15 CHAIRMAN ZAMONSKY: Hi.

16 MR. MARSHALL: This application is a continuation of
17 the proposed site plan revision, expansion for the Camp
18 Echo facility on Echo Road.

19 I'd like to first thank the Board for their
20 accommodations in allowing the camp to proceed with the
21 pavilion. We did get our variance. Obviously, they
22 accommodated the Board, this board, as well, as the Zoning
23 Board of Appeals, in getting all that. And of course, all
24 of Mary's hard work because really, all this falls down on
25 her.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 We have provided the plans to address some of the
3 concerns of the consultants. We're back in front of the
4 Board to represent the plans as provided.

5 To update some of the information that we haven't
6 provided to the Board is the Department of Health,
7 conversations that we've had. At the last Planning Board
8 meeting there was some concerns, or Larry, you had
9 expressed some concerns over the capacity of the wells. We
10 actually ran full pump tests on both of the wells that were
11 in question because the pump tests that were completed were
12 not full 24 hour pump tests. So the boys' well and then
13 the Camp Outback well were both tested and had suitable
14 water capacity for their proposed uses. The boys' well,
15 which was originally thought to have eight gallons per
16 minute, we were able to up that a little bit to eight and a
17 half, to a sustained capacity. The report is being
18 finalized and then the plans will be submitted tomorrow
19 morning to the Department of Health.

20 That's pretty much a summary of what we've got at this
21 point.

22 CHAIRMAN ZAMONSKY: Any comments from the consultants?

23 MR. CAPPELLO: I think we have a letter from Larry.

24 MR. PAGGI: Yes. Items 1 and 2, which Larry just
25 talked about, still remain pertinent.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 There was, like, four comments in the DOH letter of
3 May 14th. I mean we actually talked about that we were
4 hoping that they would be able to get resolved, but it
5 sounds like they had to some additional work on the pump
6 tests. I don't know how the Planning Board feels about
7 that. We generally like to have a good sense that the DOH
8 is going to approve everything. I don't know where your
9 level of comfort is there. What really remains consistent
10 with the last meeting with the exception that now Larry
11 Marshall has stated that they actually have performed
12 acceptable the pump tests. We don't have any records of
13 that, but that's really in your update for this evening for
14 you to determine.

15 You had mentioned that you did the ADA dimensions and
16 we didn't see them on the plans. The plan that we had
17 didn't even include the building.

18 MR. MARSHALL: Didn't include the building?

19 MR. PAGGI: Yeah, yeah.

20 MR. MARSHALL: Oh.

21 MR. PAGGI: So I'm thinking maybe just it was a sheet
22 inadvertently didn't get submitted.

23 MR. MARSHALL: I apologize if that was the case. All
24 the elevations, you had asked for actual elevations --

25 MR. PAGGI: Yes, just to demonstrate the ADA grade.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. MARSHALL: Yes. They're on Sheet 2 on the plans
3 with the elevations. If that somehow inadvertently got
4 missed in your packet, I certainly apologize. I can
5 provide it to the Board.

6 MR. PAGGI: Yes.

7 MR. MARSHALL: It's actually -- the ramp is
8 significantly longer than it needs to be to get to the
9 elevation that it needs to be.

10 MR. PAGGI: Okay.

11 MR. MARSHALL: It's not like we're pushing the
12 regulations.

13 MR. PAGGI: Okay.

14 MR. MARSHALL: And I can certainly get that digitally
15 to you tomorrow. If you need a paper, I can certainly
16 hand-deliver it.

17 MR. PAGGI: Again, I think that's a typical condition.
18 That's a nuts and bolts item. And again, a couple of other
19 nut and bolts items relative to erosion sediment control
20 details and SWPPP.

21 Really, the only thing of significance is the DOH on
22 water and sewer.

23 We've added two comments, two administrative type
24 comments to this comment sheet.

25 Larry, if you could just put the two blocks that we've

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 been asking for lately --

3 MR. MARSHALL: Sure.

4 MR. PAGGI: -- the owner certification block and the
5 Planning Board approval block.

6 MR. MARSHALL: Not a problem.

7 MR. PAGGI: And we put a recommendation down for the
8 Planning Board to consider. We talked about this multiple
9 times in the past. I think it's apropos for a project like
10 this. That you consider making a condition of approval
11 that they have their engineer certify construction
12 compliance to the site plan prior to the Town issuing a CO,
13 and then actually have them submit an as-built survey with
14 that certification so you have a document that it was
15 built. As far as Larry is concerned, it's really just
16 adding a note. But as far as we're concerned, at the end
17 of the project it's additional documentation to be provided
18 just to make sure what you've approved is what we ended up.
19 And if it didn't, then some explanation as to why and does
20 it rise to the level that it's got to come back in front of
21 this board for a reapproval or is it something that can
22 just be addressed with a field change. Those are all
23 typical issues.

24 CHAIRMAN ZAMONSKY: Yes.

25 MR. PAGGI: That's pretty much it.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 CHAIRMAN ZAMONSKY: Okay.

3 MR. MARSHALL: I don't know if it gives the Board any
4 sense of comfort, but the pump tests were completed by our
5 office. We witnessed them. It's not something that we had
6 an outside agency do. And the boys' well, which was the
7 main, which I think was one of Larry's main concerns as far
8 as capacity, we actually pumped that instead of 24 hours, I
9 believe it was about 88 hours steady pumping. We pumped
10 through a weekend and we stopped on Monday morning. The
11 data that we have is far in excess of what's required by
12 Department of Health. And if you can imagine, eight and a
13 half gallons per minute pumping over 88 hours. We pulled a
14 lot of water out of that well with no significant
15 fluctuations.

16 CHAIRMAN ZAMONSKY: Mary, do we have a copy of the ADA
17 approval attached to this?

18 MS. GRASS: I don't know if Kyra put one in here. I
19 can certainly go get it.

20 CHAIRMAN ZAMONSKY: Okay.

21 MR. CAPPELLO: You have Adriana's letter
22 summarizing --

23 MS. GRASS: I don't have a written determination.

24 CHAIRMAN ZAMONSKY: Okay.

25 MS. GRASS: We'll just have the minutes when they're

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 done.

3 CHAIRMAN ZAMONSKY: Okay. Do you have a summary of
4 it?

5 MS. BELTRANI: I had simply written in a memo. We had
6 been told, once the ZBA meeting had ended, that the
7 pavilion was approved with conditions. Those conditions
8 were that there shall be no second story, there shall be no
9 enclosed close walls and there shall be no plumbing.

10 Now, I'm going to need to be reminded if, when we sent
11 the Applicant to the ZBA for this, we had also conditioned
12 approval on the variance being granted or if they needed to
13 come back to us for approval.

14 John, I don't know if you have the answer.

15 MR. CAPPELLO: I think as I recall, it was a
16 conditional approval.

17 MS. BELTRANI: It was conditional.

18 MR. CAPPELLO: That if they did get the variance from
19 the ZBA that they could go for a building permit, which I
20 think they did.

21 MS. BELTRANI: So they did provide you with a revised
22 elevation.

23 MS. GRASS: Yes.

24 MS. BELTRANI: Okay.

25 MR. CAPPELLO: Showed no second story, no enclosed

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 walls.

3 MS. GRASS: Correct.

4 MR. CAPPELLO: Okay.

5 MS. GRASS: Larry Paggi saw the site plan, had it
6 signed by Stosh, so they've got a permit for a pavilion.

7 CHAIRMAN ZAMONSKY: So this application doesn't have
8 anything built into the floor area; right? There's not
9 second story. It's a tennis court.

10 MR. MARSHALL: The pavilion? It's just as approved by
11 the Zoning Board of Appeals, yes.

12 CHAIRMAN ZAMONSKY: At the last meeting I thought you
13 were to going then come back with the expanded.

14 MR. MARSHALL: There were some discussions at the last
15 Planning Board meeting, but after the Zoning Board of
16 Appeals hearing the Applicant has decided to rescind that
17 portion of it and maintain the pavilion as it was approved
18 by the ZBA.

19 CHAIRMAN ZAMONSKY: Okay.

20 MS. BELTRANI: So that satisfies the memo that I had
21 submitted. I apologize to the Board.

22 CHAIRMAN ZAMONSKY: No, it's good. No, no, no,
23 Adriana. There was a discussion that they would come back.

24 MS. BELTRANI: Yes, yes. I think getting all this
25 stuff in writing is always helpful. We should try and make

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 sure that that's followed up on, when decisions are made at
3 meetings, things get written up.

4 MS. GRASS: I agree with you, as well.

5 MS. BELTRANI: Yes, right.

6 MS. GRASS: John and I, we've all had this
7 conversation.

8 MS. BELTRANI: Okay. That's for a future discussion.

9 CHAIRMAN ZAMONSKY: Adriana, do you have any other
10 comments?

11 MS. BELTRANI: No other planning comments at this
12 point. Thank you.

13 CHAIRMAN ZAMONSKY: John.

14 MR. CAPPELLO: The only thing I just want to make
15 sure, I just was handed this sheet. As I understand, the
16 application today now is for the medical center, whatever
17 you want to call it, the one double bunk and the laundry
18 room.

19 MR. MARSHALL: And then, also, there's a 10,000 gallon
20 water storage tank and a small shed.

21 MR. CAPPELLO: So this existing Fisher Hall and patio
22 to be rebuilt in the future, is that necessitate? I mean
23 are you rebuilding it in place? I just got this. The
24 first thing that jumped out at me is this red thing that
25 says add existing Fisher Hall and patio to be rebuilt in

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 the future.

3 MR. MARSHALL: Yes, in the exact same footprint, the
4 exact --

5 MR. CAPPELLO: Mary to demonstrate --

6 MR. MARSHALL: That's not -- that's not proposed for
7 this year.

8 MR. CAPPELLO: Okay.

9 MR. MARSHALL: They don't even have the plans. They
10 don't have the plans. They're working on things.

11 MR. CAPPELLO: Okay. I just want to clarify it.

12 MR. MARSHALL: But it does require -- it's dated and
13 it needs to be replaced.

14 CHAIRMAN ZAMONSKY: Does need Planning Board approval?
15 Is this being replaced in kind?

16 MR. MARSHALL: It's going to be replaced in the same
17 footprint. That's something that the Board -- this Board
18 requires -- you mean to see or what is the --

19 MR. CAPPELLO: Once they submit the building permit
20 application Mary will determine, at that point, whether
21 it's, you know ...

22 MR. MARSHALL: So we'll submit the building plan
23 significantly earlier, just in case.

24 MR. CAPPELLO: Yes, I would suggest that.

25 MR. MARSHALL: Okay.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. CAPPELLO: If it turns out it's a story
3 higher ...

4 MR. MARSHALL: Okay.

5 CHAIRMAN ZAMONSKY: Any Board members have any
6 questions?

7 (No verbal response.)

8 CHAIRMAN ZAMONSKY: Yes.

9 MS. GRASS: Just from the meeting before, any of the
10 buildings, because we don't have the drawing on any of the
11 buildings, even if it's one story, it's not any higher than
12 any of the buildings, anything that you would have to go
13 back to the ZBA for? I mean just so we know.

14 MR. MARSHALL: All the proposed buildings are one
15 story buildings. The one rebuilding, the shed, the double
16 bunk, they're all -- the double bunk is basically two of
17 what was just rebuilt.

18 MS. GRASS: Put together.

19 MR. MARSHALL: Put together.

20 MS. GRASS: But nothing higher than the --

21 MR. MARSHALL: I don't believe so.

22 MS. GRASS: Okay.

23 MR. MARSHALL: I don't have the plans in front of me,
24 but no, I don't believe any of them exceed the 15 foot max
25 height.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MS. GRASS: Okay. I just wanted to know because if it
3 does, it needs approval if it's higher than that.

4 MR. MARSHALL: Yeah. I don't believe so.

5 MS. GRASS: Okay.

6 MR. MARSHALL: I mean pending confirmation.

7 CHAIRMAN ZAMONSKY: John, we haven't made a Neg Dec on
8 this piece; right?

9 MR. CAPPELLO: The only thing we did the Neg Dec, we
10 segmented to do the pavilion. If you're okay on the Health
11 Department issue based upon Larry's discussion and Larry
12 Marshall's presentation, then the next step would be to
13 consider a Negative Declaration for the shed, the expansion
14 of the medical facility.

15 What do you call it?

16 MR. MARSHALL: The health center.

17 MR. CAPPELLO: The health center.

18 The shed, the expansion of the health center, the
19 laundry area.

20 MR. MARSHALL: Yes. So the double bunk, the expansion
21 of the health center, the laundry building, the water
22 storage tank, the shed. And I did miss one thing. I
23 apologize. They want to cover an existing patio on the
24 maintenance building. That's also shown. These are all
25 shown on the plan.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. CAPPELLO: This will cover the existing
3 maintenance building?

4 MR. MARSHALL: The maintenance building is in an L and
5 on the inside of the L is a concrete pad. We just want to
6 put a shed roof over it so that what they put on the pad is
7 protected from the weather.

8 MR. CAPPELLO: As long so Mary can explain the L.

9 MS. GRASS: Okay.

10 MR. CAPPELLO: The cover over the pad, they just have
11 to confirm that it's not higher than 15 feet or --

12 MS. GRASS: Right. I think --

13 MR. CAPPELLO: -- make a notation.

14 MS. GRASS: -- 15 feet.

15 MR. MARSHALL: It's a shed roof off the side of the
16 maintenance building. It's lower than the maintenance
17 building and it's certainly lower than 15 feet.

18 BOARD MEMBER GREEN: I just want to clarify because at
19 the last meeting we had separated the pavilion out from
20 everything else. So is this everything else? Because we
21 had the separate ones here, one for the utility, for the
22 health center. I'm trying to get a sense of what
23 everything else is.

24 MR. MARSHALL: I'm sorry.

25 BOARD MEMBER GREEN: I'm just trying to get a sense.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 Is that a current overview, site plan?

3 MR. MARSHALL: This, so the entire plan is on Sheet 1.
4 Although, because of the scale --

5 MS. GRASS: I'm sorry. We're really sending Stosh out
6 with a bang. So these --

7 CHAIRMAN ZAMONSKY: It's all yours now, Lorry.

8 MS. GRASS: -- I do apologize profusely. What
9 happened was, also, we changed the submission date for
10 review. These came in after, but we were not going to not
11 accept it because there was still in time. Kyra just
12 noticed Monday she forgot to send it out. I apologize.
13 That's on us.

14 MR. MARSHALL: This is what you're receiving, is some
15 modifications. I believe it's the stormwater detail sheet.
16 This is primarily technical, and Sheet 3 which is the site
17 plan detail sheet.

18 Lorry, if I can answer your question. I apologize.
19 I'm not sure what you're asking.

20 BOARD MEMBER GREEN: In my notes from last month all I
21 had is just we separated the pavilion. We took a look at
22 that. And then I thought there was an everything else.

23 MR. MARSHALL: This is the everything else.

24 BOARD MEMBER GREEN: I get the sense there is one site
25 plan, the whole site plan, and it has the pavilion on it,

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 but with everything else on it, as well.

3 MR. MARSHALL: This site plan does illustrate all the
4 proposed improvements. I can go through. It's easiest to
5 see on Sheets 2, 3, 4 and 5, 2, 3, 4 and 5. But as you
6 see, if you look on Sheet 2, everything that's being
7 proposed is a light blue shade. So the covering of the
8 patio around the maintenance building, the double bunk. We
9 did show the rebuilding of the one cabin. That's already
10 been done. That's there, but at the time of preparation it
11 wasn't. Again, that was just a rebuild of the bunk that
12 had been destroyed previously.

13 We do show the pavilion. We show the expansion to the
14 health center. That's all on Sheet 2.

15 Sheet 3 shows the proposed shed, the 10,000 gallon
16 water storage tank. We are proposing the sun sail over top
17 of the basketball court. And then on Sheet 3 illustrates
18 also all the necessary improvements for the stormwater
19 because this is where we're going to be treating it.

20 BOARD MEMBER RUSSEK, III: Larry, my page says 3 of 7.
21 So that's why, you're saying page 2. There were some notes
22 that you're pointing out that --

23 MS. GRASS: That's all we got.

24 BOARD MEMBER RUSSEK, III: You didn't get --

25 MR. MARSHALL: So --

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MS. GRASS: Yes, this is all that we got when it was
3 submitted.

4 MR. MARSHALL: So there is no changes from the
5 previous submission. To save paper, because there were no
6 changes, we only submitted the sheets that were being
7 modified. So I do apologize that the Board didn't have a
8 full submission set. It's 10 pages, 15 copies. It's a lot
9 of paper. So the sheets that you don't have, again, I do
10 apologize. The sheets that you don't have, again, I do
11 apologize. I can get copies to the Board if you need them.
12 The ones that you don't have haven't changed since the
13 previous submission.

14 But Sheet 3 does have the stormwater basin design.
15 And then Sheet 5 shows the laundry building up in Camp
16 Outback.

17 Those are the proposed improvements that are being
18 considered as part of this application.

19 CHAIRMAN ZAMONSKY: Any condition of approval today
20 would be with DOH final approval.

21 MR. PAGGI: And the rest of our comments.

22 CHAIRMAN ZAMONSKY: Right.

23 MR. PAGGI: Right? Because, like the ADA, they'll
24 submit a full package and they'll just review everything
25 and use that as our checklist.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 CHAIRMAN ZAMONSKY: Okay.

3 MR. CAPPELLO: And I'd just include a condition that a
4 full packet, confirmation from Mary and Larry, that what we
5 have on file now is everything that has either been built
6 and approved or approved. And except the pavilion,
7 everything should be one map so you have, going into next
8 year, you know what was approved, what's there and what's
9 been approved so there's no ...

10 MR. PAGGI: So just so we're all on the same page with
11 the pavilion because I'm still confused. It's just a
12 pavilion with no enclosure, but it's going to have step
13 footings; right?

14 MR. MARSHALL: Correct.

15 MR. PAGGI: Okay. So that anticipates that maybe in
16 the future you may be able to do something.

17 MR. MARSHALL: No.

18 MR. PAGGI: No.

19 MR. MARSHALL: No. The step footings are purely so
20 that we don't have the fill on the bottom side of the
21 pavilion. That's the sole purpose of the step footings.
22 They're only in one corner of the pavilion. It's because
23 of the grade change.

24 MR. PAGGI: Okay.

25 MR. MARSHALL: So rather than importing material and

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 filling around the bottom side of the pavilion, they put
3 step footings in and basically put a --

4 MR. MARSHALL: So that whole other side is going to be
5 a frost wall.

6 MR. MARSHALL: So if you're standing -- the northwest
7 corner of the pavilion would be where the step footings
8 are, and only in that location. That's where the grade --
9 the grade in the northeast corner is a cut.

10 MR. PAGGI: Okay.

11 MR. MARSHALL: The northwest corner is a fill. So
12 rather than filling beyond the wall, because it's about a
13 six foot drop from one corner to the other, they stepped
14 the footings in and put the wall in as opposed to bringing
15 all that backfill against the ...

16 MR. PAGGI: Okay.

17 MR. MARSHALL: They would have to do a very long pier
18 for the foundation. The engineer that designed the
19 building felt it was more cost-effective to do a stepped
20 footing with railing to protect.

21 MR. PAGGI: Okay. That's fine. Again, I'm just
22 trying to make sure I understand so we can try to be on the
23 same page and know we're all pulling the string in the same
24 direction.

25 MR. MARSHALL: As far as -- I know that you were

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 concerned, something in the future. But this is ...

3 MR. PAGGI: This is it.

4 MR. MARSHALL: This is it.

5 MR. PAGGI: This is it. Okay.

6 So is the tennis court staying?

7 MR. MARSHALL: Yes.

8 MR. PAGGI: It is. Okay.

9 BOARD MEMBER COLLIER: I have a question, Larry.
10 About the engineer's certifications, would that pertain to
11 every project, certain projects moving forward, and how
12 detailed? Or is it just basically when it's done versus
13 professional inspection?

14 MR. PAGGI: Well, there are certain things that
15 Building is going to need to see as this project is being
16 constructed. I'm saying as a matter of planning and site
17 plan, at the end of the project, that an as-built be filed
18 so that two years when, Scott comes back in with another
19 project, we can say: Okay, where did we leave off? Bam,
20 this is what we have. We've got an as-built and we know
21 that that was approved. So we don't have to go back ask
22 the engineers to show us, okay, what's existing, what's not
23 existing, what's ...

24 BOARD MEMBER COLLIER: Yeah. We've asked about the
25 footings. If it's something like that, what --

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. PAGGI: Yes, not that level of detail. We're
3 really looking for surface condition.

4 BOARD MEMBER COLLIER: Okay.

5 MR. PAGGI: Yes, good question.

6 CHAIRMAN ZAMONSKY: Well, but the State requires
7 certified testing. The building code requires certified
8 testing for the concrete for the footings, anyway, so they
9 would have those for the building permit.

10 MR. PAGGI: Yes. That will be more just part of the
11 building permit and that will be part of Mary's review for
12 the issuance of a CO, as well.

13 CHAIRMAN ZAMONSKY: In my mind, a project engineer's
14 certification would say that the septics were built
15 according to plan, the stormwater was built according to
16 plan, ADA compliance.

17 MR. PAGGI: Yes. Basically, what we're looking for,
18 if Larry ends up doing the certification, wording to the
19 effect that: The site plan, we've made observations during
20 construction and upon completion and we've reviewed the
21 as-built plan and the improvements have been constructed in
22 conformance with the general intent of the site plan. And
23 maybe excepting these field modifications, if there are
24 any. Right?

25 MR. MARSHALL: Fairly common.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. PAGGI: Yes.

3 CHAIRMAN ZAMONSKY: Anybody else?

4 MS. GRASS: Larry, you did discuss the MS4 and --

5 MR. PAGGI: Ooh. Good. Yes, did I include that in my
6 memo?

7 MR. CAPPELLO: Yes, it's a condition. It's going to
8 have to be a condition. That needs to be filed for a
9 building permit. Once a site plan is finalized, before a
10 building permit is issued, I think we include in the
11 resolution that that stormwater maintenance agreement is
12 finalized and filed with the Sullivan County Clerk.

13 MR. PAGGI: Yes. You got my e-mail back saying that
14 the number looked good. So when you respond to our
15 comment, just make that from you rather than from them so I
16 know that if you agree with that number, that you're the
17 one that presenting me that number. Okay?

18 MR. MARSHALL: Sure.

19 MR. PAGGI: And then we have that in our record.

20 MR. MARSHALL: Yes.

21 MR. PAGGI: And we need to get an MS4 acceptance form
22 because you guys really should not have been out there
23 building the pavilion without an MS4 acceptance form and
24 SPDES coverage.

25 MR. MARSHALL: We'll get you over the ...

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. PAGGI: Yes, let's try to get that in place.

3 MR. MARSHALL: In the next couple days we'll get you
4 over. I think you're pretty much good other than some
5 erosion and sediment control.

6 MR. PAGGI: Yes.

7 MR. MARSHALL: So we'll get you the revised plans for
8 that. Then we'll get you the MS4 acceptance form.

9 MR. PAGGI: The acceptance form and we'll get that
10 processed. Then you can file the acknowledgement request.

11 MR. MARSHALL: Notice of Intent, yes. Okay. We'll
12 get that over to you as soon as we can.

13 MR. PAGGI: And then you should coordinate with Mary
14 to have a pre-construction meeting at the site.

15 MR. MARSHALL: Okay.

16 MR. PAGGI: And if you want, I will attend.

17 MS. GRASS: I was just wondering if you were going to
18 attend.

19 MR. PAGGI: Yes. And then we can just go through the
20 parameters of the stormwater management system construction
21 and the inspections that are required and the
22 certifications for the contractors that have to be on site.

23 MS. GRASS: So we would need a pre-construction
24 meeting before. The permit can be issued, or no?

25 MR. PAGGI: Prior to any disturbance activity they're

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 supposed to have coverage. Was the permit issued?

3 MS. GRASS: Yes, the permit was issued for the
4 pavilion.

5 MR. PAGGI: So we need to get that in place as soon as
6 possible.

7 MS. GRASS: Do you want to do that before the permit
8 is issued for the rest of these?

9 MR. PAGGI: Yes.

10 MS. GRASS: Okay.

11 MR. PAGGI: Yes.

12 CHAIRMAN ZAMONSKY: Okay. John, you want to ...

13 MR. CAPPELLO: Not really.

14 CHAIRMAN ZAMONSKY: Thank you.

15 MR. CAPPELLO: The next step, then, the Board would
16 consider a Negative Declaration under SEQRA for
17 improvements to the Camp Echo, Shab Holding site for a
18 shed; expansion of the health facility; construction of a
19 new laundry building; construction of a double bunk;
20 construction of a water storage tank; construction of
21 covering an existing patio over the maintenance building;
22 and a proposed sun sail.

23 Did I miss anything?

24 MS. BELTRANI: The shed.

25 MR. CAPPELLO: I said that first. And a shed.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 MR. MARSHALL: Did you get the double bunk?

3 MR. CAPPELLO: I said that.

4 MR. MARSHALL: Okay.

5 MS. BELTRANI: I have it written, too.

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

7 BOARD MEMBER GOODMAN: So moved.

8 BOARD MEMBER GREEN: Second.

9 CHAIRMAN ZAMONSKY: Alex and Lorry. Thank you.

10 All in favor?

11 BOARD MEMBER GREEN: Aye.

12 BOARD MEMBER GOODMAN: Aye.

13 BOARD MEMBER RUSSEK, III: Aye.

14 BOARD MEMBER COLLIER: Aye.

15 BOARD MEMBER GLISSON: Aye.

16 CHAIRMAN ZAMONSKY: Aye.

17 (The motion was agreed and carried.)

18 CHAIRMAN ZAMONSKY: Thank you.

19 MR. CAPPELLO: Now, the next step would be to consider

20 a conditional site plan approval for all the facilities I

21 just mentioned, conditioned upon the following.

22 One is addressing all remaining comments in the June

23 11, 2019 letter from the Planning Board's engineering

24 consultant, Lawrence Paggi.

25 No. 2 would be filing a stormwater maintenance

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -
2 agreement and form provided to the Applicant prior to
3 issuance of any building permits for any of the structures;
4 filing of an MS4 acceptance.

5 MR. PAGGI: Yes.

6 MR. MARSHALL: That goes with NOI.

7 MR. PAGGI: They'll submit an MS4 acceptance for the
8 Planning Board's consideration, yes.

9 MR. CAPPELLO: Submission of an MS4 acceptance form
10 prior to commencement of construction on any of the
11 structures approved today.

12 Health Department and DEC approval, as necessary, for
13 the water and sewer facilities.

14 Payment of all fees.

15 Providing an engineer's certification upon completion
16 of the construction, to be provided to the Building
17 Department.

18 And providing a site plan depicting all improvements
19 already approved or proposed for the Camp Echo site.

20 Anything else you guys need?

21 MR. PAGGI: No.

22 CHAIRMAN ZAMONSKY: Do I have a motion for conditional
23 approval?

24 BOARD MEMBER GREEN: I motion.

25 CHAIRMAN ZAMONSKY: Lorry.

1 - RE: SHAB HOLDINGS LLC, CAMP ECHO -

2 BOARD MEMBER GOODMAN: I'll second it.

3 CHAIRMAN ZAMONSKY: Alex.

4 All in favor?

5 BOARD MEMBER GREEN: Aye.

6 BOARD MEMBER GOODMAN: Aye.

7 BOARD MEMBER RUSSEK, III: Aye.

8 BOARD MEMBER COLLIER: Aye.

9 BOARD MEMBER GLISSON: Aye.

10 CHAIRMAN ZAMONSKY: Aye.

11 (The motion was agreed and carried.)

12 CHAIRMAN ZAMONSKY: It's unanimous.

13 MR. CAPPELLO: And what I would suggest for this, just
14 for recordkeeping purposes and probably for something going
15 forward now that we won't have Stosh, is while it won't
16 hold up the Applicant, that once we get the minutes, maybe
17 we'll prepare an official approval resolution so there's
18 something on file with all the conditions as a separate
19 document so we could have it available for next spring's
20 activities.

21 MR. MARSHALL: Thank you very much.

22 CHAIRMAN ZAMONSKY: Thanks.

23 (Time noted: 7:38 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: July 4, 2019

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Be'ikuel Hatzoin (Camp Sharey Chedve)
Proposed Amended Site Plan
Tax Map Section 1; Block 1; Lot 30.9
Mountain Residential Agricultural Zone
----- X

Town Hall
Town of Mamakating
June 11, 2019
7:38 P.M.

PLANNING BOARD MEMBERS :

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

Also Present: Bradley Cleverley, 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 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -

2 CHAIRMAN ZAMONSKY: The next applicant is Camp Sharey
3 Chedve, proposed amended site plan. The property is
4 located at 92 Painter Hill Road, Tax Map Section 1; Block
5 1; Lot 30.9. The property lies in the Mountain Residential
6 Agricultural Zone and is approximately 49.76 acres.

7 MR. CLEVERLEY: Good evening. I'm Brad Cleverley from
8 MJS Engineering.

9 If this project seems somewhat familiar, it's because
10 it is. We received final approval at the August 22nd, 2017
11 Planning Board meeting. Since that time we got the DEC
12 freshwater wetlands permit and we applied to DEC for the
13 wastewater disposal system. I heard from DEC today that
14 they're going to be issuing a letter by tomorrow on the
15 wastewater disposal system.

16 I can go through the project again, if you'd like, but
17 it's the same project that it was last year or the year
18 before where they're installing a mikvah and the wastewater
19 disposal system.

20 MR. CAPPELLO: This isn't the old resort that was
21 transferred? Or is it?

22 MR. CLEVERLEY: No. This has been a boys' camp for a
23 number of years.

24 MR. CAPPELLO: All right.

25 MS. GRASS: If I could just interject, as they

1 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -
2 mentioned before the application went dormant, Mort wanted
3 a new update and they just came back with a reactivated
4 application.

5 MR. CAPPELLO: Okay.

6 MS. BELTRANI: Okay.

7 BOARD MEMBER GREEN: This is basically just extending
8 the approval that we gave them in 2017, or has something
9 changed?

10 MR. CLEVERLEY: There's been no change to it, but I
11 think because it was a new application it would require a
12 new -- my interpretation is that it probably would require
13 an approval.

14 CHAIRMAN ZAMONSKY: So Larry, can you ...

15 MR. PAGGI: Sure. We looked at the plans and I think
16 there was only three of them that actually carried a
17 revision date so we only reviewed those plans because the
18 other ones, the dates were consistent with our prior
19 comment letter.

20 We went through the comment letter, the former comment
21 letter that was actually the condition, one of the
22 conditions of approval. We gleaned out of that what was
23 remaining and supplemented a couple minor items.

24 One thing that was still outstanding was, we do this
25 for all the camps, we just ask for input from the fire

1 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -
2 department. We still haven't received any input so none
3 assuming, we moved forward with the conditioned approval
4 last time, not hearing anything.

5 We're still asking for the DOH approvals which sounds
6 like they're going to be forthcoming.

7 One of the things that we asked for on the plans is an
8 accurate representation of existing water and sewer lines.
9 The Applicant had requested that we make that a condition
10 of as-built, that when they're out there doing construction
11 they actually demonstrate that. We carried that condition,
12 those comments over as three and four, that actually, the
13 location, size and material of those utilities be shown in
14 as-built condition.

15 They had prepared a stormwater management agreement.
16 We need that to be filed with the County and demonstrate it
17 prior to the Chairman signing the plan.

18 These are a couple of new ones, Brad. There's a
19 Planning Board block, a Planning Board approval block, and
20 an owner's certification block that we ask to be placed on
21 the front of the plan.

22 And then, also, we're going to make the same
23 recommendation that we just made for Camp Echo, that we ask
24 an engineer's certification, construction compliance. We
25 have already asked for the as-built with the water and

1 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -
2 sewer, but in conjunction with the as-built, that that
3 certification be provided.

4 And again, prior to you getting moving we're going to
5 need an MS4 acceptance form prepared for our consideration,
6 for the Town's consideration for signing so you can file
7 your NOI and have an acknowledgment prior to any land
8 disturbance activities.

9 MR. CLEVERLEY: Certainly.

10 MR. PAGGI: And a pre-construction meeting.

11 CHAIRMAN ZAMONSKY: Thank you.

12 MR. PAGGI: Pretty much in line with what we had seen
13 before.

14 MR. CLEVERLEY: I would just think that if it's
15 referred to the fire department that they have 30 days to
16 respond just as any other outside agency would have. So
17 after 30 days it essentially would be an approval.

18 CHAIRMAN ZAMONSKY: Adriana.

19 MS. BELTRANI: Okay. So this is the first time I'm
20 reviewing this project. I realize that the bulk of the
21 outstanding issues were engineering related, but this is my
22 first time looking at it. I just offered a couple
23 comments.

24 The narrative provided states that there's 188
25 students utilizing the camp but the site plan, in several

1 - BE'IKUEL HATZGIN, CAMP SHAREY CHEDVE -
2 locations, say 118 so I just want to make sure that that's
3 consistent. I'm assuming it's 118. Is that correct?

4 MR. CLEVERLEY: Yes.

5 MS. BELTRANI: Okay.

6 MR. CLEVERLEY: I'm not subject to no typos.

7 MR. CLEVERLEY: Well, I found another typo, actually.
8 Your Note 5, when you reference 199-26, lights shall not
9 glare towards nearby, not nearly residential lots. Just a
10 comment.

11 And then I had some questions about the parking.
12 There's, in the narrative, an explanation that some of
13 these dorms and overnight stay areas are for families?

14 MR. CLEVERLEY: Yes.

15 MS. BELTRANI: Is there parking provided in front of
16 those?

17 MR. CLEVERLEY: Not in front of them. At this point,
18 it's very limited parking on the site, and so there is
19 parking provided at two locations on the site.

20 MS. BELTRANI: Right.

21 MR. CLEVERLEY: What we propose to do, and was
22 accepted previously, was that there's a provision in the
23 code to construction half of those required parking --

24 MS. BELTRANI: Right.

25 MR. CLEVERLEY: -- what we want to do here due to the

1 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -

2 users don't have that number of vehicles.

3 MS. BELTRANI: Right. I see that you planned bank
4 parking. But for convenience, I was just wondering if you
5 were going to be providing any parking for families.

6 MR. CLEVERLEY: No. They have to walk.

7 MS. BELTRANI: Okay.

8 Let's see. I had some questions about park
9 calculation. You have Unit 23 and 24 calculated as
10 multi-family dwelling. All the remaining family units are
11 calculated as hotel, motel.

12 MR. CLEVERLEY: That's correct because those two units
13 are for workers and also the caretaker and his family, so
14 they are year-round residents which we calculate
15 differently from the hotels.

16 MS. BELTRANI: Thank you for that clarification.

17 The last question, it's just that dumpster area long
18 Painter Hill Road, that's accessed from Painter Hill Road?
19 It's south of the proposed part. It's a little --

20 MR. PAGGI: Upper right.

21 MS. BELTRANI: -- east of the proposed parking.

22 MR. CLEVERLEY: Yes, it is. It's right next to the
23 dining hall, the kitchen dining hall.

24 MS. BELTRANI: Okay. All right. And so that, I guess
25 doesn't cause any concern for traffic impact. There's a

1 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -

2 pull-off area?

3 MR. CLEVERLEY: Yes.

4 MS. BELTRANI: Okay. All right. That is the extent
5 of my comments. Thank you.

6 MR. CLEVERLEY Thank you.

7 CHAIRMAN ZAMONSKY: Any questions from the Board?

8 (No verbal response.)

9 CHAIRMAN ZAMONSKY: John, the Neg Dec again and
10 then ...

11 MR. CAPPELLO: Yes. I would just reconfirm the prior,
12 reconfirm and restate the prior Negative Declaration
13 because in the approval there is some question, as Adriana
14 raised, whether it's still valid. But I don't think
15 anything has changed so it's appropriate to just regrant
16 it --

17 CHAIRMAN ZAMONSKY: Okay.

18 MR. CAPPELLO: -- if you are okay with it.

19 CHAIRMAN ZAMONSKY: Do I have a motion to regrant the
20 Neg Dec for Camp Sharey Chedve?

21 MR. CAPPELLO: Confirm and regrant based upon no
22 changes circumstances and no new factors that would warrant
23 it changing.

24 CHAIRMAN ZAMONSKY: Do I have a motion? He's way
25 better at that than I am.

1 - BE'IKUEL HATZOIN, CAMP SHAREY CHEDVE -

2 BOARD MEMBER RUSSEK, III: I'll make the motion.

3 BOARD MEMBER GOODMAN: Second.

4 CHAIRMAN ZAMONSKY: All in favor?

5 BOARD MEMBER GREEN: Aye.

6 BOARD MEMBER GOODMAN: Aye.

7 BOARD MEMBER RUSSEK, III: Aye.

8 BOARD MEMBER COLLIER: Aye.

9 BOARD MEMBER GLISSON: Aye.

10 CHAIRMAN ZAMONSKY: Aye.

11 (The motion was agreed and carried.)

12 CHAIRMAN ZAMONSKY: Do I have a motion for conditional
13 site plan approval based on meeting the requirements in
14 Larry Paggi's letter dated --

15 MR. PAGGI: Today, June 11th.

16 CHAIRMAN ZAMONSKY: -- June 11th?

17 There isn't anything outstanding in yours; correct,
18 Adriana?

19 MS. BELTRANI: No.

20 CHAIRMAN ZAMONSKY: Any other items, John?

21 MR. CAPPELLO: I don't want to make your last
22 resolution.

23 Payment of fees and correct the typos.

24 MS. BELTRANI: Oh, yes, correct the typos.

25 CHAIRMAN ZAMONSKY: Okay. Do I have a motion for

1 - BE'IKUEL HATZAIN, CAMP SHAREY CHEDVE -
2 conditional site plan approval?

3 BOARD MEMBER RUSSEK, III: Motion.

4 BOARD MEMBER GOODMAN: Second.

5 CHAIRMAN ZAMONSKY: Joe and Alex.

6 All in favor?

7 BOARD MEMBER GREEN: Aye.

8 BOARD MEMBER GOODMAN: Aye.

9 BOARD MEMBER RUSSEK, III: Aye.

10 BOARD MEMBER COLLIER: Aye.

11 BOARD MEMBER GLISSON: Aye.

12 CHAIRMAN ZAMONSKY: Aye.

13 (The motion was agreed and carried.)

14 CHAIRMAN ZAMONSKY: Okay. Thank you.

15 MR. CLEVERLEY: Thank you.

16 (Time noted: 7:49 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 Be'ikuel Hatzoin (Camp Sharey Chedve) 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: July 4, 2019

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Lands of Dilorenzo & Delaware Hunting Club, Inc.
Proposed 2 Lot Subdivision
Tax Map Section 73; Block 1; Lot 2.2
Mountain Greenbelt Zone
----- X

Town Hall
Town of Mamakating
June 11, 2019
7:48 P.M.

PLANNING BOARD MEMBERS :

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

Also Present: Tim Gottlieb,
On Behalf of Applicant

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

Reported by: Rosemary A. Meyer

1 - LANDS OF DILORENZO & DELAWARE HUNTING CLUB -

2 CHAIRMAN ZAMONSKY: We have one more applicant. The
3 next applicant is Lands of Dilorenzo and Delaware and
4 Hunting Club, SBL 73-1-1 and 73-1-2.1.

5 MR. GOTTLIEB: Tim Gottlieb for the Applicant, Joseph
6 Gottlieb, P.E., P.C.

7 We've been here for a bit. The proposal is for a lot
8 line adjustment for two properties, one owned by Delaware
9 Hunting Club. Right now, it's just about 480 acres.

10 Mr. Dilorenzo's property, which is at the rear of the
11 Delaware Hunting Club property, is just shy of 40 acres.

12 The reason for the lot line consolidation is
13 Mr. Dilorenzo accesses his property, which is landlocked,
14 at the rear through a private road and they'd like to
15 eliminate that private road. So the agreement was for a
16 5.33 acre parcel to be deeded to Mr. Dilorenzo for
17 construction of a driveway to the rear of the property.
18 There's no intent to build a new residence at that
19 property, but you asked for a driveway to be designed,
20 which we did. We did the stormwater. We've addressed all
21 of Mr. Paggi's comments.

22 He did have one comment for today. I inserted the
23 wrong drawing for the lot line adjustment survey, but I've
24 e-mailed that to him and I have it here tonight. It was a
25 simple error.

1 - LANDS OF DILORENZO & DELAWARE HUNTING CLUB -

2 That's where we are.

3 CHAIRMAN ZAMONSKY: Okay.

4 Larry, you want to walk us through the comments?

5 MR. PAGGI: Sure. So actually, I think Tim was back
6 in front of us, or was looking to come back in front of us
7 I think back in February and we called and said, Listen,
8 these are all technical nuts and bolts items. Tim and I
9 have actually been working offline.

10 The only open item that we really have is just some
11 notes that he had previously provided, they disappeared
12 with this recent submission. It was just a matter of an
13 older plan showing up. I would have no problem with the
14 Planning Board considering a conditioned approval at this
15 point based upon our letter. There's not agreements. It's
16 a basic SWPPP, which is an erosion and sediment control,
17 which there's no maintenance agreement that's necessary.

18 You will have to submit an MS4 acceptance form and
19 file.

20 MR. GOTTLIEB: Yes. I was just looking. I thought we
21 did that, but I didn't I'll --

22 MR. PAGGI: I don't remember.

23 MR. GOTTLIEB: I thought we did.

24 MR. PAGGI: You may have, but maybe resurrect it.

25 MR. GOTTLIEB: I'll find it.

1 - LANDS OF DILORENZO & DELAWARE HUNTING CLUB -

2 MR. PAGGI: Mary, there doesn't need to be a
3 pre-construction meeting with this because they don't have
4 to do the weekly inspections because it's just a basic
5 SWPPP.

6 MS. GRASS: Okay.

7 MR. PAGGI: But they do need to have coverage.
8 You do need an acknowledgement before you break
9 ground.

10 MR. GOTTLIEB: I didn't hear that.

11 MR. PAGGI: So you do need to have coverage --

12 MR. GOTTLIEB: Yes.

13 MR. PAGGI: -- so you do need to get the
14 acknowledgement before any land disturbance activities.

15 MR. GOTTLIEB: Yes, we can do that.

16 CHAIRMAN ZAMONSKY: Is a Neg Dec required with this?

17 MR. PAGGI: Yes.

18 MR. CAPPELLO: Subdivisions are Type II.

19 CHAIRMAN ZAMONSKY: Okay.

20 MR. CAPPELLO: And I think the Board, if you haven't,
21 this is a lot line adjustment so you can waive. Because
22 you're not creating another new lot you can waive the
23 public hearing. You would consider a Neg Dec, waive a
24 public hearing and grant conditioned approval conditioned
25 upon letter.

1 - LANDS OF DILORENZO & DELAWARE HUNTING CLUB -

2 CHAIRMAN ZAMONSKY: June 11th letter?

3 MR. PAGGI: Yes.

4 CHAIRMAN ZAMONSKY: First of all, does the Board have
5 any comments or questions?

6 BOARD MEMBER GOODMAN: I don't have a question. I'm
7 just trying to remember. I remember discussion back on
8 this, we talked about not putting a driveway in. So a
9 driveway has to be built or they just have to have a design to
10 it can be built? Considering there's no house there, there
11 was discussions about four-wheelers get back there at some
12 point, if I remember correctly.

13 MR. CAPPELLO: We need to show road frontage and that
14 a road can be design before we create the lot. When he
15 pulls a driveway permit to actually build it ...

16 BOARD MEMBER GOODMAN: So basically, we're just
17 looking for a design, that it's designed to fit that.

18 MR. CAPPELLO: Yes. That's it's a sustainable lot.
19 You are creating a newly configured lot. This map will
20 have to go to the tax map so you can get a tax bill for it,
21 which is pretty important. We'll just have to affirm that
22 the Board is okay with that. And Larry, we'll have to
23 state specifically in the conditions of approval that the
24 condition of the SWPPP and everything is prior to
25 construction of the driveway versus prior to filing and

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2 signing of the map because this map will have to be signed
3 and filed in the county. We just have to make sure Mary
4 has good notes, that if seven years from now Mr. Dilorenzo
5 says he wants to build this, that they'll have to comply
6 with whatever the SWPPP is when it's approved, when they go
7 to build it.

8 CHAIRMAN ZAMONSKY: So that's what the drawing
9 provides.

10 MR. CAPPELLO: I don't know. If they don't build it
11 'til 2025 and there's different SWPPP requirements
12 whether ...

13 CHAIRMAN ZAMONSKY: Okay.

14 MS. RICCIANI: Excuse me. Hi. I'm sorry. I'm Jacy
15 Ricciani. I am an attorney. I'm also representing
16 Mr. Dilorenzo.

17 I have to admit honestly, I had a little bit of a
18 problem hearing about --

19 CHAIRMAN ZAMONSKY: I'm sorry.

20 MS. RICCIANI: No. It's the cavernous room and my
21 old ears.

22 I just want it to be clear on the what the conditions
23 of approval would be with respect to the SWPPP.

24 MR. CAPPELLO: Well, we'll have to go through them.

25 MS. RICCIANI: Okay.

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2 MR. CAPPELLO: Mr. Goodman had mentioned that whether
3 Mr. Dilorenzo intends to construct a driveway now. If he
4 intends to construct a driveway now he has to do the MS4
5 cover in which I think --

6 MS. RICCIANI: Right.

7 MR. CAPPELLO: -- Mr. Gottlieb said he's done.

8 If he's not constructing it, we would just have to
9 couch -- and he's going to get back there on four-wheelers,
10 I guess we can say he can file the map and do that, but
11 that prior to commencing any construction here he'd have to
12 pull a driveway permit from the Town and at that time
13 comply. If it's seven years from now and the SWPPP rules
14 have changed, he'll have to comply. So that will be your
15 risk.

16 MS. RICCIANI: And that's fine. So as long as that
17 wouldn't hold up the approval, just in future. No problem.
18 Thank you.

19 CHAIRMAN ZAMONSKY: Any other questions?

20 MS. GRASS: John, when you also write, when you were
21 talking about Camp Echo, will you also write something up
22 for this, to put it in the file?

23 MR. CAPPELLO: If you'd like me to. Yes, sure.

24 MS. GRASS: Okay. Thank you.

25 CHAIRMAN ZAMONSKY: Is the Planning Board okay with

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2 waiving a public hearing?

3 BOARD MEMBER GOODMAN: Yes.

4 CHAIRMAN ZAMONSKY: Okay.

5 So do I have a motion for Neg Dec?

6 BOARD MEMBER GREEN: I do.

7 CHAIRMAN ZAMONSKY: Lorry.

8 BOARD MEMBER RUSSEK, III: Second.

9 CHAIRMAN ZAMONSKY: All in favor on the Neg Dec?

10 BOARD MEMBER GREEN: Aye.

11 BOARD MEMBER GOODMAN: Aye.

12 BOARD MEMBER RUSSEK, III: Aye.

13 BOARD MEMBER COLLIER: Aye.

14 BOARD MEMBER GLISSON: Aye.

15 CHAIRMAN ZAMONSKY: Aye.

16 (The motion was agreed and carried.)

17 CHAIRMAN ZAMONSKY: Do I have a motion for conditional
18 site plan approval based on meeting Larry Paggi's comments
19 of June 11th?

20 MR. CAPPELLO: Subject to slight modification that if
21 the Applicant would be required to be SWPPP compliant prior
22 to obtaining a driveway permit to construct a driveway.

23 CHAIRMAN ZAMONSKY: Do I have a motion?

24 BOARD MEMBER GOODMAN: I'll make that motion.

25 BOARD MEMBER GREEN: Second.

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2 CHAIRMAN ZAMONSKY: Lorry and Alex.

3 All in favor?

4 BOARD MEMBER GREEN: Aye.

5 BOARD MEMBER GOODMAN: Aye.

6 BOARD MEMBER RUSSEK, III: Aye.

7 BOARD MEMBER COLLIER: Aye.

8 BOARD MEMBER GLISSON: Aye.

9 CHAIRMAN ZAMONSKY: Aye.

10 (The motion was agreed and carried.)

11 MR. GOTTLIEB: I have one question. Are you going
12 require that we file all 11 sheets or can we just file the
13 lot line adjustment map?

14 MR. CAPPELLO: With the County?

15 MR. GOTTLIEB: Yes.

16 MR. CAPPELLO: Whatever the County will accept to
17 create the lot.

18 MR. GOTTLIEB: Okay. Okay. That's good, because we'd
19 rather just file this than the whole thing.

20 MR. CAPPELLO: Yes. I mean if that's acceptable. I
21 mean I would just check with Larry to make sure there's no
22 notes on any of the other plan that we want to be on the
23 filed plan.

24 MR. PAGGI: Are all of the notes that we talked about
25 as far as referencing the survey and all that, are they on

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2 the ...

3 MR. GOTTLIEB: I believe so, but we'll check --

4 MR. PAGGI: Yes.

5 MR. GOTTLIEB: -- and make sure.

6 MR. PAGGI: Okay.

7 MR. GOTTLIEB: Okay. Thank you very much.

8 MS. RICCIANI: I'm sorry, before Tim leaves.

9 I understand the condition about the SWPPP for the
10 driveway when and if that happens in the future.

11 Tim's going to update, so I guess this is not ready to
12 be signed tonight, to be left here.

13 MR. GOTTLIEB: No.

14 MS. RICCIANI: You're going to need to be able to
15 check the notes?

16 MR. CAPPELLO: No. They're not going to let you file
17 page 1 of 11.

18 MR. GOTTLIEB: Right.

19 MR. CAPPELLO: You're going to have to make it one of
20 one and put whatever notes are appropriate on that.

21 CHAIRMAN ZAMONSKY: And all the fees have to be paid.
22 We have to check to make sure all fees are paid and
23 everything else before we sign it.

24 MS. RICCIANI: Obviously. It's one of my favorite
25 conditions.

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2 And are there any other outstanding technical comments
3 that the engineers need to work out? We're good?

4 MR. PAGGI: I don't think so.

5 MS. RICCIANI: Okay. So as soon as we get the final
6 billing, pay the fees, get the new site plan, we're good to
7 go.

8 Thank you very much everyone.

9 CHAIRMAN ZAMONSKY: Do I have a motion to close the
10 meeting?

11 We have to close the meeting so you have to come up.

12 MR. FINDLEY: I was just wondering if I'm allowed to
13 comment on any of the applicants?

14 CHAIRMAN ZAMONSKY: No, there's no public hearing.
15 Sorry. We voted on them. Sorry.

16 MR. FINDLEY: Okay.

17 CHAIRMAN ZAMONSKY: So I have a motion to close the
18 meeting?

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

20 BOARD MEMBER RUSSEK, III: Second.

21 CHAIRMAN ZAMONSKY: All in favor?

22 BOARD MEMBER GREEN: Aye.

23 BOARD MEMBER GOODMAN: Aye.

24 BOARD MEMBER RUSSEK, III: Aye.

25 BOARD MEMBER COLLIER: Aye.

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BOARD MEMBER GLISSON: Aye.
CHAIRMAN ZAMONSKY: Aye.

(The motion was agreed and carried.)

(Time noted: 8:01 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, 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

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