

TOWN OF MAMAKATING  
PLANNING BOARD MINUTES  
September 13, 2022  
TOWN HALL  
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS:

LORRENCE GREEN, Chairman  
ALEX GOODMAN, Board Member  
MORT STAROBIN, Board Member  
RICHARD GLISSON, Board Member  
JOHN LACEY, Board Member  
DOUGLAS STANTON, Board Member  
RICHARD DUNN, Alternate Board Member  
KYRA PLATT, Building Department  
MEGAN COMFORT, Building Department  
JOHN CAPPELLO, ESQ., Attorney  
LAWRENCE PAGGI, P.E., Engineer  
MAX STACH, 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

Jewel Zhang  
Extension for Proposed Site Plan and Special Use  
Tax Map Section 17; Block 5; Lot 7  
Hamlet Center Zone

----- X

Town Hall  
Town of Mamakating  
September 13, 2022  
7:00 P.M.

PLANNING BOARD MEMBERS:

- LORRENCE GREEN, Chairman
- ALEX GOODMAN, Board Member
- MORT STAROBIN, Board Member
- RICHARD GLISSON, Board Member
- JOHN LACEY, Board Member
- DOUGLAS STANTON, Board Member
- RICHARD DUNN, Alternate Board Member
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- MAX STACH, Planner

Also Present: JAMES DeWINTER, P.E.  
On Behalf of Applicant

JERIC CORPORATION  
Court Reporting Services  
Post Office Box 385  
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer

1                                   - RE: JEWEL ZHANG -

2           CHAIRMAN GREEN: Welcome to the September 13th, 2022  
3 meeting of the Town of Mamakating Planning Board. As you can  
4 see, I'm speaking really loudly into the microphone so I've  
5 been told we need do that.

6           Okay. May I have a motion to open the meeting, please?

7           BOARD MEMBER STANTON: I'll make the motion.

8           CHAIRMAN GREEN: Doug.

9           BOARD MEMBER GOODMAN: Alex, second.

10          All in favor?

11          BOARD MEMBER GOODMAN: Aye.

12          BOARD MEMBER STAROBIN: Aye.

13          BOARD MEMBER LACEY: Aye.

14          BOARD MEMBER STANTON: Aye.

15          CHAIRMAN GREEN: Aye.

16                               (The motion was approved and carried.)

17          CHAIRMAN GREEN: Okay. Rich Dunn will be a full voting  
18 member tonight.

19          Please join me in the Pledge of Allegiance.

20                               (The Pledge of Allegiance was recited.)

21          CHAIRMAN GREEN: Before starting tonight's meeting I'm  
22 sorry to have to inform everyone of the passing, yesterday,  
23 of Paula Medley, the president of the Basha Kill Area  
24 Association. I'm sure I don't have to tell people here she  
25 had been before this board and many others dozens and dozens

1                                   - RE: JEWEL ZHANG -

2 of times over many, many decades. She predates, I think,  
3 just about everybody sitting here. I can't begin to describe  
4 the words that one would need to measure the impact that she  
5 has had on this community. The notice that I received last  
6 night informing me of her passing said she was a champion.  
7 That word sounds pretty good to me. So what I'd like to ask  
8 is if you could join me for a moment of silence for Paula.

9                                   (A moment of silence was observed in memory of  
10 Paula Medley.)

11 CHAIRMAN GREEN: Thank you.

12 Our first applicant tonight, and I'm told he's on Zoom,  
13 is an extension for Jewel Zhang, proposed site plan and  
14 special use for a restaurant with apartment above. The  
15 property is located at 3967 State Route 209, Tax Map Section  
16 17; Block 5; Lot 7. The property is approximately .065 acres  
17 and lies in the Hamlet Center Zone.

18 So Jim is on Zoom.

19 MR. DeWINTER: Good evening. Can you hear me?

20 CHAIRPERSON GREEN: Yes.

21 MR. DeWINTER: Okay. As I said in my letter, the only  
22 thing we have outstanding and we've had for many months is a  
23 DOT occupancy and use permit. DOT has been very unresponsive  
24 to our multiple e-mails, telephone calls and so forth. As  
25 far as we know, we had the permit originally and I guess they



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2 building is where the parking was for the patrons and it was  
3 within the DOT right-of-way so without that, they're not  
4 going to have any patron parking. So it doesn't happen  
5 without the DOT.

6           CHAIRMAN GREEN: My concern in matters like this is not  
7 so much this particular project, is what has this left us  
8 open for down the road. We know Jim and we've worked on this  
9 project for quite a while. We leaving ourselves open to  
10 somebody coming with a similar type of thing and then they're  
11 starting to building anyway and we would have to go and find  
12 them and follow them. I don't want us to be in that  
13 situation. We're leaving ourselves open for that.

14           MR. DeWINTER: I'm sorry. The audio coming back at me  
15 is really garbled so I'm not sure what, when you were  
16 directing it to me or someone else.

17           MR. CAPPELLO: I think the issue you would be faced with  
18 is while you say it's at the Applicant's own expense if the  
19 Applicant then expends all this money and goes through all  
20 this, everybody is going to want to try to find a way to get  
21 some relief at that point if DOT the doesn't get there. So  
22 it would be some pressure on the Town because the building is  
23 here, the expenses. I guess the only other use for this  
24 building if you can't have parking in front of it would be to  
25 revert back to a single-family home. It's the Board's call

1                                   - RE: JEWEL ZHANG -

2 as to maybe just say let's give a year extension and someone  
3 write the DOT and, what's the issue here?

4           Jim, have they just not responded or are there issues  
5 they're asking you to resolve? I mean is there a reason for  
6 delay? That's been the only issue I think since the time you  
7 got an approval.

8           MS. PLATT: Jim, they're asking if the DOT has responded  
9 at all, if they have any issues or conditions or anything or  
10 if they just haven't ...

11           MR. DeWINTER: I've called them several times. They  
12 said they were going to send it up to somebody to review and  
13 they'd get back to us in a week or so and that's like two  
14 months ago. You try to call them; they're not responding  
15 back.

16           And originally, we got the permit, but Mrs. Zhang didn't  
17 want to pay all the fees and stuff until she knew she was  
18 going to have an approval. She kept talking to DOT and they  
19 said, Okay and they'd extend it. And then when we got the  
20 approval, we extended DOT, all of a sudden they wanted to  
21 ship it up to take another look at it. It's just a cluster  
22 mess up. Ms. Zhang has been trying to deal with them and  
23 they're just not -- well, they're not getting back to me. I  
24 can tell you that.

25           MS. PLATT: So the concern that the Board is having, if



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2 they give the conditional approval to the project stating  
3 that no CO will be issued until the use and occupancy permit  
4 is granted by the DOT, if the DOT doesn't grant that or if  
5 they have any issues or don't approve the parking, then the  
6 conditional approval that the Board grants won't actually do  
7 anything for Miss Zhang. MR. DeWINTER: Well, yes. But the  
8 idea is this way, we don't have to come back to the Board. I  
9 understand your problem. I'm looking so that I can get the  
10 plans signed. We understand that if they don't get the  
11 occupancy permit, because Mrs. Zhang is dealing with that  
12 herself, that she will not have her project. I will  
13 definitely -- I mean we don't have the project, we don't have  
14 the permit anyway so we understand. We understand and I will  
15 make that very clear to Mrs. Zhang. The Board knows I've  
16 retired and I want to clean up all my projects.

17           MR. CAPPELLO: Can I interject? I mean what if the  
18 Board said just sign the map but no building permit be  
19 issued? Then I think there's a little more control because  
20 she's not expending all the money to do the actual work. The  
21 Planning Board doesn't necessarily have to see it again and  
22 the building inspector can just see the approval, issue the  
23 building permit and then you can start doing the work. So  
24 you don't have to come back to the Planning Board, but we  
25 know that there won't be an expenditure of a lot of money

1                                   - RE: JEWEL ZHANG -

2 where there might be pressure on the Town, then, to allow it  
3 to be occupied in a way without appropriate parking. Is that  
4 acceptable, Jim, to say there's no building permit issued  
5 until? You'll have site plan, you have the map signed, but  
6 no building permit until DOT approval.

7           MS. PLATT: So Jim, if the Board does a conditional  
8 approval, that no building permit can be issued until DOT  
9 approval is received, would the Applicant be amenable to  
10 that?

11           MR. DeWINTER: I would think so. I think that would  
12 serve the same purpose. All right? I mean if you want, I  
13 can put both those issues, no building permit or Certificate  
14 of Occupancy may be --

15           MR. CAPPELLO: If you don't get a building permit,  
16 you're not going to get a CO.

17           MS. PLATT: Yes, if there is no building permit there's  
18 no CO. So just the permit would be sufficient then.

19           MR. DeWINTER: Okay. That, I would be amenable to.

20           CHAIRMAN GREEN: Any other thoughts from the members?  
21 Doug.

22           BOARD MEMBER STANTON: Are you still on the issue of  
23 setting up precedent?

24           MR. CAPPELLO: I don't know on this issue because the  
25 building is there. The parking spaces, we're not allowing

1                                 - RE: JEWEL ZHANG -

2 anybody to do necessarily something new. They need this  
3 approval before a building permit. I think we could  
4 differentiate this, other plans that come before us. It's  
5 there. It's only interior improvements being made and some  
6 minor exterior.

7             MR. PAGGI: Right. The parking, I think the reason why  
8 the DOT is even considering it is because the park was  
9 historically there.

10            MR. CAPPELLO: So we're not allowing anybody to build or  
11 do anything. We're just saying we don't need -- it's a piece  
12 of paper from the DOT that they need to show, not a design or  
13 spaces have been designed, everything, that it's built as  
14 built. It's really a piece of paper saying okay. So I  
15 don't ...

16            BOARD MEMBER GOODMAN: I move we make the motion --

17            BOARD MEMBER STANTON: Sounds reasonable.

18            BOARD MEMBER GOODMAN: -- approval withholding the  
19 building permit.

20            CHAIRMAN GREEN: John, Rich.

21                                 (No verbal response.)

22            CHAIRMAN GREEN: Okay. My thought is what sort of, and  
23 again, I'm not talking about Jim and this project, what sort  
24 of recourse do we have if I'm driving down 209 one day and I  
25 see: Well, wait a minute, they started building this.

1                                   - RE: JEWEL ZHANG -

2           MR. CAPPELLO: You need to go to Mary. Someone say, How  
3 did you issue the building permit?

4           CHAIRMAN GREEN: But if they started building without  
5 the building permit. What I'm saying, I don't want to get us  
6 in a situation where somebody tells us that, We have done all  
7 this building in anticipation, and the thing wasn't approved  
8 and how can we be so cruel as to --

9           MR. CAPPELLO: Well, if they start building without a  
10 building permit they're subject to violation to building  
11 without a building permit. If the Board wants to grant -- I  
12 mean it's really Jim avoiding going to a meeting. It's not  
13 that big of a deal one way or another because if you grant a  
14 year's extension on the site plan, then he's got a year to  
15 get it. If he doesn't get it, he's got to come back here in  
16 a year to do a Zoom meeting. So it's really -- we've spent  
17 way too much time, to be honest with you, discussing this.  
18 So whatever you guys want to do.

19           CHAIRMAN GREEN: I just don't want to set any precedent.  
20 If the thing we're avoiding is if he shows up for ten minutes  
21 at some point down the road so we can ...

22           Anybody else?

23           BOARD MEMBER STANTON: She could start building now  
24 without a building permit. She'd be in the same situation.

25           CHAIRMAN GREEN: All right. Am I just being too

1 - RE: JEWEL ZHANG -

2 overreactive? Okay. All right.

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

4 BOARD MEMBER STANTON: I'll second that.

5 CHAIRMAN GREEN: Alex made the motion, Doug seconded it.

6 All in favor?

7 BOARD MEMBER GOODMAN: Aye.

8 BOARD MEMBER STAROBIN: Aye.

9 BOARD MEMBER LACEY: Aye.

10 BOARD MEMBER STANTON: Aye.

11 ALTERNATE BOARD MEMBER DUNN: Aye.

12 CHAIRMAN GREEN: Aye.

13 (The motion was approved and carried.)

14 MS. PLATT: All right, Jim. So a conditional approval  
15 was granted for this site plan and special use. The  
16 condition is that the DOT must provide approvals prior to any  
17 permits being issued.

18 MR. DeWINTER: All right. That would be in the form of  
19 a note?

20 MR. CAPPELLO: Yes, it was already voted.

21 MS. PLATT: Yes, they voted on it. It was all in favor.

22 MR. DeWINTER: Okay. Does I mean I put a note on the  
23 plan that will solve it.

24 MS. PLATT: Oh, a note.

25 MR. PAGGI: A formal note, yes.

1                               - RE: JEWEL ZHANG -

2           MS. PLATT: Yes, if you could.

3           MR. DeWINTER: Okay. And that would solve. She can get  
4 the plan at least signed?

5           MS. PLATT: Yes. So just e-mail us a pdf first. We'll  
6 forward that to make sure everything is good. When we get  
7 that approval we'll have the hard copies get dropped off and  
8 get them signed. Okay?

9           MR. DeWINTER: Okay. Very good. Thank you.

10          MS. PLATT: Thank you.

11          MR. PAGGI: Thanks, Jim.

12          MR. DeWINTER: Thank you.

13                               (Time noted: 7:16 p.m.)

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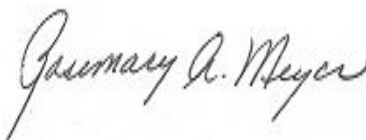
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REPORTER'S CERTIFICATION

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 Jewel Zhang, 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: November 1, 2022

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

----- X

Ledwin Oviedo For  
Back River Hope Campground, Inc.  
Proposed Re-Approval and Amendment for Site Plan  
Tax Map Section 14; Block 1; Lot 22.2  
Mountain Greenbelt Zone

----- X

Town Hall  
Town of Mamakating  
September 13, 2022  
7:16 P.M.

PLANNING BOARD MEMBERS:

- LORRENCE GREEN, Chairman
- ALEX GOODMAN, Board Member
- MORT STAROBIN, Board Member
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- LAWRENCE PAGGI, P.E., Engineer
- MAX STACH, Planner

Also Present: ROSS WINGLOVITZ, P.E.,  
On Behalf of Applicant

JERIC CORPORATION  
Court Reporting Services  
Post Office Box 385  
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer



1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -

2           CHAIRMAN GREEN: The next project on the agenda is  
3 Ledwin Oviedo for Back River Hope Campground, Incorporated,  
4 proposed re-approval and amendment to site plan for a  
5 vacation campground. The property is located at 811 Mount  
6 Vernon Road, Tax Map Section 14; Block 1; Lot 22.2. The  
7 property lies in the Mountain Greenbelt Zone and is  
8 approximately 45 acres.

9           MR. WINGLOVITZ: Good evening. Ross Winglovitz,  
10 Engineering and Surveying Properties. I'm here this evening  
11 with James Martinez, the project engineer, and the Applicant,  
12 Ledwin Oviedo.

13           Ledwin was in of front you in the fall, we had a  
14 workshop in July and James attended the meeting in August.  
15 This is the first time I've presented to the whole board. I  
16 just want to kind of talk a little bit about the past of the  
17 project and hear your thoughts, what you think of it.

18           As you know, Jim represented the previous owners on the  
19 project. It was a defunct campground in very disrepair and  
20 over several years I think Jim was able to convince the Board  
21 to reapprove it with the existing roads and the existing  
22 infrastructure and so forth.

23           Based on that approval, Ledwin invested in the property.  
24 He has spent over \$400,000 in cleaning up the mess up there  
25 and I think he's doing the right thing. In doing that, and

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -

2   in looking at the property, the infrastructure that's there  
3   and everything else involved with restarting the campground,  
4   he made a decision, I don't know all he could make, but that  
5   he wanted to take this project forward in a much better way  
6   than it was and not just repurpose and reuse what was there,  
7   but actually build what I would consider a Class A campground  
8   here. He's hired the Nnadi Group which is a national design  
9   firm that specializes in campgrounds which is what they do.  
10  They've done over 1200 campground around the country. They  
11  are one of the original Yogi Bear Campground creators. So  
12  he's gone out and gotten the right professionals. That is  
13  kind of the basis of the plan that you see before you.  
14  Ledwin said, What do you think? I said, I think it's  
15  beautiful. I says, how do we fit? There was a lot of  
16  concern with last the project, but I think that this goes far  
17  beyond what that project did as far as we've got better  
18  roads, we've got better access, better amenities, the whole  
19  package.

20                So why we're here tonight to kind of better focus on  
21  some of the bigger picture concept issues and then we could  
22  move forward with design elements that make up the majority  
23  of the comments, which we're not ready to delve into at this  
24  point until we really know that this concept is something  
25  that the Board is going to accept.

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -

2           We got the comments from Adriana. I wanted to go over  
3 them. Larry's, I think he had several comments related to  
4 the concept which we addressed, I believe. The majority of  
5 his comments are substantive, related to the design issues  
6 which, at this point, we're not ready to get into. Ledwin  
7 does have the architects actually working on elevations and  
8 floor plans for many of the structures on the site. It's  
9 something we're hoping to have probably within a couple  
10 months, I think is what they're telling me as far as time.

11           So I do have Adriana's comments. I wanted to go over  
12 them, not all of them, but specific ones. If there's any  
13 ones that this board has they want to go over, I'd be glad to  
14 answer any questions we can.

15           One of the first comments in the process, No. 2, and in  
16 a couple different spots, is regarding the maximum coverage  
17 of 25 percent and we had exceeded that. That exceed was  
18 based on our understanding that it was based on the net lot  
19 area. I think, based on review of the definition, again,  
20 we've confirmed with Adriana that it was based on the gross  
21 lot area and based on the gross lot area we are at 22.6  
22 percent coverage. That coverage includes not just paved  
23 surfaces, but gravel surfaces so I think we have that  
24 covered. We're going to update that calculation so that she  
25 can confirm and Larry can confirm the calculation. We'll

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -  
2 break out the different buildings, pavement, gravel for our  
3 reduction so that it's clear that we conform to that. That  
4 was really the sole bulk issue that was something that would  
5 require us to go to the ZBA so we think that one is resolved  
6 and we'll provide the proof of that in our next submission.  
7 That was Comment 2 under Process. It's also Comment 1 under  
8 Site Plan and Zoning.

9                   Comment No. 2 under Site Plan and Zoning talks about  
10 some special use requirements. I guess I want to revisit  
11 them at the end after I go through some of the rest of them  
12 and then we'll come back to the special use requirements, all  
13 of which are listed on the right-hand side of the site plan  
14 or sketch plan.

15                  No. 5 under her comments on page 3, again, it talks  
16 about the 50 feet, so that is a special use requirement.  
17 Again, we'll review this at the end. I just wanted to see if  
18 there's anything else before we got into that.

19                  No. 7 on page 4 she discusses visitor parking. We had  
20 provided parking. You know, many of these campers will be  
21 campers that will rent for the season. They will have guests  
22 that'll come visit them so we do envision needing space for  
23 parking for that, as well as for the campers who many want to  
24 drive up to the recreation area, to use the recreation area  
25 instead of walking, or take their personal golf cart to the

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -  
2 recreation area. So we have provided visitor parking around  
3 the site. We think it makes sense. If there's anything the  
4 Board doesn't like about it or wants more of it, we'd be glad  
5 to hear about it. I think she was just bringing that to the  
6 attention. It's not visitor parking in the effect that he's  
7 going sell a day pass for somebody to come and use the pool.  
8 I think maybe that may have been the concern. That's not  
9 what's going to happen. If they're not a camper here and  
10 you're not a guest of a camper, you're not going to be  
11 permitted to use the facilities. I just wanted to clarify  
12 that.

13           MR. STACH: Can I ask a question on that?

14           So I think one of the other things she brings up here is  
15 that somewhere it's suggested that the parking be calculated  
16 based on a multi-family requirement.

17           MR. WINGLOVITZ: Yes. We've been trying to come up with  
18 something. There's no parking calculation for campgrounds or  
19 visitor parking in campgrounds so I think James just used  
20 that as a guide as far as how much visitor parking we should  
21 provide for this use.

22           MR. STACH: Okay. So it wasn't put on the plan or there  
23 was no idea that this would be listed as a requirement to be  
24 met under zoning. It's just that was the source of your ...

25           MR. WINGLOVITZ: Yes.

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -

2           MR. STACH:    Okay.

3           MR. WINGLOVITZ:   Comment No. 8 on that same page talks  
4 about the 21 RV pad sites that are in the DEC buffer on the  
5 northern corner of the property.  Adriana correctly notes  
6 that it's different and laid out differently than the other  
7 one.  After reviewing the permit, in fact, we're going to  
8 have to go back and then talk to Mr. Ledwin.  We're going to  
9 modify those so they're consistent with the rest of the plan.  
10 We showed them the way they were originally approved, but  
11 there's going to need to be a modification of the permit.  
12 We're actually going to have less disturbance in that area, I  
13 think, if we redevelop those spaces consistent with the rest  
14 of the plan.  So we're going to modify them accordingly so  
15 everything is consistent.

16           There's a question about the tent sites.  There are tent  
17 sites proposed.  Clear about that.

18           Page 5, No. 14, the amphitheater and multi-purpose area,  
19 we've changed it from a amphitheater because we didn't want  
20 to give the impression that there was going to be huge  
21 performances there.  The idea is to have a grass open area  
22 where they can have yoga classes, maybe on a Saturday night  
23 have a singer songwriter there, have their bingo, play bocce  
24 on the lawn.  We wanted a multi-purpose area up near the  
25 clubhouse for social gatherings and that's the idea with that

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2 area.

3           Golf carts. So I think there needs to be clarification.  
4 I think one of the earlier concepts that got carried forward  
5 on our plan was that we would rent golf carts. We are not  
6 planning on renting golf carts. The campers will be allowed  
7 to have a golf cart. We will be taking that one off the  
8 plan. There will no golf cart rentals here, but there will  
9 be campers that will have golf carts.

10           MR. STACH: Would those be electric or gas or either?

11           MR. WINGLOVITZ: Are they restricted in any way?

12           MR. STACH: No.

13           MR. WINGLOVITZ: A lot of these are higher end users.  
14 They're going to want those little golf carts with the  
15 mustache on the front so they can drive around. We're  
16 definitely allowing that.

17           MR. STACH: And with that, if there is an electric golf  
18 cart would they be trailering the golf cart to the gas  
19 station or would there be some capacity for them to store gas  
20 on site?

21           MR. WINGLOVITZ: Probably just five gallon jugs that  
22 they would bring in their vehicle.

23           MR. STACH: Okay.

24           MR. WINGLOVITZ: It's not too far to drive them so I  
25 think that would suffice. We don't plan on any storage of

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2 fuel beyond the personal use.

3           No. 18 is about campfires. Yes, we do plan on providing  
4 campfires. What we'll do is we're going to update with a  
5 detail, detailing on the lower left, to some of the basic  
6 layout. We're going to detail that up to show campfire and a  
7 few other items that were requested to be shown. We'll show  
8 them on the detail, kind of a typical RV site so everybody  
9 knows what to expect.

10           Adriana notes there's an existing building next to the  
11 clubhouse which is within what is called out as the  
12 playground. That is going to be a game room so we'll label  
13 that as an existing building to be converted to a game room  
14 so it makes sense in the context it's going to be.

15           Caretaker's unit. I think right now we're proposing it  
16 to be in the main building. There will a year-round  
17 caretaker for security reasons, but for most of the year the  
18 campground won't be plowed or there won't be snow removal,  
19 only in the front gray area, the paved area in and around the  
20 main building which will be about the only year-round  
21 structure on the property, and that's where the caretaker  
22 will be located.

23           Minor comments on the EAF we'll address.

24           And then I guess I just wanted to go back, then, to the  
25 special permit conditions.



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2           If you look on the left side of the map, James has  
3 listed all the special permit conditions for campgrounds and  
4 some of these were, I think waived in the previous  
5 application. What we're asking for is the Board to consider  
6 waiving this again for this application.

7           Unique to the Town of Mamakating codes, as I've  
8 discussed with Max today, the code allows the Board to waive  
9 special permit conditions is the way we read it. I don't  
10 think there any different opinion from your consultants.  
11 There's really three that we want to discuss.

12           Originally, we wanted to talk about waste disposal, but  
13 Ledwin indicates that each campsite will have their own  
14 receptacle. The three remaining would be frontage on a state  
15 highway. Again, this was an existing campground. We want to  
16 repurpose it as an upscale campground. We're not on a state  
17 highway, we're on a town highway. We would need a waiver  
18 from this board of that special condition.

19           Second is the spacing between the campsite pads. We had  
20 proposed 50 feet which is what we think it is more than  
21 adequate. These designers, when they consider very upscale  
22 facilities, they usually look at 45 feet as the optimum  
23 spacing. Your code requires 50 feet. We are asking that  
24 that be considered. Center to center, that's how we laid it  
25 out. We think it makes a lot of sense and it gives plenty of

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2    privacy, in our opinion and in the professional designer's  
3    opinion, between the RV sites. We can provide some testimony  
4    to that effect from these designers. If the Board would like  
5    that for the record, we can certainly provide that. I think  
6    that typically, they look for 25 feet as the typical spacing  
7    between sites.

8           MR. CAPPELLO: I want to just clarify for the Board.  
9    That would require a waiver from the Board because the  
10   wording is: Minimum spacing between campsite pads shall be  
11   50 feet. So I don't think we could read that from center  
12   line to center line. You could waive it if, then there's  
13   criteria, if you determine it's necessary. But I think the  
14   intent, I mean not the intent, I mean the words here say the  
15   space has to be between the pad which would not be from the  
16   center of the pad, it would be from the edge of a pad to the  
17   other edge of the pad would be 50 feet.

18           CHAIRMAN GREEN: How wide are the pads?

19           MR. WINGLOVITZ: Twelve feet.

20           MR. CAPPELLO: So I think according to Adriana, so it's  
21   38 feet between the pads.

22           MR. STACH: So would you be able to word it that way?

23           MR. WINGLOVITZ: That may work.

24           MR. STACH: Would you be able to word it that way rather  
25   than saying you want 50 feet center to center, you'd be

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2 willing to take 38 feet?

3           MR. WINGLOVITZ: Thirty-eight feet from edge of pad to  
4 edge of pad, yes.

5           MR. STACH: It would be a 12 foot waiver.

6           MR. CAPPELLO: Waiver is like you're granting a  
7 variance. You have to determine it's appropriate.

8           MR. WINGLOVITZ: And last but not least was the surface.  
9 Previously, I think the Board granted a waiver for the  
10 previous redevelopment of the campground to allow for the  
11 existing gravel driveways to exist. We're proposing to  
12 upgrade them. It's going to be gravel within the campground.  
13 The main entry will be pavement. That's going to be where  
14 the higher use is. But the campground itself and the pad  
15 sites, we're proposing that as gravel. We think that's  
16 important for the aesthetic of the campground. People are  
17 going to come here, they're escaping pavement. They want to  
18 come here to be in a more natural environment and that's what  
19 we're looking to create here with the gravel roads and the  
20 gravel pad sites. It's closed in the wintertime so snow  
21 removal isn't an issue with gravel. We think it just makes a  
22 much better project. Previously, the driveways were 12 feet.  
23 We're actually improving them to 20 feet so they're going to  
24 be significantly wider, better for access for the RVs, better  
25 for access for fire equipment. All that gets improved.

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2 We're just asking that the Board consider the aesthetics of  
3 the project, and frankly, the cost, to waive the pavement so  
4 that we're only paving the front near the main building which  
5 is the year-round occupied building and where all the traffic  
6 is going to be during the operation of the facility.

7           I think that's it. There's one more about public  
8 phones. I don't know if they even exist anymore. No. 17 on  
9 Special Conditions talks about a public phone in this  
10 campground. I don't know if we can even accomplish that  
11 anymore, but if we can figure it out, we'll be happy to do  
12 it. We would ask the Board to consider a waiver on that, as  
13 well.

14           I'd be glad to discuss any of those requests I've had.  
15 Or if there's any additional information you'd like us to  
16 provide, Ledwin is here. He's got the top consultants for  
17 campgrounds. He'll provide additional information that you  
18 may need regarding what's appropriate.

19           BOARD MEMBER GOODMAN: I have a question. This map, is  
20 that the same map we have? It's a color version map but the  
21 layout is different than the map --

22           MR. WINGLOVITZ: It's similar, but yes. The color  
23 version is the artist version of it.

24           BOARD MEMBER GOODMAN: The road, different layout --

25           MR. WINGLOVITZ: We had to modify that as we've gone

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2 through. That's probably several months old, but just to  
3 give you the idea.

4           BOARD MEMBER GOODMAN: It's just that one.

5           MR. WINGLOVITZ: Yes. That's the actual proposal.

6           BOARD MEMBER GOODMAN: All right. The 7-19, is that the  
7 map?

8           MR. WINGLOVITZ: Pardon?

9           MS. PLATT: The revision is 8-23.

10          MR. WINGLOVITZ: Yes, it should be an 8-23 revision.

11          BOARD MEMBER GOODMAN: Oh, yes, 8-23.

12          MR. WINGLOVITZ: Yes.

13          Any thoughts? Any questions? We'd be glad to answer.

14          ALTERNATE BOARD MEMBER DUNN: Yes. How hard would it be  
15 to change some of the names of these roads? Are they set in  
16 stone? My question would be some of these roads have some of  
17 the same names throughout other roads in the township and  
18 just being a fireman, just seems sometimes someone could call  
19 some emergency in from Stewart's to one of these roads and  
20 they can get dispatched to Wurtsboro Hills, which as the crow  
21 flies, is probably only a mile or so throughout the woods and  
22 I could see a delay in the response 'til they figure this  
23 out.

24          MR. WINGLOVITZ: Yes, we have no problem renaming all  
25 the internal roadways.

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2           ALTERNATE BOARD MEMBER DUNN: It's not all, it's only a  
3 few. It's not all.

4           MR. WINGLOVITZ: Yes, I mean the entire is repurposed so  
5 a new theme, a new road name would probably make sense.

6           ALTERNATE BOARD MEMBER DUNN: Right. Because there's  
7 like five Oak Streets in Wurtsboro alone. You just wouldn't  
8 want to see another layer of confusion.

9           MR. WINGLOVITZ: No, not a problem. We're work with the  
10 911 coordinator in the town to come up with A, a system  
11 that's probably good for our marketing, and B, just to be  
12 clear for the fire department for access --

13           ALTERNATE BOARD MEMBER DUNN: Right.

14           MR. WINGLOVITZ: -- knowing where they're going.

15           BOARD MEMBER GOODMAN: Max, I have a question for you.  
16 When you talk about the sites and size of the pads, do you  
17 know how we came up with the code for such a thing? Was that  
18 revised or is this an older?

19           MR. STACH: That an old, yes. That probably goes back  
20 to 2001 or earlier.

21           BOARD MEMBER GOODMAN: And for us to make a decision on  
22 that, how would we go about finding out whether there's  
23 campgrounds or ...

24           MR. STACH: I think that the purpose of the 50 feet  
25 between pads is probably to avoid overcrowding. Typically,

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2 when you would be coming up with this type of regulation you  
3 want to make sure that this maintains the feel of the woods.  
4 You're going to a campground, you want to have that feel. So  
5 I think what the challenge for the Board to undertake in  
6 determining whether or not to issue the waiver, the code  
7 instructs you that you can issue a waiver if you find the  
8 purpose of the requirement is no longer necessary; right? So  
9 I think tell the Applicant, Show me what 50 feet looks like,  
10 show me what 30 feet looks like and show me that 38  
11 accomplishes the same goal as we had when we wrote 50.  
12 That's how I would approach it.

13           MR. WINGLOVITZ: It's fair, I think a fair request of  
14 Ledwin's professionals.

15           BOARD MEMBER STANTON: Just this to follow up with Al,  
16 a just a question to clarify. Just for clarifications, I  
17 mean my assumption would be that we just didn't invent 50  
18 feet, that we were following some kind of model or something  
19 like that. Or is that not true?

20           MR. STACH: I wouldn't make assumptions in that vein.  
21 I don't have the knowledge of that era when that was written  
22 to let you know one way or the other.

23           MR. CAPPELLO: I think you can ask maybe the Applicant  
24 to provide us with some examples where ...

25           MR. WINGLOVITZ: The site itself is going to be the back

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2 of your camp site to the back of the next camp site, that's  
3 going to be 50 foot wide. You're going to basically have  
4 your pad plus the 38 feet in front of you is going to be  
5 your --

6           MR. PAGGI:   Where I'm going with that, whenever we've  
7 reviewed, in other municipalities, manufactured home sites,  
8 that was the old regulation was a 50 foot wide site. So it  
9 may have stemmed --

10          MR. WINGLOVITZ: I know Jim had to show little blocks.  
11 Maybe showing those 50-foot wide blocks will probably help  
12 when looking at that.

13          MR. PAGGI:   So that may have been where something like  
14 that was generated years ago.

15          CHAIRMAN GREEN: Is this something where they may have  
16 just had wider campers then.

17          BOARD MEMBER GOODMAN: They're wider now.

18          CHAIRMAN GREEN: I'm asking.

19          MR. CAPPELLO: Well, I mean one of the things you can  
20 ask for is the Applicant's making a request for a waiver show  
21 us some campgrounds, some examples from other communities  
22 where they may have different standards or something to give  
23 the Board some basis to consider.

24          BOARD MEMBER STANTON: Is manufactured homes, are  
25 they --



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2           MR. LESER: Please use the speaker so we can hear you.

3           BOARD MEMBER STANTON: Has the distance between  
4 manufactured homes, has that changed?

5           MR. CAPPELLO: It's become a little bit complicated. I  
6 just lived with one in Walden where I had to get involved.  
7 It's 75 there, pre-existing. Most all new mobile homes now  
8 are required to be double. You know, there's new standards  
9 for them so they are bigger. So there are issues with the  
10 distance. I don't know as a mobile home is stationary versus  
11 mobile, sort of manufactured homes. Now, whether fire access  
12 comes into play or any of that, to get in between sites, if  
13 an ambulance that would come or --

14          MR. PAGGI: I can actually speak to that because we  
15 actually just did a design on a rehabilitation of a site  
16 where our client actually removed all the sites and  
17 redeveloped it. They're all going to be single-wides and  
18 it's going to be in the interest of trying to find affordable  
19 housing. The site themselves are 60 foot wide. Fire code, I  
20 think, requires, I want to say 15 feet between the  
21 structures. They are mobile. They have wheels on them. I  
22 mean they take the rubber tires off, but they have chassis.  
23 So you're talking 15, seven and a half feet a property line  
24 with a mobile home.

25          The campground, you're not really looking at putting

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2 people that close together with that big of a structure. I  
3 think maybe they started with 50 feet and said, But we're  
4 going to have smaller units, we're going to have smaller  
5 trailers, so we're going to hope to preserve some of the  
6 vegetation between, some of the trees and have these people  
7 provide some privacy. For whatever reason, a lot of old plans  
8 have lots 50 feet wide. I mean some subdivisions did.

9           MR. WINGLOVITZ: In reality, these are 50-foot wide lots  
10 with a driveway on the lot. That's what it comes down to, is  
11 what these are, which is very typical. I mean we've got  
12 residential single-family housing on center of 50-foot wide  
13 lots. It's not untypical, I guess. We can provide some  
14 information on national averages. Ledwin's indicated  
15 national average for these designers is 35 feet as far as the  
16 lot width. We would be 50 feet as far as measuring the lot  
17 width of the property.

18           BOARD MEMBER STAROBIN: I have a couple of questions.  
19           With regards to special use, maybe Kyra can answer this.  
20 When we issue a special use permit what does that actually  
21 mean going forward?

22           MS. PLATT: Sorry. I think that would be more of a John  
23 question. But like a special use and a site plan would go  
24 hand in hand together, I would assume.

25           Go ahead, John.

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2           MR. CAPPELLO: Well, a special use means that the use is  
3 only permitted if you meet the conditions of the use that are  
4 in the code. Some are general, some are specific to a  
5 particular use. But if you meet those conditions then the  
6 use is considered permitted in your code.

7           You can require special permits to be renewed, but in  
8 the renewal that doesn't mean okay, after five years or a  
9 year we can change our mind. What it means is you have to  
10 come in and look to see are they still in compliance with all  
11 the conditions of the approval and the use to continue to be  
12 the use. If it's determined that they're not, you have to  
13 give them, they can correct it. And then if it's continued  
14 neglect or refusal, then there's the potential to revoke it.  
15 But that's a remedy that's not often -- it's difficult. But  
16 it does give you a mechanism to have the owner come back from  
17 time to time to determine. I mean I've done it on several  
18 shopping centers and different things. As I said, you go  
19 there every few years and say: Those trees you were supposed  
20 to plant have died. Replace those trees. This curbing is  
21 broken up over here where the drainage. So it is an  
22 opportunity to go and say, Are you still meeting everything  
23 that you're required to ensure it continues to operate.

24           BOARD MEMBER STAROBIN: Another question I have. With  
25 the sand filters, I was looking at the distance from the

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2 adjacent property. I know they're an existing condition.

3           MR. WINGLOVITZ: Yes, they're existing and there's an  
4 active SPDES permit in place for that.

5           BOARD MEMBER STAROBIN: And how do you feel about the  
6 condition of the septic there because ...

7           MR. WINGLOVITZ: The condition of the septic or the  
8 location?

9           BOARD MEMBER STAROBIN: Well --

10          MR. WINGLOVITZ: It's entirely surrounded by wetlands so  
11 there is a significant buffer to anybody other than our own  
12 camp.

13          BOARD MEMBER STAROBIN: And this was that open pit  
14 system that ...

15          MR. WINGLOVITZ: Yes. Basically, it's treated, it goes  
16 across the sand filter, filters through the filter and  
17 collected at the bottom and discharged.

18          BOARD MEMBER STAROBIN: With these spaces, one of my  
19 questions was it had to do with your initial point with the,  
20 I guess it was the density, the coverage of the lot. You  
21 said it was 26 percent.

22          MR. WINGLOVITZ: So initially, I think the discussion  
23 with our office and Adriana was regarding the coverage was  
24 based on the net lot area and that's what was calculated on  
25 the map that's before you. Subsequent to submitting that

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2 map, we did a little more research and the definition of lot  
3 coverage does not apply to the net lot area, it's based on  
4 the gross lot area. So once we do that calculation, I think  
5 we're at 22.6 percent. We'll provide that for you based on  
6 the ...

7           BOARD MEMBER STAROBIN: And when you go from the 50 feet  
8 to the 38 feet, that's a 20 percent increase in density,  
9 roughly?

10          MR. WINGLOVITZ: I guess, yes.

11          BOARD MEMBER STAROBIN: And the original number of  
12 spaces here was what compared to what your plan is?

13          MR. WINGLOVITZ: So my understanding is that the  
14 original campground was over 200 spaces.

15          BOARD MEMBER STAROBIN: So actually, you're decreasing  
16 the density.

17          MR. WINGLOVITZ: Ultimately, yes.

18          BOARD MEMBER STAROBIN: Okay.

19          MR. CAPPELLO: Just go to your point, Mort, you could,  
20 almost like clustering, require them to should how many units  
21 they can get at the spacing of 50 feet and say, Well, as long  
22 as you don't surpass these units maybe we'll give a waiver to  
23 go to the 38 feet at that same number to preserve some  
24 recreation areas or ...

25          BOARD MEMBER STAROBIN: And this campsite, you won't be

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2     able to operate for six months?

3           MR. WINGLOVITZ: We're limited, in the special permit,  
4     from May 1st to October 31st. May, June, July -- six months,  
5     yes.

6           Thank you.

7           CHAIRMAN GREEN: Any other questions?

8                   (No verbal response.)

9           CHAIRMAN GREEN: Larry, any comments?

10          MR. PAGGI: I mean as Ross said, we're patiently waiting  
11     for them to roll up their sleeves and jump in once they make  
12     sure that everybody is on the same page.

13          MR. STACH: I think one of the things that Adriana left  
14     open in the memo was whether or not you want to do a Lead  
15     Agency Notice of Intent. There's two competing provisions at  
16     work here. One is SEQRA says you should do that as early as  
17     possible in the process. On the other hand, I think that the  
18     level of detail that the Applicant has been working with and  
19     providing to you and the level of this course you've had,  
20     it's almost like a I sketch at this point; right? He wants  
21     your feedback, they want to know is this even going to fly  
22     with you. I kind of feel like it might be a little premature  
23     at this point to do it until they know this is what they're  
24     going to proceed with.

25          CHAIRMAN GREEN: When I saw her note that was my

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2 thought, also.

3           Also, once we declare Lead Agency, does that start all  
4 the clocks ticking?

5           MR. STACH: In a sense, yes. I think those clocks have  
6 a lot of leeway because a lot of them say "or as otherwise  
7 necessary to make a determination". But I think what is  
8 most important is assuming that you're not going to be  
9 dealing with an Environmental Impact Statement here, when you  
10 do the Lead Agency NOI that is really the only time that this  
11 application has to touch those involved agencies before you  
12 issue an approval unless you get to the EIS. So that being  
13 said, what you send to the Health Department, what you send  
14 to, I guess you don't have to go to the ZBA anymore; right?

15          MR. WINGLOVITZ: Correct.

16          MR. STACH: Whatever other agencies are involved are  
17 only going to see the plan you send as Lead Agency and if  
18 it's not the plan that you're moving forward with, you may be  
19 sort of misinforming them.

20          CHAIRMAN GREEN: Agree.

21          Any other thoughts on that?

22          MS. PLATT: I have a question. So the Board's okay with  
23 gravel instead of pavement?

24          CHAIRMAN GREEN: So actually, that's an issue of  
25 waivers.

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2           MS. PLATT: Right.

3           CHAIRMAN GREEN: I like the idea of when they did this  
4 code what was the reason why did they did the code and is  
5 this going to make the project at least comply with whatever  
6 the original wishes were. Waivers are something's in the  
7 code and it just doesn't apply. We need information on a lot  
8 of this stuff. It's like the state highway. Why does it  
9 have to have frontage on a state highway? Does anybody know?

10          MR. STACH: They don't want a lot of heavy vehicles  
11 running over town roads.

12          CHAIRMAN GREEN: Okay, that makes sense.

13          That's what I would like to see, is just you describe  
14 what the rules are, but some information that tells us. Like  
15 Larry was saying, like Al was just saying, they have 50 foot  
16 pads and they have them for a reason. If we cut this to 38,  
17 have other people done this. Obviously, I'm not a big fan of  
18 breaking rules or bending rules unless there's a good reason  
19 for doing it. If there is a good reason, fine, but I think  
20 we need to see evidence of that.

21          MR. WINGLOVITZ: What we'll do is frame up the specific  
22 waiver requests and they can kind of keep focused on that,  
23 addressing your concerns regarding those, provide the  
24 application regarding that's no less, I guess, I don't know  
25 what the right word is, but that the waiver is going to be



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2 acceptable because it's consistent with what's in the  
3 industry or whatever it may be and get that back to you, I  
4 think, for the next meeting because it's probably the most  
5 important thing on our plate and on your plate, and then go  
6 from there.

7           I know that these waivers were granted for the previous  
8 application, and in my opinion, this is a much better  
9 application. I would ask the Board to consider that.

10           MR. CAPPELLO: Was the spacing one granted? I don't  
11 recall. Obviously, it's a town road.

12           MR. WINGLOVITZ: Town road, the gravel.

13           MR. CAPPELLO: The gravel.

14           MR. STACH: I think the toilets or the trash, also,  
15 were --

16           MR. WINGLOVITZ: So the trash, we're okay. He's going  
17 to provide individual at each site.

18           MR. STACH: I meant the previous one, the waivers.

19           MR. WINGLOVITZ: Yes.

20           MR. STACH: My other point is when I'm looking at this,  
21 the No. 1 thing that I can't tell that I'm really curious  
22 about is how much grading you're going to be doing to put  
23 these roads in because that can mean the difference between  
24 this being very orderly and very manicured and very beautiful  
25 or it could mean you're chopping every tree down on that

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -  
2 hillside and you're going to see this entire site from Mount  
3 Vernon Road.

4           MR. WINGLOVITZ: As part of this layout, it's developed  
5 so that we can minimize the grading. It's actually a very  
6 nice setting. It's a nice gradual slope away from the road  
7 from the back down to those wetlands.

8           MR. STACH: Generally, you're anticipating maybe a  
9 little grading around the proposed roads and pads?

10          MR. WINGLOVITZ: Yes, and keeping it as close to grade  
11 as possible, yes.

12          MR. STACH: Okay.

13          ALTERNATE BOARD MEMBER DUNN: How is that finished off?

14          MR. WINGLOVITZ: Pardon me?

15          MR. LEDWIN: Replanting of trees.

16          MS. PLATT: Replanting of trees.

17          MR. LEDWIN: Replanting.

18          MR. WINGLOVITZ: More planting of trees.

19           Our goal is to maintain the trees in the rear of the  
20 site because that's part of the charm of the campground. But  
21 he actually has them working on landscape plans ready for the  
22 site.

23          CHAIRMAN GREEN: Does anybody have any other comments?

24          BOARD MEMBER GOODMAN: No.

25          MR. WINGLOVITZ: Thank you very much.

1           - RE: LEDWIN OVIEDO / BACK RIVER HOPE -

2           MR. PAGGI: Thank you.

3           CHAIRMAN GREEN: And so one note I forgot at the  
4 beginning is I, once again, wanted to thank all of our  
5 consultants in getting the reports to the applicants early.  
6 I think it's made a big difference. I've been hearing a lot  
7 of good things about that. Thank you.

8           MR. PAGGI: I'd like to make just a brief announcement,  
9 if I might.

10          CHAIRMAN GREEN: Yes.

11          MR. PAGGI: I think you're going to start seeing more of  
12 my son's face at these meetings. I'm going to try to share  
13 some of the wealth, allowing him to come and represent. I'm  
14 going to try to take more of an educational role in the  
15 business.

16          CHAIRMAN GREEN: Good.

17          MR. PAGGI: We'll see what happens.

18          MR. STACH: Congratulations to you.

19          CHAIRMAN GREEN: So before we have final resolution, I'd  
20 like a motion to wish Mr. John Lacey a happy birthday.

21          BOARD MEMBER LACEY: Thank you.

22          MS. PLATT: Happy birthday.

23          CHAIRMAN GREEN: For Mr. John Lacey. Do I have a  
24 motion?

25          BOARD MEMBER GLISSON: A motion.

1                   - RE: LEDWIN OVIEDO / BACK RIVER HOPE -

2           CHAIRMAN GREEN: Rich.

3           A second?

4           BOARD MEMBER GOODMAN: Alex.

5           CHAIRMAN GREEN: Alex.

6           All in favor?

7           BOARD MEMBER GOODMAN: Aye.

8           BOARD MEMBER STAROBIN: Aye.

9           BOARD MEMBER LACEY: Aye.

10          BOARD MEMBER STANTON: Aye.

11          ALTERNATE BOARD MEMBER DUNN: Aye.

12          CHAIRMAN GREEN: Aye.

13                   (The motion was approved and carried.)

14          CHAIRMAN GREEN: Now may I have a motion to adjourn the  
15 meeting?

16          BOARD MEMBER GOODMAN: Motion.

17          ALTERNATE BOARD MEMBER: Make a motion we adjourn.

18          CHAIRMAN GREEN: All in favor?

19          BOARD MEMBER GOODMAN: Aye.

20          BOARD MEMBER STAROBIN: Aye.

21          BOARD MEMBER LACEY: Aye.

22          BOARD MEMBER STANTON: Aye.

23          ALTERNATE BOARD MEMBER DUNN: Aye.

24          CHAIRMAN GREEN: Aye.

25                   (The motion was approved and carried.)

(Time noted: 7:56 p.m.)

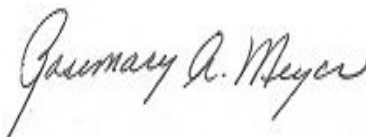
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REPORTER'S CERTIFICATION

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 Ledwin Oviedo for Back River Hope Campground, Inc., to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

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



ROSEMARY A. MEYER

Date Transcribed: November 1, 2022

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<b>7</b>				
<b>7 (2)</b> 5:16;20:19 <b>7:16 (1)</b> 14:13 <b>7-19 (1)</b> 29:6 <b>75 (1)</b> 33:7				
<b>8</b>				
<b>8 (1)</b> 22:3 <b>811 (1)</b> 17:5 <b>8-23 (3)</b> 29:9,10,11				
<b>9</b>				
<b>911 (1)</b> 30:10				