

In The Matter Of:
Town of Mamakating
Planning Board

Camp Ohel, Inc.
January 26, 2016

Jeric Corporation
Court Reporting Services
P.O. Box 385
Narrowsburg, NY 12764
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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

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CAMP OHEL, INC. (CAMP KAYLIE) AMENDED SITE PLAN
Tax Map Section 15; Block 1; Lots 4 and 7
Mountain Greenbelt Zone

----- X

Town Hall
Town of Mamakating
January 26, 2016
7:00 P.M.

PLANNING BOARD MEMBERS:

- STANLEY ZAMONSKY, III, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- RICHARD GLISSON, Board Member
- LORRENCE GREEN, Board Member
- MATTHEW KELLER, Board Member
- ERIK COLLIER, Board Member
- LINDA FRANCK, Secretary
- JOHN CAPPELLO, ESQ., Attorney
- STU TURNER, AICP, Planner
- LAWRENCE PAGGI, P.E., Engineer

Also Present: JAY ZEIGER, ESQ., on behalf of Applicant

Jeric Corporation
Court Reporting Services
P O. Box 385
Narrowsburg, New York 12764

1 - CAMP OHEL, INC. -

2 CHAIRMAN ZAMONSKY: Hello. Welcome to the Town of
3 Mamakating Planning Board for January 26th, 2016.

4 Do I have a motion to open the meeting?

5 BOARD MEMBER KELLER: Motion.

6 CHAIRMAN ZAMONSKY: Pat.

7 Do I have a second?

8 BOARD MEMBER GREEN: Second.

9 CHAIRMAN ZAMONSKY: Lorry.

10 All in favor?

11 (Aye.)

12 (The motion was approved and carried.)

13 CHAIRMAN ZAMONSKY: Okay. Before we get going I'd
14 like to introduce Erick Collier who is a lifelong resident
15 and new planning board member. He's in the construction
16 trade and we're lucky to have him.

17 Okay. I think that the minutes, we need an
18 opportunity to look them over. We'll hold over to the next
19 month on the meeting minutes.

20 The first applicant is Camp Ohel, Site Plan Special
21 Use Extension Request.

22 MR. ZEIGER: Good evening. Jay Zeiger of Kalter,
23 Kaplan, Zeiger and Forman on behalf of the Applicant.

24 CHAIRMAN ZAMONSKY: You've got to push the button on
25 the mic to turn it on.

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2 MR. ZEIGER: Jay Zeiger, Kalter, Kaplan, Zeiger and
3 Forman on behalf of the Applicant.

4 What we are here for is to renew our special use
5 permit. We were here the last two months. At the last
6 meeting you had asked that we prepare our parameters as to
7 what we thought would be appropriate as the conditions of
8 the special use permit. If you recall, we had some
9 discussions, I think this is first time that Mamakating
10 Planning Board has imposed these types of conditions and we
11 had some give and take. Our preference was let us operate,
12 we've been there, we continue to operate. Your attorney
13 came back and said it's something that's a good policy for
14 the Planning Board to do, so come back with parameters. We
15 did. We tried to make them as general as possible because
16 I think we all, at least my consensus was that the Town was
17 not looking to micromanage our operations, and that's what
18 I submitted. We submitted it in the early part of January.

19 CHAIRMAN ZAMONSKY: Thank you.

20 I think the Board's concern is, if I may speak for the
21 Board, is that whether or not this property is operating as
22 a summer camp with these uses, with the number of people
23 visiting outside of the regular summer camp time, does that
24 still fall into the use that the camp can be used for.

25 Larry or Stu, do you have any comments?

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2 MR. PAGGI: Why don't you start.

3 MR. TURNER: I think we appreciate your comment about
4 we're not willing to micromanage, and I don't think any of
5 us necessarily want to micromanage.

6 You had submitted and responded to what the Board
7 asked for, to submit your proposed parameters. The
8 conditions that the Board had set earlier for the special
9 permit were fairly precise. You had raised questions, I
10 think, about them, as you requested the renewal. I hope
11 you got a copy of this list of questions. They're clearly
12 not necessarily comments, but questions.

13 MR. ZEIGER: I got it this, late.

14 MR. TURNER: Yes, I know. I appreciate that you just
15 got it fairly recently.

16 So without necessarily going through each one of
17 these, although the Chair may suggest that we do that, we
18 just didn't understand what some of them meant, in terms of
19 things like people having some affiliation. We thought
20 that maybe they were vague and needed to be more precise.
21 The fact that you were proposing, in the period outside of
22 the primary season, to have more events than I think we
23 discussed, and talking about two or three day events. You
24 tried to numbers on it but there were no upper numbers and
25 there didn't seem to be maximums. So we just don't know.

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2 reply, and will continue to answer it. I mean I'm looking
3 at this from a totally different angle, and that is that
4 this is a property that's a permitted use for the period
5 from May until October. There's a maximum occupancy that's
6 allowed by our, I guess by rooms and by the size of our
7 septic and the wells and we have to fall within that
8 maximum occupancy. We have to stay consistent with what a
9 camp property is. And as long as we're within those
10 parameters I don't think it's fair to have us answer those
11 questions. By an example, they don't necessarily know
12 today, and they may not know on September 15th, who's going
13 to be here in October because they deal with a lot of
14 groups. Groups may call them on September 5th and say:
15 We'd like to come there for a three day weekend on
16 September 30th. It's perfectly permitted within our
17 occupancy. And why do we need to condemn anything further?

18 MR. TURNER: Well --

19 MR. ZEIGER: In terms of traffic, we put some general
20 parameters in terms of traffic. We also submitted a very
21 comprehensive traffic study which showed that this property
22 has absolutely no material impact on the particular road
23 that leads to the property. So I don't think it's fair to
24 put restrictions other than general restrictions. We told
25 you we're not going to have 50 buses or 100 cars. And I

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2 think I put there, I said generally six buses. I don't
3 want to be in violation of my special use permit. If I
4 said a maximum of six buses, if there's eight instead of
5 six, I don't think the Planning Board cares and I don't
6 think that that has an impact on it. If it was 80 instead
7 of six, then I think that that violates the generally six
8 buses and that's something you can come back to us at. But
9 I think we intentionally made it vague. And if there's
10 something specific that is we don't want this to happen, we
11 can agree yes or no, we can agree to it. But nobody has
12 said something, we don't want a hundred buses without
13 telling you. We're telling you generally about six buses.
14 I thought that that was a fair and within the intent and
15 spirit of what was asked of us.

16 MR. CAPPELLO: Well, I think --

17 MR. ZEIGER: And --

18 MR. CAPPELLO: I would just ask that you -- I mean you
19 say you're doing what's permitted with a camp, and I think
20 that's the threshold question and that's the question we
21 have been asking you, is what is the camp because a summer
22 camp is defined in the code as one or more temporary or
23 permanent shelters, buildings or structures, together with
24 a lot or tract of land, et cetera, et cetera. Then it
25 says: Said facilities may provide recreational and/or

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2 other programs offered for benefit of the occupants.

3 We don't have a definition here. I mean we're having
4 now, is a program a wedding and a bar mitzvah for people
5 with some affiliation to the organization? Are we going to
6 end up with a catering hall here from the --

7 MR. ZEIGER: No.

8 MR. CAPPELLO: Well, we don't know from this. And the
9 word "generally," when you say generally eight, generally
10 six, you know as well as I know, if there's 15 there and
11 the code enforcement officer tried to cite you for being in
12 violation for having 15 there, you would say: Well, it
13 says generally six. I have 15. And then the next time if
14 it's 20, you say: Well, it's generally six. So if we
15 could have a upper parameter, maybe you can't live with
16 six, maybe we say six to ten. But there has to be
17 something that we don't have to go address it.

18 MR. ZEIGER: Why?

19 MR. CAPPELLO: Because it's part of your site plan
20 approval to review, to demonstrate that you've mitigated
21 your SEQRA impacts and the information you gave us that we
22 made our SEQRA Negative Declaration was based upon six
23 buses. Now it's generally six bus. That was a big concern
24 raised by the residents. Now, if you want to amend that to
25 eight or ten, I think you just need to demonstrate to us.

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2 And we need this definition here to say family reunions,
3 weddings, bar mitzvahs for people, persons with some
4 affiliations to the organization, how does that jive with
5 the definition of summer camp. Is that excessive?

6 MR. ZEIGER: Well, John, a summer camp, they can have
7 200 kids that nobody's ever heard of. I can look on online
8 and find an online summer camp. I mean we've already told
9 you the general operation, that he deals with schools.

10 Today, they may not have an affiliation with a particular
11 school. Tomorrow they may have a school that calls them
12 and says: We heard you do nice programs, you have a good
13 camp. We want to participate in those programs. I don't
14 think that we should be precluded from doing that.

15 MR. CAPPELLO: We're not necessarily --

16 MR. ZEIGER: It's a --

17 MR. CAPPELLO: We just need to define when and define
18 how your programs that you have in No. 3 here meet the
19 definition here that says: May provide recreational or
20 other programs offered for the benefit of the occupants.

21 MR. ZEIGER: Well, the occupants are the people who
22 are there either on a general or temporary basis as opposed
23 to living there.

24 MR. CAPPELLO: Well, persons with some affiliation to
25 the organization, does that mean if I went to camp there 25

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2 years ago I can rent the place out for a family reunion?

3 MR. ZEIGER: Maybe.

4 MR. CAPPELLO: Well, I don't think that. We think we
5 would need the code enforcement officer to say does that
6 mean that may provide recreational or other programs
7 offered for the benefit of occupancies mean that anyone who
8 ever had an affiliation with the facility. Because once
9 again --

10 MR. ZEIGER: Sure.

11 MR. CAPPELLO: -- the concern is, as Stu mentioned,
12 that the dining facilities, then it becomes more than a
13 camp. It becomes evening events where there's traffic
14 going for it. And maybe it's permitted in the code, but I
15 think you just need to tailor --

16 MR. ZEIGER: I think we --

17 MR. CAPPELLO: -- so we --

18 MR. ZEIGER: -- dealt with the traffic in a general
19 manner. I mean we submitted this two weeks ago. I can
20 answer the questions, but they're really not answers to how
21 you operate. If you want to propose language, I'm happy to
22 do it. But I mean this is our proposal to you, if you will
23 and we can answer the questions. If you say give us the
24 maximum number of people, I would say we're limited by the
25 size. Give us the maximum number of buses, I guess we can

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2 give a number. But if I wrote down 15, then the Planning
3 Board's going to: Well, that's more than ...

4 Again, six is generally what we're going to have.

5 MR. CAPPELLO: Well, if we have generally six and a
6 max of a number that we know where we're at, I think we
7 can, obviously, one day if we said max, 12, and one day out
8 of the summer there were 13 buses, I don't think that's
9 going to be an issue. But we need something that is more
10 definitive, that we can know when the traffic and when what
11 we've been reviewed to in SEQRA no longer becomes a reality
12 and we need to potentially look at some mitigation or some
13 different measures --

14 MR. ZEIGER: And I don't know if I throw this back to
15 you or to the Board, and say write it up for us. I can
16 write -- I mean I don't want to be precise. I'm
17 intentionally not being precise because I don't know if one
18 week we're going to have three events and the next week
19 we're going to have two and the next week we're going to
20 have none. So ...

21 MR. TURNER: Well, this is a comment on one of your
22 comments, which it's a valid comment. You did a very
23 detailed traffic study which was focused on the camp
24 season. The camp has a capacity of whatever, X hundred
25 children during the summer months, and you say you're

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2 entitled to that number. Well, if that number outside of
3 the primary season is families and adults, or even all
4 adults, coming to a series of events, it would have a
5 different impact because the whole traffic study was based
6 on the fact that the summer camp, the children are there,
7 the faculty, the staff is there, and they leave at
8 infrequent times. That was what your study was based on.
9 People were concerned about that. The buses were one
10 issue. But I just think that this seems to be a lot more
11 than what was sort of an expansion of five or six items
12 that you had on the list at one point, that this is what
13 you were going to the have during September and October. I
14 think the Board was looking for more along those lines, to
15 have a fairly precise indication. I mean I don't want to
16 speak for the Board. I don't really suggest you can't use
17 it, but I think this suggests almost continuous use for a
18 seven week period outside of the primary season.

19 MR. ZEIGER: And again, I don't know why you would
20 tell us we can't do that. Our traffic study was focused on
21 the summer because that's when you thought the peak, but
22 the traffic study did an analysis over the entire year.

23 MR. TURNER: No. You may be right. I don't think it
24 did. I think it --

25 MR. CAPPELLO: But I think in analyzing --

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2 MR. TURNER: -- it did go beyond the --

3 MR. CAPPELLO: It analyzed a camp activity which, as
4 Stu said, children are dropped off, children are picked up.
5 So there's a day every three weeks where there's a lot of
6 traffic; people understand that's drop off and pick up.
7 Maybe there's an event for family. Now we're looking at
8 those weeks that the camp is not in operation for every
9 Sunday and Friday there may be a wedding or a bar mitzvah
10 or something where now the peak traffic is coming, people
11 are coming there at six o'clock on a --

12 MR. ZEIGER: John, the way it was described to me,
13 though, it's not a wedding forum. It's not a wedding forum
14 as we would typically find at a catering hall. It's
15 generally somebody who either their kids have been to camp,
16 the husband and wife may have met at camp. And they're
17 bringing their families, and theirs guests are going to
18 come up on a Friday afternoon and they'll stay to Sunday
19 and the wedding would be that weekend.

20 Moishe, you can correct me.

21 MR. WEIN: Right. I think that there's two major
22 misassumptions that we're talking about here.

23 First of all, with regard to the occupancy of the camp
24 maximum --

25 UNIDENTIFIED SPEAKER: Talk into the mic.

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2 MR. WEIN: With regard to the occupancy of the camp
3 maximums, if we chose, based on the permit and based on the
4 Board of Health numbers, we could operate camp from May 15
5 to October 15 at full capacity. Correct, Larry? Correct.
6 So the issue of whether or not we have the capacity to
7 operate is not an issue that's on the table anymore. We
8 have the capacity, we're allowed that capacity. So that
9 should take it off the table.

10 With regard to the issue of the comings and the goings
11 of this whole thing and how we're talking that, the traffic
12 study was very, very clear that Mount Vernon Road has the
13 capacity to handle 1500 cars a day. I mean we're not
14 talking about going in and out every single day. We gave
15 you the maximum. In fact, in doing these numbers, what I
16 tried to figure out was in order to assuage your feelings,
17 to make you feel comfortable, I tried to put down a listing
18 of what is the maximum number of activities we could
19 possibly fit in because we can't do in and out on the same
20 day. So if we have a weekend that's there from Friday to
21 Sunday then I might be able to get a group that's going to
22 be there from Monday overnight to Tuesday and another group
23 that will come Wednesday. The maximum I could do is three
24 events a week, which is exactly the way I figured this out,
25 three events for every potential week between May 15 'til

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2 camp starts on June 25th, and then three events a week from
3 when camp ends at the end of August 'til October 15. I did
4 that to show you specifically that we're not talking about
5 thousands of events or hundreds of events. We're talking
6 about -- I forget what the number is. We're talking about
7 a maximum, of 39 events as a maximum. Right? So it's not
8 a big number.

9 And with regard, and I can tell you what the history
10 is and I can tell you what the business that's available
11 is. The schools that come to us -- and most of our events
12 are schools. We get very few requests for bar mitzvahs or
13 weddings because as you can well imagine, to ask somebody
14 to come to a wedding in Sullivan County and sleep in the
15 bunks is not necessarily the kind of thing people do. And
16 it's a two and a half hour drive for most people, and it's
17 two and a half hours back if they want to go back after the
18 ceremony. So it's not that kind of thing we really get.
19 What we usually get are schools, schools that want to come
20 either for a weekend or for an overnight, and that's all it
21 is. When we were here last time and we were discussing
22 this whole thing, we were trying to come up, Jay and I,
23 with words that would somehow put this concept into paper,
24 this what we came up with. I can't figure out any other
25 way to word it unless you have a suggestion to us tonight

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2 about how you would like to reword this so that we could
3 say: Yes, we agree to that suggestion tonight and let's
4 vote and get the permit going so that we can know and
5 operate the camp. We're not here to argue about it. I
6 think we're all sort of on the same page about this whole
7 thing. There's really no big deal about it.

8 MR. ZEIGER: And the other factor here is it's a one
9 year permit is what we've talked about.

10 MR. WEIN: Right, right.

11 MR. ZEIGER: If you want us to come back here after
12 the --

13 MR. WEIN: Stosh.

14 CHAIRMAN ZAMONSKY: You asked for indefinite.

15 MR. ZEIGER: I asked for it and you told me no.

16 MR. WEIN: You said no, and you said --

17 CHAIRMAN ZAMONSKY: Well, you just said you asked for
18 one year.

19 MR. WEIN: You said two years last time and I think I
20 said make it one year. Let's make it one year. Let's see
21 how we live with this whole thing. At the end of one year
22 if you come back and say to us: You know, you had 39
23 available events and you only did 25, we're all going to be
24 very happy. If I had 39 available events and I did 45,
25 you're going to be unhappy. We're not talking about, I

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2 don't think, anything -- the way this is written, we're not
3 talking about anything that could blow any of us apart in
4 the course of one year, as an experiment.

5 MR. PAGGI: I disagree with that. I disagree with
6 that. I think what you're saying is not at all reflected
7 in Jay's memo. Let me give you an example.

8 MR. WEIN: Go ahead.

9 MR. PAGGI: And it could be just that you folks are
10 envisioning something that is not what we're contemplating.

11 MR. WEIN: Go ahead.

12 MR. PAGGI: When I see this I think of what's the
13 exposure that the Town could have with something like this.
14 You have 85 approved parking spaces, you have an overflow
15 parking lot that's showing 241 spaces. You're talking
16 about having, let's just take a wedding, for example. You
17 have multiple buildings there. You have a recreation
18 facility, you have a dining facility. Are you
19 contemplating a 250 person wedding? Because you could be
20 in this. And is that going to involve occupying maybe the
21 recreation facility because the dining hall can't fill it,
22 can't accommodate that? Because if it is, then there may
23 be sewage capacity issues because the recreation facility
24 isn't designed as a banquet facility. And again, if you're
25 talking about having a 250 person wedding 39 times during

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2 the year, which this would allow, I think that does
3 represent some different impacts than what --

4 MR. WEIN: If I open camp on May 15 and close it on
5 October 15 I could have 500 people there each day eating
6 three meals a day. I'm allowed by law.

7 MR. TURNER: Well, what you're allowed --

8 MR. WEIN: And the sewage handles it and the water
9 handles it.

10 MR. TURNER: The capacity of the camp is whatever,
11 500.

12 MR. WEIN: 565.

13 MR. TURNER: Whatever it is.

14 MR. WEIN: Something like that.

15 MR. TURNER: But that's --

16 MR. WEIN: Three meals a day.

17 MR. TURNER: That's children and staff.

18 MR. WEIN: Right.

19 MR. TURNER: It's not coming and going.

20 MR. WEIN: I'm not talking about coming and going.

21 MR. TURNER: It's a different thing.

22 MR. PAGGI: I think you're starting to hit on some
23 good conversation there because where are the bathroom
24 facilities? Are they in the bunkhouses?

25 MR. WEIN: Yes. And the dining room.

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2 MR. PAGGI: So this would possibly contemplate a one
3 day banquet facility. So you're saying people that are
4 going to come to a wedding would have to go to the
5 bunkhouse to use a restroom?

6 MR. WEIN: No. We have restrooms in the dining room.

7 MR. PAGGI: Okay.

8 MR. ZEIGER: There's a restroom --

9 MR. PAGGI: It doesn't say any of that in this.

10 MR. WEIN: Larry, it doesn't have to. The Board of
11 Health permit that allows us to have 500 people in camp,
12 565 people in camp every day, is based on the fact that we
13 have the proper amount of bathrooms in the dining room,
14 because in the dining room we have to have bathrooms for
15 kids to go to. That's all part of the permit that we have.

16 MR. PAGGI: How many sittings do you have at the
17 dining hall every day?

18 MR. WEIN: One.

19 MR. PAGGI: Just one?

20 MR. WEIN: Three meals, one seating.

21 MR. PAGGI: Three meals, one seating each?

22 MR. WEIN: Correct.

23 MR. PAGGI: Okay. And the dining hall can accommodate
24 500 people?

25 MR. WEIN: Absolutely, absolutely.

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2 MR. PAGGI: Those are the things we need to know.

3 Those are the things that --

4 MR. ZEIGER: It's all part of --

5 MR. WEIN: It's all part of our permit to operate the
6 camp. The Board of Health issues that permit.

7 MR. PAGGI: Okay.

8 MS. GRASS: Can I say something? Maybe I'm speaking
9 out of turn.

10 The Board of Health issues for a summer camp, not for
11 a wedding. So you have a wedding. I mean you have a camp,
12 so when you run the camp from May to October you're allowed
13 to run the camp as the definition in our code, what your
14 special use is. And you said maybe you're not going to
15 have a wedding. Don't put a wedding in there if you're not
16 going to use it because you're not a dining hall facility
17 for events like that, you're a camp. So if you want to
18 have other schools come and have like a three or four day
19 program over the summer, that's different than having a
20 wedding or a bar mitzvah. You're saying more like a summer
21 camp. You can't do ...

22 MR. WEIN: If I may, John, your attorney, read from
23 regs, right, the definition of a summer camp. Right? Can
24 you just do me a favor and just do it again?

25 MR. CAPPELLO: Yes. It says: Said facilities may

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2 provide recreational and/or other programs offered for the
3 benefit of the occupants.

4 MR. WEIN: Right.

5 MR. CAPPELLO: So is a wedding a recreational --

6 MR. WEIN: It doesn't define what an occupant is.

7 MR. CAPPELLO: What?

8 MR. WEIN: The occupant could be a camper, it could be
9 a school that comes for an event.

10 MR. CAPPELLO: I would think an occupant is someone
11 who's occupying the camp. So a child is at camp and his
12 parents want to come in to have his bar mitzvah there while
13 he's at camp, I think what Mary and everyone is saying, if
14 he has his relatives come there and he celebrates his bar
15 mitzvah when he's at camp --

16 MR. WEIN: Since camp could operate from May through
17 October, it could be from May to October.

18 MR. CAPPELLO: Now you say generally affiliated. Am I
19 generally affiliated if I say: Hey, I got a club who wants
20 to. You got space. Our hunting club wants to have it.
21 I'm affiliated because now I'm paying you money. To
22 affiliate, I never went to camp there, I never to anything,
23 but I'm generally affiliated because I gave you a check and
24 my name's on the check and now I have your facility and I
25 can have 200 people come up to that facility and do

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2 whatever we want as long as it's between May and October.
3 Because according to the way this is written, that could
4 happen.

5 MR. WEIN: So --

6 MR. CAPPELLO: Because there's a lot of generalities
7 and a lot of affiliates. So you need to define --

8 MR. WEIN: Affiliate.

9 MR. CAPPELLO: Yes. You need to define how you
10 believe affiliate means --

11 MR. WEIN: Occupant

12 MR. CAPPELLO: -- versus occupants and how those would
13 go, what types of events. Is a wedding or a family reunion
14 a recreational, other program?

15 MR. WEIN: Since the code doesn't have a definition
16 of --

17 MR. CAPPELLO: Well, there's a general definition of
18 occupant. I could go look in the dictionary and it says
19 "occupant". It doesn't say --

20 MR. WEIN: From May 15th to --

21 MR. CAPPELLO: -- "generally affiliated".

22 MR. WEIN: -- to October 15th is when we use the same,
23 whether it's a school, whether it's -- listen, I'm not
24 going to stand and argue with you guys. I think it's
25 ridiculous for us to argue over what the word "affiliated"

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2 is. I think the more important understanding is that we do
3 not want, under any circumstances, to overstate the
4 capacity of the camp, ever. And if you want to put that in
5 writing, you certainly should put that in writing, that
6 never, for any event, and I think we wrote it here,
7 actually, but never, for any event, will the camp have more
8 people on it than it is permitted by law to have.
9 Certainly, something we could do. No reason not to do it.

10 Other than that, once we do that and we know the
11 parameters of the people that we're going to be servicing
12 have been all been met by the regulations with regard to
13 the sanitation and water and everything else, then give us
14 a chance. Then, I would say, give us a chance to see
15 whether or not you think we've done anything over the
16 course of the year.

17 MR. CAPPELLO: Well, I see two issues. One was
18 raised, and the code enforcement officer will have to
19 determine as to what these activities you're proposing,
20 whether they fit under the definition. That's No. 1.

21 No. 2, that the Planning Board would have to look at,
22 then, what activities that fit under the definition were
23 adequately addressed in the SEQRA review we prepared for
24 your project based upon the information we had at that
25 time.

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2 MR. ZEIGER: This isn't --

3 MR. CAPPELLO: They may determine --

4 MR. ZEIGER: -- changing it, John.

5 MR. CAPPELLO: Well, it is changing because we said
6 five events that were clearly accessory. When we issued,
7 we had specific information about buses. You're saying now
8 it's no, I want these guys and that board to make that
9 determination.

10 MR. WEIN: When we're saying we would have five
11 events, May already passed. May and June already passed.
12 We came in front of the Board in July. May and June are
13 already passed. All that was left with regard to events
14 was September to October 15th and at that point all I had
15 on the books was five. Had we been in front of you in May,
16 let's say not May, but in April, right, and we were
17 forecasting May and June as opposed to September and
18 October, we could not live with five. So again, the 39
19 number that this represents as potential events is a
20 maximum number. It doesn't mean we're going to do 39.
21 Okay? It means that for the purpose of this board, the
22 maximum we could possibly do is 39. And the maximum number
23 of people we could ever have in the camp could never be
24 more than 535 people.

25 MR. CAPPELLO: It's --

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2 MR. WEIN: So the maximum, that's by law.

3 MR. CAPPELLO: All right. So you're saying there's 39
4 more times that 500 people could be traveling to the site
5 in one day versus going to a camp for a three week period.
6 That's what you said --

7 MR. WEIN: I --

8 MR. CAPPELLO: -- here. Okay? That's what we have to
9 go by.

10 MR. WEIN: How would you like to word it?

11 MR. CAPPELLO: I don't know. I don't know. I mean we
12 have to come up --

13 MR. WEIN: That's what we're here for. That's what
14 we're here for.

15 MR. CAPPELLO: I think we need information from our
16 code enforcement officer as to what the definition, here.
17 We need some type of determination as to the traffic issue
18 because the traffic, once again, is different versus when
19 people come and drop their children off one day, the
20 children stay there three weeks, there's a bus coming and
21 then, or four weeks or whatever, versus people coming up
22 for potentially a one day program of 500 because then that
23 could be in that May to June time --

24 MR. WEIN: Right.

25 MR. CAPPELLO: -- you could have seven programs each

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2 day.

3 MR. WEIN: Each day?

4 MR. CAPPELLO: Yes. I mean you say here the maximum
5 number was 75 or greater. Gatherings of 75 or more people
6 staying in the camp for a day only program, not staying
7 overnight. We have 39 of those?

8 MR. WEIN: No. Thirty-nine total number of events.

9 MR. TURNER: You said --

10 MR. WEIN: Events.

11 MR. CAPPELLO: Yes. So we could have 39 single day
12 events where 500 people come to the site or 39 --

13 MR. WEIN: Two day events.

14 MR. CAPPELLO: -- two day events. So each one of
15 those --

16 MR. TURNER: Three a week, you say. That's what you
17 say.

18 MR. WEIN: If we did three events a week then the
19 total would be 39 events.

20 MR. TURNER: Right.

21 MR. WEIN: And that's the maximum we could do. And
22 even if all 500 people who came to an event came in
23 individual cars, which you all now know is not going to
24 happen, but even if they did, it would still only be
25 one-third of what Mount Vernon Road is rated to handle by

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2 the traffic study.

3 MR. CAPPELLO: That's what you're saying now. But
4 this board hasn't looked at that so this board needs to --

5 MR. WEIN: Why not?

6 MR. ZEIGER: They --

7 MR. CAPPELLO: Because that's not what you told us you
8 were going to do when you came the first time.

9 CHAIRMAN ZAMONSKY: You can't. You wouldn't have the
10 parking anyway.

11 MR. WEIN: That's a good point, Stosh. That's why we
12 could never have 500 people with 500 cars.

13 CHAIRMAN ZAMONSKY: That's not what the letter said.

14 MR. WEIN: What we said before is that we're not to,
15 in any way, violate any of the rules that we have in front
16 of us, not the Board of Health rules or the rules about the
17 parking. So that's a good parameter, also. If you want to
18 include that as a parameter, I'm fine with that.

19 MR. PAGGI: They have over 320 parking spaces with the
20 overflow, so that's a lot of cars.

21 MR. TURNER: With all due respect, I think this is a
22 constructive conversation here, but I don't think that we
23 understood the extent to what you were thinking about
24 because the last time we left the subject the Board was
25 talking about five events after the camp. That's what you

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2 knew you had. I think when this came in it seemed to
3 represent something different. We're trying to understand
4 what it is.

5 MR. ZEIGER: And again, I think it represents
6 something that probably is not likely to happen because
7 they don't have three events scheduled between May 15th and
8 June 30th. They don't have anywheres near that number.

9 But --

10 MS. GRASS: When you're saying three events, what are
11 events? Are events that Monticello School District wants
12 to rent your camp as a day camp for a week? Is that what
13 you're considering an event? You're saying school
14 affiliated. So if I was a school and I said: I'm going to
15 rent your camp. We want summer camp for one week for these
16 kids to come, is that what you're considering an event?

17 MR. ZEIGER: Yes, yes.

18 MS. GRASS: But that's not an event, that's a camp.

19 MR. ZEIGER: Yes.

20 MS. GRASS: So you're using --

21 MR. ZEIGER: Well, I don't know the term that we're
22 using it. We call it, when we were here, to distinguish
23 between the summer program which was eight to ten weeks
24 continuous, two shift occupancies. We said after the
25 primary summer season they will have, and again, the term

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2 we'll use is special events where, as an example, a school
3 from Brooklyn will want to send their children to the camp
4 for three days, four days. They would live at the camp,
5 they would have educational programs while they were there.
6 They would also have trees and all the beauty that this
7 camp has.

8 MS. GRASS: So it's a camp.

9 MR. ZEIGER: It's a camp event. It's not --

10 MS. GRASS: But you're saying event and we're seeing
11 weddings and bar mitzvahs --

12 MR. ZEIGER: But that's what we described "event" as.

13 MR. WEIN: I think that the definition aspect of it,
14 you can clarify very easy. Okay? Fairly easy.

15 Differentiate between what we all call camp, which is
16 when the kids come at the beginning of a four week session
17 and leave at the end of the four week session. That's a
18 camp. An event, where you're trying to describe it here,
19 is are non-primary camp season when a group comes at a
20 specific date and then leaves, whether it's one day later
21 or two days or three days later, is an event. Whether or
22 not -- because theoretically, if you understand what I did
23 here, and Mr. Turner and Mr. Cappello is right in one
24 sense, if there are the days between May 15th when camp
25 starts and when camp ends, October 15th, there's way more

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2 than 39 calendar days. It's probably, I don't know, six
3 weeks and six weeks is twelve weeks, twelve weeks time
4 seven is eighty-four days. Right? So theoretically, if I
5 was to do 84 events, right, 84 one day events. But that's
6 not what I'm saying here. What I'm saying is, A, that's
7 not our intention, ever, because our intention is we would
8 never do a maximum of more than 39, ever, because we can't
9 handle more than that. So now you understand, kind of,
10 definition of event is. It's something that takes place
11 between May 15th and the beginning of camp and between the
12 end of camp, September 15th. The coming and going of a
13 group is an event. Whether it's one day, two days or three
14 days, it is an event. There would never be more than 39
15 events, maximum.

16 Having said that, you now want to add to that certain
17 parameters. The parameters are that the size of the event
18 should never be larger than what the capacity of the event
19 is designed by the Board of Health, which is 565 number or
20 whatever that is. Certainly, we can live with that without
21 a question, without a question.

22 MR. TURNER: I think if we could begin to better
23 define what an event is. I know you're trying. But
24 theoretically, there might be an international peace
25 conference that wants to use the facility because it's

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2 nice, away from things, and that can be very different.

3 MR. WEIN: Let's say they came in --

4 MR. TURNER: That would be probably mostly adults.

5 Organization --

6 MR. WEIN: Right.

7 MR. TURNER: -- security issues. There would be a lot
8 of issues. So if we could define "events" better I think
9 it would help everyone. That's one thing.

10 MR. WEIN: And if you want us to --

11 MR. TURNER: I didn't want to be getting --

12 MR. ZEIGER: I think we're also getting a little off,
13 really, the intention because I think what we described,
14 and we say what the events are, I don't think anybody has a
15 problem with it, including at this side of the table.
16 Nobody has a problem with 400 kids coming up from a school
17 in Brooklyn on a Friday morning and staying 'til Sunday
18 evening or coming on a Monday morning and staying 'til
19 Thursday afternoon, and primarily by buses with the typical
20 number of cars that a camp has. That's what we're talking
21 about.

22 On the other hand, there are, from time to time, we're
23 outside that norm, if you will. I'm not suggesting that --
24 again, we talked about a wedding. We're not talking about
25 opening this up as a catering hall.

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2 BOARD MEMBER STAROBIN: A question for John. Just
3 basically, this permit is a special use permit; right?

4 MR. CAPPELLO: Yes.

5 BOARD MEMBER STAROBIN: And what would be the
6 parameters of this? Is this a forever special use or is
7 this a ...

8 MR. CAPPELLO: It's whatever parameters you put. When
9 you put parameters you can say the special permit is good
10 for a year. But you would be under some duty, if you
11 issued someone a special permit for a year, that they come
12 back in a year and demonstrate that they abided by the
13 conditions. It's not void after a year, it's really giving
14 you the opportunity to see how things operated, to see
15 whether the conditions had been met, whether certain items
16 you requested have been completed or not, and then you
17 consider renewing it. So you don't have carte blanche to
18 say they have to come back in a year and prove they can do
19 the camp, it's really kind of a check for you to see is
20 everything you requested and everything you conditioned the
21 approval upon being met. Is all the information, do you
22 need any more information before you extend it.

23 BOARD MEMBER STAROBIN: The way I see it, we have to
24 look at everything from what if.

25 MR. CAPPELLO: Right.

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2 BOARD MEMBER STAROBIN: It's a big world out there and
3 potentials that can happen. You may decide: Hey,
4 Mamakating is such a crazy place to do business. Let's go
5 to the next county and let someone else take the camp, and
6 then we're stuck with them. So our problem is we're trying
7 to anticipate every possible thing that can happen. And
8 you're saying to us: Well, none of those things are going
9 to happen. And I'm saying how can we come to some sort
10 of compromise?

11 MR. CAPPELLO: Well --

12 MR. WEIN: I have two suggestions. I have two
13 suggestions.

14 MR. CAPPELLO: It's just not if they sell this camp.
15 With these, I mean you have to be pretty uniform, and we
16 have other camps.

17 MR. WEIN: That was my --

18 MR. CAPPELLO: So this camp may say: Give me a
19 general term and I won't do anything. But the next camp
20 comes and says: I want the same terms they have and I am
21 going to have 75 weddings there, and reunions and --

22 MR. WEIN: So I have two possible suggestions. One is
23 either you say, and I'm willing to tell you right now,
24 definitively, as a statement, that we're not going to get
25 any of these maximums. So if you want to accept this

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2 general thing here, and it says 39 but we're not going to
3 do 39, it might be 35, 36, or 34, but I'm definitely not, I
4 can tell you for sure I'm not going to hit the maximum this
5 year, and then let's come back a year from now and we'll
6 talk about it. That's one suggestion.

7 The other suggestion is that we fold the tent right
8 now and that the Town of Mamakating come up with a set of
9 guidelines for all camps, uniform set of guidelines for all
10 camps under which we'll have to operate as all camps will
11 have to operate. We know we're not the only camp that does
12 non-primary camping activities within the campground.

13 There are other camps that do it also. So if we're going
14 to come in here with a set of laws, maybe John's right.
15 Maybe it makes no sense for us to stand here and come up
16 with a set of laws that are just designed for us and
17 everybody is going to do same thing. Maybe the Town of
18 Mamakating has to come up with a set of laws that -- I
19 think that's crazy, by the way, because I think it just
20 makes life for you guys miserable because every camp should
21 have to appear in front of here and prove that what they're
22 doing is right and what they're doing is based on the rules
23 that they want to follow. I'm telling that we'll follow
24 these rules. We will not meet our maximum under any
25 circumstances, or even close to the maximum of 39. And

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2 then a year from now we'll be back here and you're able to
3 say: Listen, Moishe, you know, of the 27 or 28, or
4 whatever number it is, that you did, we didn't hear any
5 complaints except about one of them and the complaint we
6 heard about one of them was this issue. How do we deal
7 with this issue? Or we'll be back in next year and you'll
8 say: Moishe, you did 27 activities or events and there
9 were complaints about all 27. We have to have very strict
10 rules. Or you're going to say: You know, Moishe, we
11 really have nothing to talk about. Here's your permit.
12 Extend it for another year because there were no concerns
13 about anything. Those are the possibilities. And I think
14 that with regard to the Town of Mamakating and the Board
15 and how you get over, how to cast us over the river, so to
16 speak happen, right, how you make this happen, I just think
17 it's a lot easier if you can come up for us and, again, the
18 39 is the number we put in here to try to maximize your
19 thought process. It's not going to happen. If you want to
20 change the 39 to 36, it's meaningless. I think what's
21 meaningful is that we guarantee that we're not going to
22 meet the maximum. Honestly, we're going to live within all
23 the boundaries that we have to live in with regard to our
24 maximum amount of sewage and water. And I'll be back a
25 year from now. Ten months from now. We'll be back here

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2 before January or February. We'll be back here in November
3 looking to say how was our summer. I think that's the
4 fairest way to do it. We're not asking for carte blanche,
5 we're asking for one year and parameters.

6 BOARD MEMBER KELLER: I think what you need to
7 understand, too, is that we have to look out for your
8 neighbors. Your neighbors are the ones that said: Hey,
9 we're worried about the traffic. When you say: Well, we
10 could have 500 cars on the lot and 500 people there, that's
11 a lot of traffic that your neighbors are concerned about.
12 So that's why I think maximums on how many cars, how much
13 traffic there will be, might help. You could have a
14 wedding with 200 people and 150 cars. Yes, the road can
15 handle 1500 cars a day, but if you're taking 500 of those
16 cars, the neighbors are going to be a little upset.

17 MR. WEIN: I love my neighbors and I don't think that
18 we weren't the ones who wanted this traffic study
19 commissioned. That was asked for by the Board of the Town
20 of Mamakating, asked us to pay to have a traffic study
21 done. We paid to have a traffic study done. But for the
22 Board to now say the traffic study that they commissioned
23 should not be used as the guidelines to as what to say and
24 what's not, to me, doesn't make sense. Having said that,
25 having said that, I'm sensing from what you just said about

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2 the number of cars. Again, I will tell that other than one
3 event that I know of which most people come by car and not
4 buses, we don't -- one event, again, that's not a
5 summertime event, but the word event, prior, just one out
6 of all of our events, is the only time that people come by
7 car and not buses of any number, which is our OXC. During
8 summer there are only two days when cars come. That's
9 visiting day for the boys and visiting days for the girls,
10 in which we have security, police security, on Mount Vernon
11 Road parking everybody. We've never had any issue with
12 that, ever. We don't allow people to sit on the road. We
13 get them inside the campus right away. We have Sgt.
14 Alvarez, who is now a legislator, who's the guy who heads
15 our security detail. So we have it all covered. We'll
16 live with that. We'll live with that. We'll live with
17 that.

18 BOARD MEMBER KELLER: I'm just trying to work it out.

19 MR. WEIN: You want a number.

20 BOARD MEMBER KELLER: So if you say the maximum amount
21 of people that you will have or a maximum number of cars
22 that will be at these events, that might help a little bit,
23 smooth things over, so we're not looking at it as 39 events
24 with 500 cars which is what it could be for the next
25 person.

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2 MR. WEIN: Okay. That's something we can talk about.

3 MR. ZEIGER: Again, I don't think we're in
4 disagreement with it. What I don't know is how to quantify
5 it and how to say it.

6 John, maybe you're skilled, more skilled than I am.
7 You've heard the same conversation.

8 MR. CAPPELLO: What I would suggest to the Board, and
9 it may not make you happy, I would like to really get
10 together with the code enforcement officer to look at the
11 definition, look at what you propose and parse it to say
12 what is an event that potentially is accessory or not
13 permitted with a summer camp, what is. I think as the code
14 enforcement officer is saying, what you call an event of a
15 school coming may just be a camp activity that's permitted
16 within the camp activity if a school is coming for three
17 days. So to look at that and get the determination from
18 her and then have the Board and our consultants look at the
19 traffic study. I know you said the traffic study said what
20 the capacity is, but I believe, and Stu and Larry can say
21 better, it also described the traffic generated from your
22 site. So how is what you're proposing different or the
23 same or covered by that. And then based upon that, we can
24 maybe tailor conditions to say this is what we believe is
25 covered. If you want more than this, you'll have to

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2 provide, potentially, discuss some traffic mitigation, if
3 necessary. And the same thing with water and sewer uses.
4 Just examine what we have to see what's encompassed by the
5 SEQRA review we did and come up with something that,
6 hopefully, we can all live with that could allow you to
7 have children there in May, because I don't think that has
8 been an issue yet. It's really defining what these kind of
9 extra events can be and how they impact.

10 MR. ZEIGER: What's proposed here is not the first, is
11 not unique to them, to now. This is what they've been
12 doing for the last several years. So it's not like all of
13 a sudden we're coming here and saying: Well, in the past
14 we only operated over the summer, now we want to operate
15 before and after. They've always operated before and
16 after.

17 And John, I have no objection to what you're saying.
18 I have clients that I might feel differently on and we
19 can't live with any parameters because I know in my head
20 that they're that going to violate. I don't see that with
21 this particular group. So you want to come and say: These
22 are our parameters for a summer camp. You've got to comply
23 with it, as does everybody else --

24 MR. CAPPELLO: Right.

25 MR. ZEIGER: -- you won't hear boo from me.

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2 come back and then by then, hopefully, you'll have some
3 suggestions, you'll see the way we behave, you'll see the
4 way they behave.

5 MR. WEIN: And I would just add, John, we were here
6 last month and the suggestion we're making now is the
7 suggestion that was made last month.

8 MR. CAPPELLO: I made it for you to come up with
9 something. You came up with something --

10 MR. WEIN: Right. The other thing was that we were
11 supposed to get together, go over it before this meeting.
12 So if you're going to sit with the code enforcement officer
13 and Stu or Larry and then we're all going to come back here
14 next month again, it's not going to work again. We have to
15 be able to sit in on this meeting together with you guys so
16 we hack it all out and argue it all out then before the
17 next meeting.

18 MR. CAPPELLO: It's up to the Board to decide if --

19 CHAIRMAN ZAMONSKY: I was hoping that the Board would
20 be able to discuss this, but it's kind of vague, so I
21 didn't feel the need, at that point, to go over it in a
22 workshop. I mean I would certainly prefer, and I think the
23 consultants would as well, having a more precise letter
24 written. We can review this, but I think that'll just
25 extend the process.

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2 My feeling, I don't know how the Board feels, I know
3 that your special use permit is up. I'd like to get it
4 done sooner rather than later, but I also don't want -- for
5 me, at this point, I'm comfortable with extending it for a
6 year and talk in November. I don't know, I was originally
7 thinking six months, but it comes right in the middle of
8 the year.

9 MR. WEIN: Summer.

10 CHAIRMAN ZAMONSKY: Yes. Just to help move things
11 along.

12 BOARD MEMBER KELLER: Can we put an expiration date on
13 that?

14 CHAIRMAN ZAMONSKY: What's that?

15 BOARD MEMBER KELLER: Can we put an expiration date?

16 CHAIRMAN ZAMONSKY: Well, it's one year from today.

17 I mean we still have to look at SEQRA and a number of
18 items. I mean I would prefer you get it done before your
19 season even though we're giving you a year, but ...

20 MR. ZEIGER: And again, if you have something done and
21 you want us to come by and say, We'd like to amend what we
22 approved on this, I'm sure we're going to come back. I
23 mean they're living in the town.

24 MR. WEIN: You know the address. We'll be happy to.

25 MR. TURNER: Are you suggesting extending the permit

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2 as you approved it?

3 CHAIRMAN ZAMONSKY: That was my next question.

4 MR. CAPPELLO: Yes.

5 CHAIRMAN ZAMONSKY: Then where do we fall as far as
6 this document that we've just received?

7 MR. CAPPELLO: Well, I think there's two options. One
8 is that the Applicant asked you to approve it based upon
9 the parameters they provided which, at the very least, I
10 don't think seven we could do because I don't think the
11 code enforcement officer can grant a variance from the
12 provisions. But that's one option.

13 The other option would be to say you re-up the permit
14 based upon the conditions you have, which would give five
15 events. So at least for May you can schedule your events,
16 and hopefully, in February or March maybe we can come up
17 with something more definitive.

18 CHAIRMAN ZAMONSKY: Yes. I mean I don't know how --

19 MR. CAPPELLO: Amend it then you would get a year from
20 that based upon the new terms. So it would give you at
21 least some leeway, walking out of here, that you can
22 schedule five events --

23 MR. ZEIGER: Five events --

24 MR. WEIN: If we do May, then let's do not five. If
25 you divide 39 in half you get 19 and 19. I don't mean this

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2 year. I know don't need 19 between May and June. I would
3 probably only, this year, at the maximum, ten, maximum.

4 CHAIRMAN ZAMONSKY: And that's with the understanding
5 that you'll be coming back more or less immediately to
6 resolve the issues so that you can have this implemented.

7 MR. WEIN: Yes, correct.

8 BOARD MEMBER STAROBIN: Also, we are going to Phase 2
9 of our zoning where we're going to be updating our
10 definitions regarding camps and everything. You'll have an
11 opportunity at the public session to comment on it also, so
12 this one year extension would dovetail with that.

13 MR. ZEIGER: It would have to.

14 CHAIRMAN ZAMONSKY: Could we -- go ahead.

15 BOARD MEMBER GREEN: I'm agreeing with him.

16 CHAIRMAN ZAMONSKY: Okay. Are we able to modify it to
17 those ten events?

18 MR. CAPPELLO: Yes.

19 MR. ZEIGER: I'm happy to give him something, but I
20 don't know where that leaves us. If you want to say ten
21 events between May 15 and June --

22 MR. WEIN: June 15.

23 CHAIRMAN ZAMONSKY: That's what I'm saying.

24 MR. CAPPELLO: Yes.

25 MR. ZEIGER: Which is fine. But what happens in

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2 September and October?

3 CHAIRMAN ZAMONSKY: You guys are going to come back
4 and get a finalized document.

5 MR. WEIN: February, March.

6 MR. ZEIGER: February, that's one month.

7 MR. WEIN: Yes.

8 MR. ZEIGER: I mean I don't want to come back. If you
9 say to us, We have our parameters, here they are, let's
10 come at the next meeting and discuss it, I'm happy do that
11 that. But I'm just worried that we're going to set a date,
12 February, March, and then February, March, we're coming
13 back and discussing --

14 CHAIRMAN ZAMONSKY: So what we're saying is we're
15 going to modify the original resolution for ten events and
16 if you don't modify it before your year is up that's all
17 you're going to get for the summer.

18 MR. WEIN: From May to June.

19 CHAIRMAN ZAMONSKY: From May to --

20 MR. WEIN: May 15th to June 25th. Then what happens
21 from end of August 'til October?

22 CHAIRMAN ZAMONSKY: You're going to come back and get
23 that all straightened out.

24 MR. CAPPELLO: So long as it's straightened out. If
25 we can't come to an agreement --

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2 CHAIRMAN ZAMONSKY: Right.

3 MR. CAPPELLO: But I don't --

4 CHAIRMAN ZAMONSKY: So they can move forward and get
5 their --

6 MR. WEIN: But the suggestion that you had, John,
7 about getting together --

8 MR. CAPPELLO: We will do that. We will have
9 something for you to go over and discuss, if the Board's
10 okay with it, at the February work session. Then we can
11 hash it out. If we have something out that the consultants
12 and one representative from the Planning Board wants to
13 present to the entire Planning Board so they can consider
14 at the February meeting, that would be great. If it takes
15 March, maybe it'll take March.

16 MR. ZEIGER: So we can only sit back and wait for
17 somebody to contact --

18 MR. CAPPELLO: I will tell you that I will meet with
19 Mary and have something in writing to this board before the
20 work session that we could either provide to you right
21 before the work session or discuss at the work session.
22 I'll try to get it to you, the best to get to you before --

23 MR. ZEIGER: Can we have a date?

24 CHAIRMAN ZAMONSKY: It's the second Tuesday in
25 February.

1 - CAMP OHEL, INC. -

2 MR. CAPPELLO: No. It's changed because --

3 MR. WEIN: It's changed?

4 MR. CAPPELLO: It's the 16, February 16th.

5 MR. WEIN: At what time?

6 MR. CAPPELLO: It's in the morning.

7 MR. TURNER: Ten a.m.

8 MS. FRANCK: Ten a.m.

9 MR. PAGGI: February 16th at ten a.m.

10 MR. ZEIGER: February 16th. 2-16, what time?

11 MR. CAPPELLO: Ten a.m.

12 CHAIRMAN ZAMONSKY: So this is what we're going to be
13 voting on. We're going to vote on extending the special
14 use permit for one year and modifying the language
15 pertaining to events from five events to ten events.

16 MR. WEIN: Between May 15th and the end of June.

17 CHAIRMAN ZAMONSKY: We're just going to extend it for
18 a year. You have those ten. If you use them then or
19 throughout the rest of the summer, that's fine. But the
20 intent is to come back and get your full resolution.

21 MR. WEIN: So February or March, right.

22 CHAIRMAN ZAMONSKY: Now, do I need to add any language
23 to that before ...

24 MR. CAPPELLO: Yes. I will write up the provisions
25 based upon the prior resolution we had. There are some

1 - CAMP OHEL, INC. -

2 word changes because it said: All camp activity for the
3 2015 shall cease as of September 1st. I mean I will put:
4 2016 shall cease as of October 15th, 2016 with no more than
5 ten additional special events occurring during the 2016
6 season. Then if we amend it between now and the start of
7 your season to a different number we'll amend it. But that
8 would give you the ...

9 CHAIRMAN ZAMONSKY: Do I have a motion?

10 BOARD MEMBER KELLER: Motion.

11 CHAIRMAN ZAMONSKY: Pat.

12 BOARD MEMBER GOODMAN: Second.

13 CHAIRMAN ZAMONSKY: Alex.

14 All in favor?

15 (Aye.)

16 (The motion was agreed and carried.)

17 MR. WEIN: Thank you.

18 MR. ZEIGER: I'm sorry we kept you so long. I thought
19 it was going to be a quick meeting.

20 (Time noted: 7:54 p.m.)

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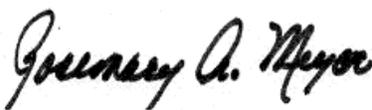
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REPORTER'S CERTIFICATION

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 Camp Ohel, 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: February 16, 2016

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