

In The Matter Of:
Town of Mamakating
Planning Board

Camp Shaarey Chedva
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 SHAAREY CHEDVA AMENDED SITE PLAN
Tax Map Section 1; Block 1; Lots 30.9
Mountain Residential Agricultural Zone

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Town Hall
Town of Mamakating
January 26, 2016
7:55 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: ALLEN FRISHMAN, on behalf of Applicant

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

Reported by: Rosemary A. Meyer

1 - CAMP SHAAREY CHEDVA -

2 CHAIRMAN ZAMONSKY: The next applicant is Camp Shaarey
3 Chedva.

4 MR. FRISHMAN: Right, Chedva.

5 CHAIRMAN ZAMONSKY: Amended Site Plan, Tax Map Section
6 1; Block 1; Lot 30.9 in the Mountain Residential
7 Agricultural Zone.

8 MR. FRISHMAN: Good evening. My name is Allen
9 Frishman and I'm representing Adler Engineers tonight.
10 We're here to ask for a site plan approval, that's what the
11 project is about, for a mikvah, private mikvah, that only
12 the campers will be using. This is not open to the public.
13 That building is 30 by 70.

14 I just want to bring a couple things out. We're also
15 developing a parking lot that's needed because apparently
16 there's a problem with cars parking along the road that we
17 want to eliminate. That parking lot is 70 by 120. It can
18 accommodate 24 cars. The surface of that will not be
19 paved. It will probably be crusher run, that type of
20 material. It does have some velocity, and that'll handle
21 some of the rainwater.

22 Now, the mikvah and the parking lot are planned in a
23 relatively level area. I did walk the area to just check
24 the site plan recently. The roadway is a 12 foot wide
25 roadway. I know it says construction access, but that'll

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2 be a permanent road, obviously, to get to the parking lot.
3 That's about 6600 feet and about 12 foot wide.

4 Just doing a very rough calculation, the area of
5 disturbance is less than a half acre, about 17,000 square
6 feet. So I think I want to discuss the possible mandatory
7 SWIPP with the Board.

8 I did just get the comment sheet this afternoon so we
9 didn't have time to really prepare anything, but I do see
10 that we need the erosion control plan. Based on our map of
11 disturbance, it really is an insignificant amount. It's
12 very -- it's small.

13 The wetlands that's shown on our site plan, it's about
14 550 feet away.

15 I know some of the questions that you're probably
16 going to ask is population. The camp has about 28 families
17 in the summer and the student population never exceeds 200,
18 and the time of operation is June 26th 'til Labor Day.

19 I also see that we are missing a bulk table which is
20 one of the comments and requirements in your site plan
21 elements.

22 The mikvah is also 300 feet back from the road so it's
23 not really right up there that's quite visible.

24 And as far as sewer concerns, we do have a 15,000
25 gallon septic tank on one side of the property. That's

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2 what we're going to use for this. The water in the mikvah
3 is not constantly dumped and changed like a regular
4 bathtub. Because of the collection of the rainwater and
5 because of the collection of the well water and the mixing,
6 it's constantly filtered. So most mikvahs are not dumped,
7 and the water changed maybe once or twice in the summer.
8 That's typical policy.

9 I did want to talk to the Board about one of the
10 comments in the elements on the site plan was that the
11 requirement is to have two foot contours and our site plan
12 shows four foot contours. I don't know that there's a
13 waiver that you -- let's see. It's 199-48 J, that the
14 Board can waive that. To bring down the contours to two
15 foot now, just doing an interpolation, would be quite
16 considerably expensive, and to have a fly over. I'm just
17 asking that if the four foot contours would work, we're not
18 doing any substantial development with a lot of homes and
19 roads, so if we can agree on that tonight that would be
20 helpful.

21 I can answer some of the questions from your engineer
22 if you'd like me to do that. Or do you want to ask me
23 questions first?

24 CHAIRMAN ZAMONSKY: Yes. I think this the first
25 meeting. I think we're just kind of bringing the Board up

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2 to speed with the project. I know there's a number of
3 questions that the consultants had as far as the buildings
4 of the camp, the usage of the mikvah. I'm mean are you
5 going to have showers in it, as well?

6 MR. FRISHMAN: Typically, you have showers in the
7 mikvah. But what happens is either the students shower in
8 their bunks or they shower in the mikvah. So it's not
9 going to cause an increase in usage, it's one place or the
10 other. And normally, what they'll do is they'll wake up in
11 the morning and go right to the mikvah, shower there and
12 then go into the mikvah then.

13 CHAIRMAN ZAMONSKY: So there will be facilities within
14 the mikvah building, as well?

15 MR. FRISHMAN: They'll be some showers and bathrooms.
16 You have the facility in the mikvah, yes.

17 CHAIRMAN ZAMONSKY: Okay.

18 Larry or Stu, do you want to kind of walk through some
19 your comments?

20 MR. PAGGI: Do you want to start?

21 MR. TURNER: Well, actually, I can start. My comments
22 are clearly simple and straightforward, which is you noted,
23 we weren't quite sure -- I mean it's fairly clear from the
24 plan you had given us, it's an old plan but it shows pretty
25 clearly what you were proposing. We weren't clear that

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2 this was, as you described now, a camp with 28 families and
3 up to 200 people at maximum?

4 MR. FRISHMAN: Yes, never exceeds 200.

5 MR. TURNER: We didn't know that. Our main comment
6 was, it wasn't even a comment yet because we had not really
7 understood all of what was being proposed. We wanted to
8 have a report from the Building Department to know what on
9 this site, because it was an old plan, what on this site
10 was actually previously approved, what was new and whether
11 the plan met the criteria of the code which you acknowledge
12 that you asked for a waiver. The Board could do that, but
13 I think we wanted to have this discussion first before I
14 think we even ask the Board to do that. So our comments
15 were really more toward making sure that the submission was
16 complete and accurate and consistent with the zoning and
17 that we understood what it is that was being proposed.

18 I thought I had tried to send you over, I think, our
19 comments. But they were fairly straightforward, and you
20 seem to be aware of all the criteria for the site plan
21 submission. So that was it. We didn't comment on the
22 specifics of the plan itself until we understood it better.

23 CHAIRMAN ZAMONSKY: Thank you.

24 MR. PAGGI: I think the way that we're looking at
25 this, we didn't prepare detailed comments either. We're

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2 looking at this as like a presubmission conference. What
3 we're trying to do is help identify, and you're asking some
4 appropriate questions for this meeting, what are some of
5 those items that may or may not be waivable. Once we give
6 the Applicant some guidance on that then the next step
7 would be for him to make a submission to the building
8 inspector for a review relative to whether or not the plans
9 meet the requirements of all the site plan criteria. All
10 the zoning provisions. I'm sorry.

11 In particular, one item that was mentioned was the
12 topography. I would agree that I don't believe that a
13 detailed topography is required for the entire site, but I
14 think that a detail topography is required for the
15 construction area. So that would be my recommendation to
16 the Board, that detail topography be provided in any areas
17 where improvements, and maybe at least 50 feet beyond the
18 areas of improvements, so we can get an idea of what's
19 happening past the areas where there's going to be
20 disturbance. And then you could use the existing
21 topography that you have for the balance. So that may be
22 one piece of information that we could give you that would
23 be helpful in developing your next submission.

24 The other thing that we could tell you is that we will
25 require some form of drainage evaluation for any new

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2 impervious area, any change of land use, really. It can be
3 a simple evaluation if that's all that's warranted. If
4 it's simply a matter of stating that you're proposing a
5 gravel area and there's going to be a land use change to
6 compensate the curve number, downstream or downslope you're
7 converting an area to something with a lower curve number,
8 it could be something very simple. The roof runoff would
9 be something that would have to be managed somehow. Maybe
10 there's opportunity for an infiltration practice or
11 something, a dry well. So we'll all for keeping it simple,
12 but it's got to be dealt with.

13 MR. FRISHMAN: So can I interject?

14 MR. PAGGI: Sure.

15 MR. FRISHMAN: So you're not looking for a full-blown
16 SWIPP.

17 MR. PAGGI: We're looking for a SWIPP if you have more
18 than an acre of disturbance. It doesn't sound like you're
19 getting there. So that's the threshold that we would be
20 looking for.

21 MR. FRISHMAN: So just a report would do?

22 MR. PAGGI: A drainage evaluation, yes.

23 And we'll be looking for you to document very clearly
24 your area of disturbance and providing the calculated area
25 on the plans.

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2 Now, I think our other comments are pretty
3 self-explanatory. They're just some preliminary for us to
4 get out there, to start thinking about does the building
5 have to be ADA accessible. If so, show that there's
6 provisions. If it does, then the gravel isn't going to cut
7 it. You've going to have to have something better in at
8 least the handicap parking space and your accessible route,
9 things like those. Again, we're just trying to throw some
10 things out to start thinking about. A lot of what happens
11 here is going to hinge upon what our code enforcement
12 officer says is the status of the existing site, so I'll
13 leave it at that.

14 CHAIRMAN ZAMONSKY: Great. Thank you for the summary.
15 John, you have something?

16 MR. CAPPELLO: Yes. I just would reiterate what Larry
17 and Stu said about the use. We really need to determine
18 what this facility was approved.

19 You said the 200 children will not reside with their
20 family, they will reside in bunkhouses?

21 MR. FRISHMAN: In the dormitories. I mean families
22 are there.

23 MR. CAPPELLO: Now, they stay in --

24 MR. FRISHMAN: -- and some teachers.

25 MR. CAPPELLO: -- bungalows or --

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2 MR. FRISHMAN: Just to verify, because Dave Rose is
3 the caretaker, the students stay in the dorms and --

4 MR. ROSE: The students stay in the dorms and the
5 families have their separate bungalow. And it's basically
6 where my students that sleep in the bunkhouse, they go out
7 during the day to another camp to do their studies and
8 whatnot and then they come back about five o'clock, they
9 eat their dinner and go to bed.

10 MR. PAGGI: You're talking about the younger kids.

11 MR. ROSE: The younger kids.

12 MR. FRISHMAN: The older kids stay on the grounds.

13 MR. ROSE: The older kids stay on the grounds and do
14 their study at the camp.

15 MR. FRISHMAN: There needs to be a separation between
16 the families and the students because there's women
17 involved, and that's why they separate the two.

18 MR. CAPPELLO: Okay. I think we just need to find out
19 what it was approved for, what were the parameters of the
20 initial special permit, if anything, that was granted for
21 it so we can determine what the next steps are and what the
22 procedure is going to be. This is an amendment probably of
23 a special permit. Unless it was approved as a bungalow
24 colony, then we may have to reapprove the entire thing.
25 But --

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2 MR. FRISHMAN: Dave, do you know if it was approved as
3 a camp?

4 MR. CAPPELLO: Well, we're trying to pull the record.

5 MR. FRISHMAN: Oh, okay.

6 MR. CAPPELLO: And the other thing you should know is
7 that if there is any construction there that wasn't
8 approved, that was built there after a site plan approval
9 was granted, then that goes towards your SWIPP calculations
10 of disturbance and we'd have to consider that. So that's
11 going to be the important first step. There's a lot of
12 work that we have to do just to confirm that everything out
13 there has been reviewed and approved and is located where
14 it's supposed to be and how the use fits in the zoning
15 code. Once we have that determination, which should be
16 fairly soon, then the Board can look at the specifics set
17 forth in Larry and Stu's memo.

18 MR. FRISHMAN: Is it typical that after the evaluation
19 from the Building Department that we come to a workshop or
20 do we come back to the Planning Board?

21 MR. CAPPELLO: If it's necessary. We'll determine.
22 If it turns out that everything except the mikvah and the
23 parking lot was approved then you're just amending your
24 special use permit, then it may be a memo to address the
25 specifics of it. So until we know we don't.

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2 CHAIRMAN ZAMONSKY: And also know that there's a
3 number of other items that can be addressed in the workshop
4 outside of whatever the building inspector's determination
5 is. So at this point my recommendation would just be to
6 come on the 16th of February for the workshop.

7 MR. FRISHMAN: Maybe a little later. I'll be in
8 Florida.

9 CHAIRMAN ZAMONSKY: That's fine. it sound like you
10 have a number of things that need to be get out of the
11 plan, so it might be March.

12 MS. FRANCK: So then call. Call the office for the
13 March meeting.

14 MR. CAPPELLO: We're willing to travel.

15 MR. FRISHMAN: I've got plenty of room. We'll hold
16 the meeting down there. You don't worry about snow.

17 So Thank you.

18 CHAIRMAN ZAMONSKY: Thank you. We appreciate it.

19 (Time noted: 8:11 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 Camp Shaarey Chedva., 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 27, 2016

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