

In The Matter Of:
Town of Mamakating
Planning Board

Camp; Echo Amended Site Plan
June 28, 2016

Jeric Corporation
Court Reporting Services
P.O. Box 385
Narrowsburg, NY 12764
(845) 252-3515

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TOWN OF MAMAKATING
PLANNING BOARD MINUTES

June 28, 2016

TOWN HALL

MAMAKATING, NEW YORK

PLANNING BOARD MEMBERS :

STANLEY ZAMONSKY, III, Chairman

MORT STAROBIN, Board Member

ALEX GOODMAN, Board Member

RICHARD GLISSON, Board Member

LORRENCE GREEN, Board Member

PATRICK KELLER, Board Member

ERIC COLLIER, Board Member

LINDA FRANCK, Secretary

JOHN CAPPELLO, ESQ., Attorney

MAX STACH, AICP, Planner

LAWRENCE PAGGI, P.E., Engineer

JERIC CORPORATION
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P.O. Box 385
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Reported by: Rosemary A. Meyer

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* * * * *

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

- - - - - X
CAMP ECHO AMENDED SITE PLAN
Tax Map Section 10; Block 1; Lot 50.1
Burlingham Residential Zone
- - - - - X

Town Hall
Town of Mamakating
June 28, 2016
6:03 P.M.

PLANNING BOARD MEMBERS:

STANLEY ZAMONSKY, III, Chairman

MORT STAROBIN, Board Member Acting

ALEX GOODMAN, Board Member

RICHARD GLISSON, Board Member

LORRENCE GREEN, Board Member

PATRICK KELLER, Board Member

ERIC COLLIER, Board Member

LINDA FRANCK, Secretary

JOHN CAPPELLO, ESQ., Attorney

MAX STACH, AICP, Planner

LAWRENCE PAGGI, P.E., Engineer

Also Present: Alexander L. Betke, II, Esq.,
on behalf of Applicant

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

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1 - CAMP ECHO -

2 CHAIRMAN ZAMONSKY: Do I have a motion to open the
3 Town of Mamakating Planning Board meeting for June 28th?

4 BOARD MEMBER KELLER: Motion.

5 CHAIRMAN ZAMONSKY: Pat.

6 BOARD MEMBER GREEN: I'll second it.

7 CHAIRMAN ZAMONSKY: Lorry.

8 All in favor?

9 BOARD MEMBER GREEN: Aye.

10 BOARD MEMBER KELLER: Aye.

11 BOARD MEMBER STAROBIN: Aye.

12 BOARD MEMBER GOODMAN: Aye.

13 BOARD MEMBER GLISSON: Aye.

14 BOARD MEMBER COLLIER: Aye.

15 CHAIRMAN ZAMONSKY: Aye.

16 (The motion was approved and carried.)

17 CHAIRMAN ZAMONSKY: The first applicant is Camp Echo,
18 Amended Site Plan, Tax Map Section 10; Block 1; Lot 50.1
19 and .3 in the Burlingham Residential Zone. The property is
20 located on Echo Road.

21 You can come on up.

22 Can everybody please turn their cell phone off, as
23 well?

24 MR. BETKE: Good evening.

25 CHAIRMAN ZAMONSKY: Good evening.

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1 - CAMP ECHO -

2 Maybe if there are any questions from the Town right
3 now?

4 MR. CAPPELLO: If the Board wants to.

5 CHAIRMAN ZAMONSKY: There were a couple of comments I
6 saw from Mary, which you've addressed some of them.

7 There's shipping containers out there that she
8 noticed, as well.

9 MR. RAMUNNI: The owner has made arrangements for them
10 to be hauled off. The carting company hasn't come out to
11 get them. It should be either today or tomorrow, probably.

12 CHAIRMAN ZAMONSKY: Okay.

13 Does the Board have any other questions? We can go
14 through some of the consultants' comments, as well, if
15 you'd like.

16 John and Larry, do you want to kind of catch the Board
17 up, what Larry stated, what's still outstanding?

18 MR. CAPPELLO: The issue, just to bring the Board up
19 to speed, at our last meeting, May 24th, we granted a
20 conditional approval to this subject to the Applicant
21 satisfying several conditions that were set forth in the
22 record, including but not limited to addressing the
23 comments in a letter that our Planning Board engineer,
24 Larry Paggi, had available that day which included,
25 among other things, that the evidence of Health Department

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2 approval had to be submitted as a condition of a site plan
3 approval. As we've heard, as of Tuesday, this evening,
4 that approval hasn't been issued. We don't have any
5 evidence. So that's one condition that hasn't been
6 satisfied.

7 Another condition that ran throughout all the
8 approvals was installation of silt fencing. The Applicant
9 had relayed to us that that would be installed
10 appropriately around the dirt piles in the site. Building
11 Inspector Mary Grass was out there today. Per e-mail, it
12 was stated to us that that was first installed on Friday,
13 June 24th, but Miss Grass has inspected it and that wasn't
14 installed correctly. There are gaps there. There are
15 photos. I'll let Larry speak to the details of that. So
16 that condition has not been complied with.

17 When she went to the site last Thursday, she saw that
18 there were shipping containers on the site which were not
19 part of the site plan approval, were not part of any
20 approval this Board granted. So in order to satisfy the
21 conditions and have a site plan, those shipping containers
22 have to be removed. By e-mail, Friday afternoon, the
23 attorney for the Applicant stated they were being removed,
24 but as of Tuesday evening we've just been advised that
25 they're still there.

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2 There are other conditions, as I said, that Larry will
3 review. But with that, the Applicant hasn't complied with
4 the conditions of the site plan approval, therefore,
5 there's no site plan approval for the various buildings
6 that were built but not approved. So the occupancy of all
7 of those buildings, without satisfying the conditions, is
8 in violation of the requirement for site plan and in
9 violation of the town code. So I mean the Applicant can
10 attempt to address it.

11 As you're aware, since the May 24th meeting, when you
12 scheduled the improvement, the Applicant relayed that they
13 would have the conditions satisfied by June 14th,
14 demonstrated to the consultants at the consultant's
15 workshop held on June 14th to assist the Applicant to meet
16 those conditions. That wasn't demonstrated on the 14th so
17 the consultants called the Planning Board chair,
18 Mr. Zamonsky, to ask for the authority to hold another
19 meeting, which I believe was June 21st, the following week,
20 to see what progress had been made. That meeting did
21 occur, and there were still several items that had not been
22 addressed. It appears as of tonight, those items have not
23 been addressed. So any occupancy of those buildings is
24 illegal and not pursuant to the site plan approval.

25 CHAIRMAN ZAMONSKY: Okay.

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2 MR. PAGGI: My turn.

3 As John said we had a list of conditions at our last
4 Planning Board meeting in March. We met on June 14th at a
5 workshop just to identify whether those conditions had
6 actually been addressed. Some relatively easy items, like
7 installing silt fence around the soil stockpiles and
8 removal of the gravel driveway, for those simple items,
9 what's happened is it wasn't done by the 14th. We arranged
10 another meeting on the following Tuesday to try to get some
11 additional items addressed. We were told that while we
12 were at that meeting that the silt fence was being
13 installed. Mary was out at the site that day, or a
14 following day, and it still was not installed. We got
15 photos today of silt fence improperly installed, not keyed
16 into the soil; rocks holding the bottom; in some places,
17 the bottom flapping in the breeze. Again, these are simple
18 things, but they're not being complied with.

19 We all acknowledge there was a lot of heavy lifting
20 that had to take place at that last Planning Board meeting.
21 That got further complicated just prior to our first
22 workshop meeting on the 14th when we had communication with
23 the Department of Health who advised us that there were
24 multiple buildings that were not in conformance with their
25 permit requirements. There were preexisting buildings that

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2 had bunks that were either an area that were not previously
3 intended for use for sleeping quarters or there were
4 additional bunks in areas that were used as sleeping
5 quarters. That's above and beyond the ones that we
6 recognize that weren't previously approved. There were
7 some buildings that were actually converted to use as
8 bunkhouses, like the laundry building.

9 The Health Department confirmed some of Mary Grass'
10 and my concerns from an earlier site inspection. There was
11 some sewage disposal work being done, perhaps without a
12 permit. The Health Department confirmed that the laundry
13 facility sewage system had been installed and had not been
14 approved. The project engineer was made of aware of that,
15 and I believe it continues to be progress with the Health
16 Department to try to qualify those designs by actually
17 going out and doing field testing.

18 So there's a lot of work that's happening. I don't
19 think any of us here at this table would argue that the
20 project engineer hasn't been diligent in trying to pursue
21 some of that work, but there's items that still are not
22 complied with that we thought were going to be with
23 complied by the 14th. And really, the most significant of
24 those items is Health Department approval. It's not even
25 something that we're going to be reviewing. We're just

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2 really looking to the Health Department, whether they've
3 been satisfied with certain items, and those are really the
4 most key. As I said, the significance of that became even
5 more pronounced when we found out that there were
6 structures that were being used for other than their
7 approved use. That has implications back to our building
8 department, that the COs that were issued for those
9 structures are potentially no longer valid because the
10 buildings aren't being used as what they were permitted
11 for.

12 I don't know what else to say to the Planning Board.
13 We met with them on the 14th, we met with them again on the
14 21st, and there are still some items to be addressed.

15 MR. BETKE: Can I comment on some of that?

16 My name is Alex Betke. I'm a partner with Wilson,
17 Elser, Moskowitz, Eldeman and Dicker, the Applicant's
18 attorney.

19 I spoke directly to Michelle, the district director,
20 Michelle Brown, from Department of Health, about an hour
21 ago, just asking where things stood. She said the person
22 that she assigned it to within her office has been out and
23 is back tomorrow, but that we had approval, conditional
24 approval, which she said is pretty typical. They were
25 waiting from, last week, a certificate, a CPR certificate

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2 from one of our aquatics directors at the camp, which they
3 have in their possession. Just physically processing the
4 Department of Health certificate is something she needed to
5 wait for her person to come back in tomorrow. So I'll be
6 following up with her tomorrow so that I can get that in
7 writing and get that over to you. But essentially, she
8 told me on the phone that we are approved. The State
9 hasn't come and said no to us. But we are there.

10 We do appreciate, and I know your engineer's comments,
11 that we are working towards any -- this is a big camp. I
12 mean they have 300 employees alone just working there right
13 now at the camp. The June build-up to the kids coming in,
14 there's a lot to get done in a short period of time. So we
15 do appreciate your willingness to work with us and know
16 that the camp is trying to do its best to satisfy all of
17 the conditions and bring this back up to full compliance
18 with the Town. We appreciate all the special meetings and
19 attention that you have given us. We don't want you to
20 think we don't, because we do. We appreciate everything
21 that you've done for us.

22 We'll get our contractors back out and install the
23 silt fence properly.

24 I know the seeding was done on the exit road. They're
25 going to bring in more dirt and re-dirt it. I know one of

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2 the comments was that there's still rocks in it. So --

3 MR. RAMUNNI: I believe the update on that is that the
4 owner brought in some loads of topsoil. It was dumped off
5 yesterday, but he hasn't been able to spread it because of
6 the rain. Certainly, we have to wait until dries out so
7 you don't have mud.

8 MR. CAPPELLO: The photos do demonstrate topsoil
9 there. That's one the of photos that Mary took today, that
10 there is topsoil, piles of topsoil.

11 MR. BETKE: So I just want to let you know the camp is
12 trying to work. I mean the ramps are installed, the ADA
13 compliant ramps. I mean it is all there and we are working
14 through as quick as we can while we work to get the camp up
15 and running to accept the children.

16 So I think that is some of the updates that we can
17 provide relative to that.

18 I do have an actual e-mail from the shipping company
19 that just said that -- it's one of those storage containers
20 that you would have for your own house. You had extra bunk
21 chairs and other material that they were storing. It's
22 like one of those pods. So the pod company, we've asked
23 for them to come in and remove it. They're just going to
24 store stuff off site somewhere else. But that's all the
25 storage containers were, were just storage, one of those

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2 pods that you would get for your house when you're trying
3 to move out or do whatever. The company's indicated that
4 it picks them within five to seven days of a request, so
5 we're within the time period

6 MR. RAMUNNI: Can I ask a question about that? Is
7 that needed, planning and zoning approval, to bring on a
8 temporary pod?

9 MR. CAPPELLO: It's a storage container. You may call
10 it a temporary pod, but under the code, as determined by
11 our building inspector, it's a storage container. Storage
12 containers aren't permitted on the site.

13 MR. RAMUNNI: No time frame. If you want to bring one
14 in to --

15 MR. CAPPELLO: Storage container is one thing, and
16 that's not permitted. Whether it's a temporary, I don't
17 know. But that's something you'll have to -- it's not
18 shown on the site plan, it's not part of the site plan
19 approval. There's no authorization for it to be there. So
20 that's a discussion that the code enforcement officer will
21 have to have --

22 MR. BETKE: We're getting rid of that.

23 MR. RAMUNNI: Yes. But for future, I don't know
24 if ...

25 BOARD MEMBER STAROBIN: My concern are these buildings

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2 that are not in compliance at this point?

3 MR. RAMUNNI: Noncompliant from a DOH standpoint?

4 BOARD MEMBER STAROBIN: Well, what's our situation
5 with that, Larry? Which buildings are noncompliant, and
6 their purpose?

7 MR. PAGGI: There are several buildings that are
8 noncompliant. The ones that come to mind are the laundry
9 room which was converted to sleeping quarters; the yurt,
10 which was a tent type structure that was converted to
11 sleeping quarters, and varsity lounge that was converted to
12 sleeping quarters. That's on, I think on the boys'
13 section. I think there also was in the girls' section
14 there was a seniors' lounges that may have been converted,
15 as well. There are several buildings that the project
16 engineer's first of all, are going to have to demonstrate
17 to the Health Department that there's adequate sewage
18 capacity for them. He's also going to have to address any
19 building concerns that the Department of Health has because
20 the Department also inspects the actual construction of the
21 building, how it's set up for safe use for a camp. And
22 he's also going to have to deal with our Building
23 Department to make sure that they're permitted through
24 proper certificate of occupancies, which they currently
25 wouldn't have for those uses. I mean obviously, the

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2 laundry building was a laundry building; now it's sleeping
3 quarters.

4 As an example of a sewage disposal system, there was a
5 system that was installed without any approvals. So now
6 the project engineer's got to go back and basically prepare
7 a design to reflect what's in the ground to try to qualify
8 to the Department of Health that there's adequate capacity.

9 In addition to that, there's the other buildings that
10 have additional bunks that I believe that the Health
11 Department is saying your SPEDIS permit doesn't reflect the
12 flow associated with this number of bunks, we need you to
13 demonstrate that you have adequate capacity. So I think
14 there's a lot of things that are happening between the
15 Applicant and the Department of Health. We've asked that
16 we be copied on correspondence. I don't know if there's
17 been correspondence or whether you've just been meeting
18 with them. But we didn't know Friday whether they had a
19 permit, we didn't know yesterday if they had a permit. We
20 found out just prior to the meeting night that they don't
21 have a permit.

22 BOARD MEMBER STAROBIN: This might be a tough
23 question, but I remember last year when you first came to
24 us. I mean what a mess it was, and I'm impressed you got
25 this far.

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2 Larry, what percentage of the total project do you
3 think they've completed up to this point? If you could put
4 a number on it.

5 MR. PAGGI: Well, you know what? That is a hard
6 question because the project seems to have grown as it's
7 progressed because different things have been uncovered.
8 Like there's new things that came up after our March
9 meeting with the conversations with the Health Department
10 that these buildings had been converted. I don't know that
11 I can give you --

12 MR. BETKE: I think we've been clicking off a number.

13 MR. PAGGI: There's been a lot of work done.

14 MR. BETKE: A number --

15 MR. PAGGI: I think it's fair to say that there's been
16 a lot of work done.

17 Just because I have poor memory, before I forget
18 something just entered my head, one of the things we also
19 talked about at 14th workshop was the dam permit.

20 MR. RAMUNNI: Yes.

21 MR. PAGGI: I had gotten those plans that day and took
22 a look at them and we talked about it. The plans show a
23 146 foot long concrete spillway.

24 MR. RAMUNNI: It's an auxiliary spillway that the DEC
25 verbally told us it's an optional thing. We have to get

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2 the paper together to get that. You see that that designed
3 has been revised. It indicates an optional.

4 MR. PAGGI: So one of the things that we've asked for
5 is documentation that the dam work has been accepted by the
6 DEC and appropriately signed off. What the Board has been
7 informed, and which I agree is the policy that I'm accustomed
8 to, the DEC doesn't say yes, we accept your as-built. They
9 just look for a certification from the engineer. Well,
10 Lou's certification said that everything is in compliance
11 with the approved plans, but it's really not. What Lou is
12 telling us, it's in compliance with the approved plans and
13 apparently some field changes that have been accepted. We
14 just need documentation to that effect for our files.

15 MR. RAMUNNI: Which it's going to take a good month.

16 MR. PAGGI: I don't think we're holding anything up
17 for that, but it's just another item on our checklist.

18 So just --

19 BOARD MEMBER STAROBIN: The question is then what do
20 we do now?

21 MR. CAPPELLO: Well, that's what I'd like to go
22 through because this would be great if this meeting was in
23 February.

24 MR. BETKE: Right.

25 MR. CAPPELLO: We would check all these items off the

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2 list. But it's not February. The camp is occupied and the
3 camp doesn't have site plan approval and those buildings
4 are in violation and the code enforcement officer will have
5 to address it. But what I'd like to do is go through the
6 conditions. I have the minutes from May 24, and just
7 reiterate that until these conditions are met, there's no
8 site plan approval and code violations, the Department will
9 have to proceed accordingly to address these violations
10 until they're satisfied and the chairman can sign the plans
11 and COs could be issued.

12 MR. RAMUNNI Could I? Before we move on to this one,
13 this was uncovered last week when I explained to the owner
14 we're going for 19 building permit applications, building
15 permits for 19 buildings, structures, that were built
16 without approvals. A light bulb went off in his head. He
17 ran into the other building and he came back with four
18 actual certificate of compliance building permits that were
19 issued before he bought the property, ranging from, I think
20 2002 to 2006, one of them being the yert, the yert deck and
21 the yert itself. They have a yert on here. This was
22 issued in 2006. Mary Grass found this one. Anyway,
23 there's four decks on site, was four of the 19 that I was
24 saying were never approved. But in fact, they were.

25 MR. CAPPELLO: But the point is that all of this needs

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2 to be documented, all of this needs to be put forth, all of
3 this needs to be addressed --

4 MR. RAMUNNI: Right.

5 MR. CAPPELLO: -- and then we can address it. But we
6 can't discuss --

7 MR. BETKE: This is from the Town, though.

8 MR. CAPPELLO: I understand that. But it wasn't shown
9 on the site plan approval we have. And if it's permitted
10 in --

11 MR. RAMUNNI: But that's --

12 MR. CAPPELLO: Let's go through the conditions because
13 we continually told --

14 MR. RAMUNNI: Wouldn't you have to have site plan
15 approval to get a building permit?

16 MR. CAPPELLO: You would hope back then it would be
17 there. But we don't know.

18 MR. RAMUNNI: Okay.

19 MR. CAPPELLO: We're going back in history and that's
20 part of what this whole exercise --

21 MR. RAMUNNI: Right.

22 MR. CAPPELLO: -- has been. It would have been
23 helpful if your client would have found those a few months
24 back and we wouldn't be having this conversation.

25 MR. BETKE: Or if Mary signed these.

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2 MR. CAPPELLO: Yes, yes, yes.

3 MR. BETKE: If she had made known that they were in
4 her file, too.

5 MR. CAPPELLO: And the other issue is what are they
6 signed for and has the use been converted. Because Mary
7 did say some of these buildings, like the laundry building
8 may have had a CO for a laundry building, but now it's a
9 bunkhouse.

10 MR. RAMUNNI: Right. There's a mixed bag of
11 everything.

12 MR. CAPPELLO: Yes. So that's --

13 MR. BETKE: We're trying to correct everything here.
14 We understand.

15 MR. CAPPELLO: Yes, and we all want to, but it hasn't
16 been corrected yet. That all I'm reflecting.

17 So there were letters available from Mary Grass dated
18 May 24th and Larry Paggi dated March 24th which were
19 conditions of that approval. So prior to signing the map,
20 you're going to have to go through all of those conditions
21 to make sure we have the information.

22 Then at the meeting we discussed certain items with
23 those approvals, which included completing a fire
24 department review to ensure fire protection, emergency
25 access and vehicle circulation was appropriate, and

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2 demonstrating prior to issuance of a CO that all ADA
3 accessibility requirements have been met. So that's
4 something that Mary will have to look at. I know they said
5 they did install the ramp. I know Mary has been out there,
6 but that's one issue that has to be addressed and signed
7 off on.

8 The other one, while we're told there's conditional
9 and verbal approvals, we have no evidence of the New York
10 State Department of Health approval for water supply and
11 sewer disposal systems and COs. So one way or another, if
12 it's a call to Mary to say yes, it's issued and it's
13 forthcoming, but someone from the Health Department has to
14 indicate that to someone at the Town and that hasn't
15 been --

16 MR. BETKE: I know the Town has been communicating
17 because the director did say that you guys have been
18 communicating.

19 MR. CAPPELLO: Yes. And they haven't related to us
20 that yes, this is conditionally approved, at least
21 according to my last conversation with Mary. So that needs
22 to be unequivocally demonstrated to the Town.

23 The gravel drive connected to Dahl Road is to be
24 removed and seeded and mulched. I think that's been
25 discussed, where that is. And hopefully, that will be

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2 completed soon, but that's still an outstanding condition
3 that hasn't been complied with, and that was prior to
4 signing of the plan.

5 Certification, as Larry just mentioned, is to be
6 provided relating to the dam spillway. That's forthcoming.
7 The Board can determine when that's needed.

8 Soil stockpiles associated with the dam work to be
9 silt fence seeded and mulched, that still hasn't been
10 complied with to the satisfaction of the Town.

11 Verification by the building inspector that the area
12 surrounding the wetlands as depicted in the photos
13 submitted and certified by the engineer are correct prior
14 to signing of the site plan, I think that was discussed at
15 one of the work sessions and that may have been addressed.

16 Some kind of conversation with the Highway Department
17 regarding a drainage facility necessary for the drainage
18 structure in Dahl Road --

19 MR. PAGGI: If there's any repairs that need to be
20 made up there.

21 MR. CAPPELLO: -- and the necessary bonds that need to
22 be posted prior to such work being done.

23 Demonstration that the fuel tanks observed at the site
24 during the April 17, 2015 meeting total less than 1100
25 gallons was to be provided. I don't know where --

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2 MR. PAGGI: I think Lou provided a certification to
3 that.

4 MR. RAMUNNI: Yes. I gave you the manufacturer's
5 specs and I gave you photographs of that.

6 MR. CAPPELLO: So those are the ones we have listed.
7 I mean I think those conditions still stand and until
8 they're satisfied, the code enforcement officer will have
9 to take the appropriate action to address the violations.
10 But I don't know, unless you're asking for any
11 modifications, that there's really anything for the
12 Planning Board to do at this point other than wait to hear
13 from our consultants that everything's been addressed.

14 MR. RAMUNNI: Well, the first one you mentioned was
15 the fire department. The owner has tried. They reached
16 out to them four times to try to get them to come to the
17 site. I guess they're just very busy. It's that kind of
18 thing. He doesn't normally do that every year, but he
19 reached out to the fire department for that, for the
20 circulation, that Item No. 1.

21 MR. CAPPELLO: Can you demonstrate that he reached out
22 and coordinate? Because maybe then Larry or Mary can reach
23 out to them and ask for their advice to make sure that gets
24 completed?

25 MR. RAMUNNI: Okay, sure. Sure, we can do that.

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2 We have Item 2, the ADA. We discussed that.

3 MR. CAPPELLO: Right.

4 MR. RAMUNNI: We built a new ramp so that's --

5 MR. BETKE: Would a certification? I mean I know last
6 week we --

7 MR. CAPPELLO: I've mentioned all of these. Some of
8 these may have been taken care of, but I'm mentioning all
9 of them so the Board knows because unless you're asking to
10 modify any them, they're conditions and the chairman is
11 told to sign the sign map, Larry and Mary are going to have
12 to get together and say, Yes, everything has been
13 addressed, you can now sign the map. So if some of those
14 have already been addressed, that's wonderful. But we know
15 they all haven't been addressed. Until they all have been
16 addressed, the chairman can't sign the map. And it does
17 say on the fire, it says prior to CO, that all the ADA
18 accessibility requirements have been met. So that's
19 something Mary can take a look at, if all ADA requirements
20 have been met. The fire department hasn't necessarily
21 gotten out there, that's something that we can address.
22 But we still need that certification.

23 MR. RAMUNNI: So is what we're saying, just kind of
24 put us on the next calendar meeting and then --

25 MR. CAPPELLO: No. The Board took the action to say

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1 - CAMP ECHO -

2 these are the conditional approvals. So unless you're
3 modifying the site plan or asking for anything else, you
4 need to have the engineer and code enforcement say, Yes,
5 it's all been addressed, these maps can be signed. Until
6 those maps are signed and those are addressed, you're in
7 violation. The code enforcement, we'll have to talk to
8 them to see. They may take appropriate action. I don't
9 want to relay that they won't be taking any action. So it
10 behooves your client to address them quickly.

11 MR. RAMUNNI: So step one, we understand verbally, we
12 have something from the Health Department, so we'll get
13 that document and present that to Mary and to Larry, and
14 then somehow demonstrate that the rest of these items are
15 completed. Once we get Larry and Mary's approval after the
16 Health Department, then we can come back to another meeting
17 or --

18 MR. CAPPELLO: No, no. You're at the same place you
19 were at the May meeting except now you're in violation. At
20 the May meeting you weren't in violation because there
21 weren't people occupying it. So you're at risk for
22 appropriate action by the code enforcement until they're
23 completed.

24 MR. PAGGI: What we did after the May meeting is we
25 scheduled a workshop to review all the conditions.

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1 - CAMP ECHO -

2 MR. RAMUNNI: Right.

3 MR. PAGGI: I mean I suppose we could do that again.

4 MR. CAPPELLO: But you know that you wait 'til the
5 workshop schedule, you're not in compliance right now.
6 You're violating the zoning code. You're liable and
7 enforcement actions can be taken, and may be taken. So it
8 behooves you to tell your client not to wait to a workshop
9 meeting or wait for anything, to starting getting
10 documentation that these items have been taken care of in
11 soon as possible. If it turns out at the end we want to
12 get together and go through it. But the ball's in your
13 court.

14 MR. RAMUNNI: Very good.

15 MR. BETKE: I guess the only condition that I think we
16 want to kind of raise with you at this point, then, would
17 be the dam work because obviously, that's going to just
18 take some time to get those submitted to DEC and have that
19 change. So I guess we could have everything else completed
20 and still just be sitting here waiting for the State to
21 react to that, which we think is going to be pro forma.
22 But that could take up to a month.

23 CHAIRMAN ZAMONSKY: So what we're talking about, this
24 is a concrete spillway that's part of a design that was
25 approved by the DEC which was not installed?

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2 MR. PAGGI: Correct. It really has nothing to do with
3 the camp other than if there's a storm the concrete
4 spillway is basically an overflow, that it would protect it
5 from erosion. I don't know if they did it with RipWrap or
6 what the alternate design was. I mean worse case, if
7 something was not considered in the design and it erodes
8 during a storm, then they may not have a lot of water in
9 the lake. I don't know if it's going to impact the camp or
10 not impact the camp, really. I, personally, would have no
11 problem if you wanted to defer that requirement to the
12 subsequent phase of the project or as a requirement before
13 they get any other approvals and just ask them to continue
14 to pursue it.

15 MR. BETKE: We want to get that.

16 MR. CAPPELLO: Does the Board want to modify that
17 condition and set a certain date? Why don't we say August
18 1st?

19 MR. RAMUNNI: Yes.

20 MR. CAPPELLO: Knowing that --

21 CHAIRMAN ZAMONSKY: Just for that one part.

22 MR. CAPPELLO: Just for that one part.

23 And still, I reiterate, so it's clear in the record,
24 they're in violation today. So tomorrow the code
25 enforcement officer can, and should, and probably will,

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1 - CAMP ECHO -

2 take appropriate enforcement actions to address these
3 because they haven't satisfied the condition. But if the
4 Board wants to modify that condition until August 1st on
5 the documentation from the DEC, that's --

6 CHAIRMAN ZAMONSKY: I'd prefer to have at least the
7 DEC sign off.

8 MR. CAPPELLO: Okay.

9 CHAIRMAN ZAMONSKY: Anybody have any comments or
10 concerns?

11 BOARD MEMBER GOODMAN: No comments.

12 CHAIRMAN ZAMONSKY: Okay.

13 BOARD MEMBER GREEN: Is August 1st enough time?
14 Because I don't to -- that's what I'm asking you. Is
15 August 1st --

16 MR. BETKE: It's up to the DEC.

17 You're going to have the material in, or you have --

18 MR. RAMUNNI: Well, no. I actually have to prepare
19 the material. So if the Board could give me a little more
20 time, that would be great.

21 MR. CAPPELLO: It's up to you, what date you want to
22 ask for, what do you want to consider.

23 CHAIRMAN ZAMONSKY: September 1st. We'll modify the
24 resolution for that one item, John, to September 1st.

25 MR. CAPPELLO: Yes.

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1 - CAMP ECHO -

2 MR. RAMUNNI: Yes. That's logical. The camp closes
3 the middle of August so if I need to do any tests, that
4 will give me a couple of weeks if I have do so something up
5 three.

6 MR. BETKE: Thank you very much.

7 CHAIRMAN ZAMONSKY: Do I have a motion to modify the
8 resolution to allow September 1st to have the approval of
9 the spillway design?

10 BOARD MEMBER GOODMAN: Motion.

11 BOARD MEMBER STAROBIN: Second.

12 CHAIRMAN ZAMONSKY: Al and Mort.

13 All in favor?

14 BOARD MEMBER GREEN: Aye.

15 BOARD MEMBER KELLER: Aye.

16 BOARD MEMBER STAROBIN: Aye.

17 BOARD MEMBER GOODMAN: Aye.

18 BOARD MEMBER GLISSON: Aye.

19 BOARD MEMBER COLLIER: Aye.

20 CHAIRMAN ZAMONSKY: Aye.

21 (The motion was agreed and carried.)

22 MR. BETKE: Thank you very much.

23 MR. RAMUNNI: I appreciate it.

24 MR. BETKE: Thank you. Thanks for your time.

25 MR. RAMUNNI: Thank you.

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CHAIRMAN ZAMONSKY: Thank you.

Do I have a motion to close the Planning Board meeting
for June 28th?

BOARD MEMBER KELLER: Motion.

CHAIRMAN ZAMONSKY: Pat.

Do I have a second?

BOARD MEMBER GREEN: Second.

CHAIRMAN ZAMONSKY: Lorry.

All in favor?

BOARD MEMBER GREEN: Aye.

BOARD MEMBER KELLER: Aye.

BOARD MEMBER STAROBIN: Aye.

BOARD MEMBER GOODMAN: Aye.

BOARD MEMBER GLISSON: Aye.

BOARD MEMBER COLLIER: Aye.

CHAIRMAN ZAMONSKY: Aye.

(The motion was agreed and carried.)

CHAIRMAN ZAMONSKY: Thank you.

(Time noted: 6:42 p.m.)

* * * * *

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 Echo Amended Site Plan, 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: August 16, 2016

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