

In The Matter Of:
Town of Mamakating
Planning Board

Lands of Camp Kaylie
10-25-16
October 25, 2016

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Court Reporting Services
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COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
LANDS OF "CAMP KAYLIE"
Amended Site Plan
Tax Map Section 15; Block 1; Lots 4 & 7
Mountain Greenbelt Zone
----- X

Town Hall
Town of Mamakating
October 25, 2016
7:19 P.M.

PLANNING BOARD MEMBERS:

- STANLEY ZAMONSKY, III, Chairman
- RICHARD GLISSON, Board Member
- LORRENCE GREEN, Board Member
- ERIC COLLIER, Board Member
- LINDA FRANCK, Secretary
- JOHN CAPPELLO, ESQ., Attorney
- MAX STASH, 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

Reported by: Rosemary A. Meyer

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2 CHAIRMAN ZAMONSKY: Next applicant, Lands of Camp
3 Kaylie, Amended Site Plan, Tax Map Section 15; Block 1;
4 Lots 4 and 7 in the Mountain Greenbelt Zone. The property
5 is located on Mount Vernon Road.

6 MR. ZEIGER: Good evening. Jay Zeiger, Kalter,
7 Kaplan, Zeiger and Forman for the Applicant.

8 MR. NORTON: Good evening. We're here tonight
9 representing Camp Kaylie with their amended site plan. For
10 the Board's information, there's very few amendments to the
11 site plan that we also submitted back in July of 2015.
12 However, there are a few changes, and if I could indicate
13 those on the map for you.

14 The only major change that we have is one of the
15 proposed bunkhouses, which is numbered 63, we changed the
16 location to move it over in this area here. It just works
17 better for the camp for flow and practicality. The only
18 other thing that we show is a proposed addition on the
19 dining hall which is this area here, the shading.

20 The other conditions on the map we show are some
21 improvements that have been made since the last site plan,
22 that being bunkhouse No. 65 which is here, outlined in red.
23 That is now formally built; and in front of the dining hall
24 which also is one of the approved conditions, has been
25 built. So everything you see shaded tan is existing.

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2 What we have left there now they will build the three
3 bunkhouses and a small addition on the dining hall. We
4 also have approval for this respite bunkhouse here. That's
5 not been built yet. We're not planning on building that
6 right away, but we wanted to show it because it was a prior
7 approval.

8 CHAIRMAN ZAMONSKY: Larry.

9 MR. PAGGI: Okay. We really just had a couple minor
10 technical questions and comments and a couple housekeeping
11 items, some of which may have already been addressed. We
12 just really need to make sure we're on the same page.

13 We just ask that you continue to keep us posted on any
14 of the approvals with the DEC or DOH relative to water and
15 sewer.

16 These next two are a carryover from the previous
17 reviews and I don't know, really, where we stood with it.
18 Was NOI ever issued?

19 MR. NORTON: We can't issue an NOI until we had the
20 agreement for the MS4 with the Town. Once we have that
21 then we're able to make the revision and submit an NOI.

22 MR. PAGGI: Did we authorize construction of a
23 bunkhouse from the prior?

24 CHAIRMAN ZAMONSKY: That was 65; right?

25 MR. PAGGI: Right. So was there an NOI in place for

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2 that construction?

3 MR. NORTON: I believe there was. But we need a
4 revised one for this.

5 MR. PAGGI: Okay. I just need to come up to speed
6 with that. That's slipping between the cracks for me.

7 Maybe I'll just get a hold of Larry.

8 MR. NORTON: It's a formality.

9 MR. PAGGI: Yes.

10 MR. NORTON: It's just a matter of I think once you
11 accept the SWPPP, the revised SWPPP plan, that will be the
12 first step. Once you accept that, the next step will be to
13 get the agreement on the MS4. Once we have that, then we
14 can submit the final NOI.

15 MR. PAGGI: Yes, I get all that. I was trying to
16 figure out how we coordinated doing the phased approach
17 where we permitted the first step of construction. That
18 really needed to be covered by a SPDES permit, too. I'm
19 just wondering where we are in that procedure. Any light?

20 MR. NORTON: I'll have Larry call you.

21 MR. PAGGI: Okay.

22 MR. NORTON: He has a better --

23 MR. PAGGI: Okay. Thank you?

24 In the same vein here, relative to the stormwater
25 maintenance agreement, my records show that the last time

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2 we went back and forth, I think the owner had actually
3 signed a form of an agreement. We reviewed it and said
4 that we had updated our former agreement and we had
5 provided it to the owner. I'm not sure if that was
6 ever ...

7 MR. ZEIGER: I received it. I looked at it, I
8 discussed it with the owner. My recollection, from the
9 conversation, is he was going to fill in a couple of
10 blanks --

11 MR. PAGGI: Yes.

12 MR. ZEIGER: -- come in and sign it and submit it. I
13 couldn't call him today when I got your comments because it
14 was a holiday.

15 MR. PAGGI: Okay.

16 MR. ZEIGER: So I'll speak to him and we'll take care
17 of that.

18 MR. PAGGI: And that would have to be filed, right,
19 with the County?

20 MR. CAPPELLO: Yes.

21 MR. ZEIGER: Do you want us to go file it or you want
22 we'll submit it to you first?

23 MR. CAPPELLO: If I can just first look at it.

24 MR. ZEIGER: Yes. That's what I thought was going to
25 happen. I don't know whether it did happen or it didn't

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2 happen, but I had no issue with the agreement.

3 MR. PAGGI: Sorry. I just trying to get all this
4 down.

5 And then we have a half a dozen really relatively
6 minor comments, just checking to see that we've got pipe
7 cover in certain areas.

8 The fact that you relocated the one bunkhouse, you
9 originally had a four bay on either end of that stormwater
10 practice to catch the water quality from both directions.
11 Now that they're both on one side, the one should be
12 eliminated and volume should be shifted to the other.

13 I wasn't sure if the plan was to collect roof runoff
14 with gutters or with a perimeter drain.

15 MR. NORTON: With gutters.

16 I spoke to Larry this afternoon. We went over the
17 comments at three or four o'clock. He didn't have a
18 problem with anything that you were talking about. He said
19 they were minor changes --

20 MR. PAGGI: Yes.

21 MR. NORTON: -- and we'll be able to satisfy them.

22 MR. PAGGI: Okay. So we'll work out those details.
23 They really were just clarifications just so we understand
24 and make the site plan accurate.

25 That's pretty much it, Stosh. And again, aside from

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2 administrative or legal issues, we have no issue, from a
3 technical aspect, of considering conditional approval.

4 CHAIRMAN ZAMONSKY: Thank you?

5 Max.

6 MR. STASH: So my understanding with regard to the
7 SEQRA is that, previously, a Neg Dec was issued for Phase 1
8 --

9 MR. ZEIGER: That's correct.

10 MR. STASH: -- of the project with the understanding
11 that the full build-out project would go through a more
12 robust SEQRA review at the tail end that was going to
13 include water, sewer, drainage and traffic. I think that's
14 where we are. We would need to get --

15 MR. ZEIGER: The traffic study has been submitted
16 months ago.

17 MR. STASH: Okay.

18 MR. ZEIGER: I'm going to assume that you have it. If
19 somebody doesn't have it or need it ...

20 It was submitted, actually, prior to the approval of
21 what we then called Phase 1.

22 MR. STASH: Okay. I'll verify that with Stu.

23 MR. ZEIGER: If you need it, I'm sure Larry has it.

24 MR. STASH: Okay.

25 And so really, at this point it would probably make

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2 sense to start that SEQRA review. Stu had mentioned it's
3 probably an unlisted action. I think he'd like to have an
4 opportunity to review the most recent submission and verify
5 that for the Board, for a future meeting.

6 That was the only note that he had left.

7 MR. CAPPELLO: I tend to concur. We did do a written
8 Neg Dec and in the resolution of approval. You really just
9 need to go through that and see what we need to do to
10 update it because this is an amendment, so we don't get
11 caught in the same thing: Are we near a state park or
12 state road, a GML referral would be necessary.

13 MR. NORTON: It's a town road.

14 MR. CAPPELLO: As far as SEQRA, the one thing is that
15 if we did coordinate the prior review, then we should
16 coordinate this amendment.

17 MR. ZEIGER: As I recall, it was uncoordinated.

18 MR. CAPPELLO: It may well have been. I just want to
19 go back and check.

20 CHAIRMAN ZAMONSKY: John.

21 MR. CAPPELLO: I was going to suggest that this might
22 one, that if we have anything else, on a work session that
23 we can kind of sit through and go through the prior Neg Dec
24 and approval and just see what additional information you
25 need so at the next meeting it goes a little smoother,

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2 potentially. I mean I leave it up to the Board to decide.

3 CHAIRMAN ZAMONSKY: It seems like a lot of technical
4 stuff, it's just getting all the papers together.

5 MR. ZEIGER: And John, as I recall, the only material
6 issue that was mentioned in the prior submission was the
7 traffic issue. And the traffic study --

8 MR. CAPPELLO: I remember we wanted to confirm, in
9 season, the numbers.

10 MR. ZEIGER: And I thought the study was in season.

11 MR. CAPPELLO: I do recall Stu had the information.
12 That's why, if we can kind of gather our forces and sit
13 down at a work session and what we have and what we need,
14 if we even need anything.

15 MR. ZEIGER: We're certainly good with that. I mean
16 whatever you reasonably need, we're happy to provide.

17 CHAIRMAN ZAMONSKY: There was also some concern with
18 events, after the camp was closed, based on the Mamakating
19 zoning.

20 MR. CAPPELLO: Right.

21 CHAIRMAN ZAMONSKY: The Health Department.

22 MR. CAPPELLO: Yes. We went through the conditions,
23 I want to say ad nauseam, to come to the resolution which
24 would apply.

25 MR. ZEIGER: That one changed.

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2 MR. CAPPELLO: Modification, as well.

3 But you're right, Larry, to that question regarding
4 whether the Health Department permit approval encompassed
5 any further operations beyond the ...

6 MR. PAGGI: I remember when we left off there was a
7 certain period that was specifically stated in the Health
8 Department permission to operate, the permit.

9 MR. ZEIGER: I think it was the town code, actually,
10 as I recall, that governed. The town code, I don't
11 remember the time period, but says that the special use
12 permit for a summer camp was, by definition, from, I want
13 to say May 15 to October 15. But those dates --

14 MR. CAPPELLO: But I think what Larry is saying is
15 that the Health Department itself gives the summer camp
16 approval for the septic and well, and whether they have any
17 limitations on that, that would affect it, so everything is
18 coordinated.

19 MR. ZEIGER: I'll have to look. We can ask Larry if
20 he's looked into it. If they do, we certainly need to
21 comply with that, whatever they are.

22 MR. PAGGI: At a minimum, it may be just a matter that
23 they acknowledge that you're going to be operating a
24 certain time of year because my recollection was that the
25 permit is issued for a specific time frame, not that

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2 there's a --

3 MR. ZEIGER: The permit by the Health Department?

4 MR. PAGGI: By the Health Department.

5 MR. ZEIGER: Okay.

6 CHAIRMAN ZAMONSKY: Any questions?

7 BOARD MEMBER GREEN: I just want to clarify. I
8 believe we had discussed this at the last January meeting.
9 They said they would five to ten, and that we gave them a
10 year for that. So is that being discussed with this?

11 CHAIRMAN ZAMONSKY: Well, there was a concern that the
12 Health Department may not allow them to operate past that
13 date.

14 MR. CAPPELLO: That's good. We just want to make sure
15 whatever the Health Department issued is consistent with
16 what we issue.

17 BOARD MEMBER GREEN: Okay.

18 MR. ZEIGER: Well, we'll clear that up.

19 BOARD MEMBER GLISSON: The addition to the dining
20 room, why are we adding to the dining room, again? The
21 total number of children that we discussed previously, the
22 number of people that will be occupying this camp, will be
23 different? Why are we adding to the dining room again?

24 MR. NORTON: The addition to the dining room is more
25 an addition to enlarge the bathroom facilities. That's the

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2 largest part of the addition. There is a very small corner
3 that will add a little area to the dining room. They
4 wanted to make the bathroom facilities a little bigger, a
5 little more comfortable.

6 BOARD MEMBER GLISSON: And the bunkhouse, the respite
7 bunkhouse.

8 MR. NORTON: Yes, sir.

9 BOARD MEMBER GLISSON: So this is a total of five
10 bunkhouses or is this four bunkhouses?

11 MR. NORTON: There's four that are numbered 50 here
12 that been already been built.

13 MR. GLISSON: So there will be a fifth one.

14 NORTON: Yes.

15 CHAIRMAN ZAMONSKY: Anybody else?

16 (No verbal response.)

17 CHAIRMAN ZAMONSKY: Are we able to take any action
18 tonight, if we can?

19 MR. CAPPELLO: No. I don't think there's anything.
20 You have to look and determine if this is a amendment, a
21 site plan amendment or a special permit, that a public
22 hearing would be required for this.

23 MR. ZEIGER: My only thought on the public hearing is
24 when we had a public hearing, if you recall, we had both
25 Phase 1 and 2 on the plan, and then because of the delay in

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2 the approval process, that's when they amended it to Phase
3 1 and Phase 2. So the initial public hearing did show
4 this. It obviously didn't show the relocation of the
5 building.

6 CHAIRMAN ZAMONSKY: And the addition to the dining
7 hall.

8 MR. ZEIGER: It probably did. I think the only
9 material change --

10 MR. NORTON: That was approved, this addition of the
11 dining room. That just hasn't been built yet. That's why
12 it's shaded.

13 BOARD MEMBER GLISSON: How many people are in that
14 bunkhouse?

15 MR. NORTON: Let me see on the chart here.

16 MR. ZEIGER: We did have a public hearing. But if you
17 want to --

18 BOARD MEMBER GLISSON: The purpose of the public
19 hearing and splitting it up was not that there was a delay
20 in our process, this was a delay on their side. So the
21 record should reflect is that the breaking up of the
22 project was for them to get the pieces of their puzzle
23 together.

24 BOARD MEMBER GREEN: My recollection, also, was that
25 they already had built it.

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2 CHAIRMAN ZAMONSKY: Right.

3 CHAIRMAN ZAMONSKY: I guess that's a piece that I
4 don't understand, is we had approved an addition to the
5 dining hall. Construction had already started out there;
6 they were cited by the building inspector. And now this is
7 that same addition or this is different?

8 MS. ZEIGER: The addition to the dining room itself
9 had two pieces to it. They were extending in the front.

10 MR. NORTON: In the front of it. This used to be a
11 sidewalk landscaped area, and they actually enclosed that
12 part of it.

13 MR. ZEIGER: And that part of it was already done.

14 MR. NORTON: Here's there the added area to the dining
15 room. This facility out here is mostly, as I said, to
16 enhance or improve the facilities in the bathroom.

17 MR. ZEIGER: So there were two separate additions to
18 the dining room. Phase 1 was already done and has been
19 permitted and has a CO as far as know. Phrase 2 was not
20 submitted for approval or not approved and not built.

21 BOARD MEMBER GREEN: So how many new bunkhouses are
22 being built? Is it four or is it five?

23 MR. NORTON: I'm sorry.

24 BOARD MEMBER GREEN: I thought one bunkhouse had been
25 built --

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2 MR. ZEIGER: Yes.

3 BOARD MEMBER GREEN: -- and the dining room was built.
4 So are you looking for four new ones or five new ones?

5 MR. NORTON: There was a total of four new that had
6 been approved, and there's still three that have not been
7 built and one of those three we actually moved.

8 CHAIRMAN ZAMONSKY: Okay. Thank.

9 It would be great if you could meet at the workshop to
10 go through some of the technical details and meet with
11 engineer.

12 MR. NORTON: Okay.

13 MR. ZEIGER: I'll ask the same question. Do we call?

14 CHAIRMAN ZAMONSKY: Yes. You can set it up with
15 Linda, the secretary.

16 MR. ZEIGER: Okay.

17 MR. CAPPELLO: One thing I think that can be helpful
18 of all of us is if we can get the minutes from the last
19 meeting they were there. I know there was a lot of talking
20 back and forth, so we can all be on the same page.

21 CHAIRMAN ZAMONSKY: Thank you.

22 MR. ZEIGER: All right. Thank you.

23 CHAIRMAN ZAMONSKY: Thank you.

24 (Time noted: 7:38 p.m.)

25 * * * * *

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Lands of Camp Kaylie, 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.

A handwritten signature in cursive script that reads "Rosemary A. Meyer".

ROSEMARY A. MEYER

Date Transcribed: November 18, 2016

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