

In The Matter Of:
Town of Mamakating
Planning Board

Meeting Minutes
2-27-18
February 27, 2018

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

Original File MamaPB_02-27-18.txt

Min-U-Script® with Word Index

TOWN OF MAMAKATING
PLANNING BOARD MINUTES
February 27, 2018
TOWN HALL
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

MORT STAROBIN, Chairman
LORRENCE GREEN, Vice Chairman
ALEX GOODMAN, Board Member
ERIK COLLIER, Board Member
RICHARD GLISSON, Board Member
JOSEPH RUSSEK, III, Board Member
STANLEY ZAMONSKY, Board Member
MARY GRASS, Building Department
JOHN CAPPELLO, ESQ., Attorney
ADRIANA BELTRANI, Planner
LAWRENCE PAGGI, P.E., Engineer

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported by: Rosemary A. Meyer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A G E N D A I N D E X

Pages

Call Meeting to Order	3
Elizabeth & Olga Horvath	3 - 31
Nine Lot Subdivision	
Jeffrey Rysinger	32 - 48
Site Plan Approval for Ground Mount Solar	
Norman Isaacs (Dunntown and Sugar Gum)	49 - 53
Community Solar	
Close Meeting	52

* * * * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Elizabeth & Olga Horvath
Nine Lot Subdivision
Tax Map Section 27; Block 2; Lot 22
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
February 27, 2018
7:02 P.M.

PLANNING BOARD MEMBERS :

- MORT STAROBIN, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- RICHARD GLISSON, Board Member
- JOSEPH RUSSEK, III, Board Member
- STANLEY ZAMONSKY, Board Member
- MARY GRASS, Code Enforcement/Building Inspector
- JOHN CAPPELLO, ESQ., Attorney
- ADRIANA BELTRANI, Planner
- LAWRENCE PAGGI, P.E., Engineer

Also Present: Frank Nutt, Jr., on behalf of
Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764

Reported by: Rosemary A. Meyer

1 - RE: E. & O. HORVATH -

2 CHAIRMAN STAROBIN: We're going to start the meeting
3 now. This is the February 27th Planning Board meeting.

4 Mary, would you make the introductions.

5 MS. GRASS: Good evening. Welcome to the Town of
6 Mamakating Planning Board meeting of February 27th, 2018.

7 On the agenda tonight, our first applicant is
8 Elizabeth and Olga Horvath, a nine lot subdivision. The
9 property is located on Burlingham Road, Tax Map Section 27;
10 Block 2; Lot 22 and lies in the Burlingham Residential
11 Zone. They're represented tonight by Frank Nutt.

12 Frank, if you'll come to the podium.

13 MR. NUTT, JR.: Good evening. My name is Frank Nutt,
14 Jr. I'm here with Betty Horvath and Jim Dovuli.

15 This, before you, we just delivered tonight, the
16 application, formal application, for a subdivision, a nine
17 lot subdivision.

18 We also apologize. Last month there was a
19 miscommunication between the engineer and myself. We were
20 on the agenda and we did not come. We didn't know that the
21 paperwork had gotten to you. In Mr. Tarolli's letter to
22 you, we had attended a workshop that you had earlier you
23 had asked us for a few pieces of paper, you know, about the
24 Health Department. Basically, we resubmitted to the Health
25 Department. I've since spoken with Toni Cioffi from the

1 - RE: E. & O. HORVATH -

2 New York State DEC in regard to the stormwater management
3 plan. We have an active stormwater management plan in
4 place with them. I did go into a little of the history
5 with the project with her.

6 For those of you that don't know, and I'll backtrack a
7 little bit, this particular project started in 2006. We
8 were granted preliminary approval in late 2008, and at that
9 time, everybody knows, 2008, '09 and '10 what was going on.
10 I mean they called it a recession, we call it to not
11 develop land. It was just a very, very hard time.

12 In 2011 we came back to the Board and we just
13 revisited the plan. Everything was okay. So we actually
14 then got our Health Department approval and we filed our
15 stormwater management plan with the DEC.

16 2013, we had a preconstruction meeting with the then
17 Town engineer, I believe it was, at the time, Lanc and
18 Tully, our engineer, the Sullivan County Highway
19 Superintendent. Our intention was to start construction.
20 Everything was in place.

21 2013, '14 were difficult a year. Our main financial
22 went belly-up. It was a local bank then. And 2014, '15
23 was an even more difficult year because the Town of
24 Mamakating then decided they were going to change the
25 zoning. That's pretty much where we sat from 2015, '16,

1 - RE: E. & O. HORVATH -

2 into 2017.

3 We did attend another workshop with some of the
4 Planning Board members. They were very accommodating, and
5 I really appreciate that. They told us we had two options:
6 We could redesign the whole subdivision or see if the
7 Zoning Board of Appeals will help us in any way with the
8 subdivision. So we waited a little bit and we went to the
9 ZBA. The ZBA was extremely gracious, again. You know,
10 they really didn't deal with the technical issues because
11 our main intent from Day One was to not change things. We
12 had Board of Health approval, we have a stormwater
13 management plan in place. We didn't want to make any major
14 changes, if at all possible. They were very accommodating.
15 We did, originally, have five lots that did not meet the
16 code, the new zoning, the BR, out of the ten lots. So it
17 was a work in progress. We committed to losing a lot,
18 which helped a lot. Then actually, they granted us a
19 variance on two of the other lots.

20 During that process there was a little bit of
21 necessity to move some of the house sites because the new
22 zoning was different from the old zoning, but nothing was
23 done drastically. It didn't require any major engineering.
24 Just take a little, you know, little box and move it back
25 and show that the new zoning can be accomplished. Two of

1 - RE: E. & O. HORVATH -
2 the new lots now did get Zoning Board variances and
3 everything else was conforming to the new zoning. And
4 again, there was no movement of septic, no movements of
5 wells. So Mercurio, Norton and Tarolli have gone back to
6 the Health Department -- they haven't really be back yet --
7 just to revisit it. You know, of course, the letter says,
8 you know, we didn't change anything, we just want you to
9 know. That this is what we're doing now. So now, we're
10 back before you gentlemen and ladies.

11 Basically, again, this has been almost 12 years now.
12 It has seen an extensive amount of engineering by the
13 predecessor engineers. It hasn't really been seen as much
14 from this particular group. So we're here, now, to see
15 what we can do.

16 Just a little word. Betty Horvath and Jim Dovuli have
17 lived here most of their lives. When that happened, the
18 change in the zoning, it basically could have completely
19 deteriorated their retirement. This is all they have.
20 We're looking to not, you know, overbuild. Two acre zoning
21 is tough, but we did meet it. We do have nine lots, which
22 there are only going to be eight new lots. We think it's a
23 very good plan. Is it an easy plan? Nothing is easy with
24 a stormwater management that you have to deal with now. So
25 we do have an extensive, extensive amount of work that has

1 - RE: E. & O. HORVATH -
2 to be done to even make this project work. So we're here,
3 now, to talk to the Planning Board to see. We want to move
4 forward. We'd like to move forward with as little
5 intrusiveness on this plan as possible. I think I feel
6 that it's a good plan engineering wise. You know, it's not
7 this particular board that approved it, but I don't think
8 it's, you know, has any questionable issue.

9 So basically, that's where we are now. Any questions?

10 CHAIRMAN STAROBIN: Well, Larry, could you make some
11 comments first?

12 MR. PAGGI: I can.

13 You know, we had talked about this at the workshop.
14 And again, to reiterate, the road is not changed, the
15 septic system locations have not changed. A couple of the
16 proposed house locations may have changed. I'm not sure if
17 anything at all has changed relative to stormwater with any
18 adjustments.

19 MR. NUTT, JR.: Toni did mention that because it is an
20 active not an active. Now, I did explain to her that, you
21 know, we filed it under the intention we were going to
22 start.

23 MR. PAGGI: Right.

24 MR. NUTT, JR.: They cut some trees, we didn't do
25 anything else.

1 - RE: E. & O. HORVATH -

2 MR. PAGGI: That's right.

3 MR. NUTT, JR.: And it just sat dormant. So she's
4 basically said, you know, once you do start, you have to
5 adhere to all the new, not the new regulations, but the
6 weekly tests --

7 MR. PAGGI: Right.

8 MR. NUTT, JR.: -- and all that. And she would
9 probably like a letter stating that, Hey, you know, we're
10 going to start in whatever, June, July, September,
11 whatever, and then activate it, really activate it.

12 It's interesting. There really is no other
13 communication with them unless there's a problem.

14 MR. PAGGI: Well, this is where I think I need to be.

15 MR. NUTT, JR.: Okay.

16 MR. PAGGI: I have your new maps.

17 MR. NUTT, JR.: Okay.

18 MR. PAGGI: I would like to get a copy of the map that
19 was previously approved so I can just limit what I look at
20 to what's different.

21 MR. NUTT, JR.: Sure.

22 MR. PAGGI: So if I can look at what's different and
23 say, Okay, I'm not looking at their road design, that was
24 previously approved, I'm not looking at your road profiles.
25 But different house locations, maybe there's some

1 - RE: E. & O. HORVATH -
2 adjustments in drainage, I'll look at that. And then with
3 the DEC you may have to file another NOI form. You just
4 may have to file it. they won't even respond to that.
5 They will just basically go in and identify, if they were
6 to come out or if there's any other issues. And even when
7 you do your NOT --

8 MR. NUTT, JR.: Yeah.

9 MR. PAGGI: -- it'll represent the project as if
10 finally being constructed.

11 MR. NUTT, JR.: Okay.

12 MR. PAGGI: Because your NOT form will actually
13 acknowledge what the new design is. So you may have to
14 fill out another form. We may have to do another MS-4
15 acceptance form, we may not. But I need --

16 MR. NUTT, JR.: The first plan.

17 MR. PAGGI: I need to see what is different so I can
18 determine what, if anything, we need to just to finish
19 dotting the I's and crossing the T's.

20 MR. NUTT, JR.: Well, actually, I can give you that
21 original plan, but I can also get from Mercurio, Norton and
22 Tarolli the list of what they did.

23 MR. PAGGI: Perfect.

24 MR. NUTT, JR.: You know, some of it was very --

25 MR. PAGGI: It would expedite --

1 - RE: E. & O. HORVATH -

2 MR. NUTT, JR.: Some of it was very minimal, moving a
3 property line. A couple of them were, you know, two-tenths
4 of a acre off. They were able to move to a little bit of a
5 property line. But again, that all has to be reapproved by
6 the Board.

7 MR. PAGGI: I'm not actually concerned even about the
8 property lines, to be honest with you.

9 MR. NUTT, JR.: Okay.

10 MR. PAGGI: And again, if a house location changed and
11 it's basically the same grade, I'm not even concerned. I
12 need to verify that nothing significant has changed.

13 MR. NUTT, JR.: No problem.

14 MR. PAGGI: That's all

15 MR. NUTT, JR.: Absolutely. I appreciate that.

16 CHAIRMAN STAROBIN: Adriana, do you have any comments?
17 Adriana is the planner.

18 MS. BELTRANI: No, other than this project predates
19 me, as well.

20 I noticed that the EAF that was sent to us is a very
21 old form.

22 Page 3 of the EAF, under project description, plus or
23 minus ten vehicular trips, for some reason I have a note
24 here that says the site plan shows 30 vehicular trips.

25 And then just if we could get this updated with the

1 - RE: E. & O. HORVATH -

2 most recent version of the Environmental Impact Form that
3 would be great because I'm using the EAF mapper. It makes
4 it a lot easier for you, as well.

5 MR. NUTT, JR.: No problem.

6 CHAIRMAN STAROBIN: John, do you have comments?

7 MR. CAPPELLO: My only comments, really, just one.
8 This is a subdivision. It's a final subdivision because
9 the preliminary never was officially abandoned. So you
10 can, if you determine, to have a public hearing on the
11 final, it's not required. But due to the passage of time
12 you think it's a good idea, you could schedule a public
13 hearing on it.

14 Once we have all the information I think you could
15 examine the new design versus the old design and just
16 affirm, if you make such determination, that the neg dec,
17 that there's nothing new that would disturb that neg dec.

18 Then for the map to be signed, there's going to be a
19 town road. There are several notes. There's several legal
20 documents that our office will need to offer. The
21 dedication for the road. There is a cul-de-sac that is
22 going to be eventually abandoned so I'll need that offer of
23 dedication, and potential future widening and some site
24 clearing. So there are several legal documents. None of
25 them are uncommon, but they would need to be approved and

1 - RE: E. & O. HORVATH -

2 filed prior to signing the final map of the subdivision.

3 MR. NUTT, JR: Yes, absolutely.

4 CHAIRMAN STAROBIN: One question I have has to do with
5 the park fees and how do you handle this.

6 MR. CAPPELLO: The Town should be contacted. Usually,
7 you just make a finding that there's eight new lots created
8 and those eight lots generate the need for additional
9 recreational land and therefore, the fee that the Town has
10 set is suitable. In this instance, the Applicant did, I
11 believe, offer to donate this portion of Lot 1 that's
12 located on the ...

13 MR. NUTT, JR.: The south side.

14 MR. CAPPELLO: On the south side of Burlingham Road,
15 which I guess goes up to the Shawangunk Kill, offered it
16 for the Town for a boat launch and recreational area. I
17 believe, and correct me if I misspeak, that the Town was
18 interested in accepting that. So if they do accept that
19 then there is land on this subdivision that is suitable for
20 the Town and the Planning Board then can deem that they've
21 met the requirement by actually giving the land instead of
22 paying the fee. That would be a determination you would
23 make at final approval. I don't know if we did get formal
24 indication, if the Town Board wants it and is willing to
25 take it. I think there was some verbal representation. We

1 - RE: E. & O. HORVATH -

2 should get something for the file.

3 MR. NUTT, JR.: If you want, I can go to the Town
4 Board if you'd like.

5 CHAIRMAN STAROBIN: Yes, I think that's what you have
6 to do.

7 MR. NUTT, JR.: Okay.

8 BOARD MEMBER ZAMONSKY: This property across from the
9 metal bridge, the steel bridge that was placed --

10 MR. NUTT, JR.: It's what's next to the metal bridge.
11 It's where the parking area is. That's actually parking.

12 BOARD MEMBER ZAMONSKY: Okay.

13 MR. NUTT, JR.: His property goes right up to the
14 metal bridge, down to the river and all the way back. I
15 mean part of it is, and only this section right here, is
16 the extension of our stormwater management plan. We can't
17 give the whole lot, but then the town property would have
18 stormwater management plan, you know, put of it on it. But
19 it's only in this area right here. So it could be, you
20 know, a large portion of that.

21 During the ZBA process, we put all of this and most of
22 this lot onto what is Lot No. 1 so that it would have four
23 and a half acres so if the Town was interested in part of
24 that property we wouldn't have to reconfigure lot lines, we
25 could take in upwards of two acres off of that piece as

1 - RE: E. & O. HORVATH -

2 long as we keep the stormwater management basins on Lot
3 No. 1.

4 CHAIRMAN STAROBIN: John, to save time, he should be
5 doing this concurrently with the Town Board?

6 MR. CAPPELLO: Sure.

7 CHAIRMAN STAROBIN: Do any of the board members have
8 questions?

9 BOARD MEMBER ZAMONSKY: I've got a couple questions.
10 What's the process for turning over the cul-de-sac?

11 MR. NUTT, JR.: Basically, the school of thought, the
12 original approval process, and I'm sure you still do it,
13 when you have a cul-de-sac that abuts large pieces of land
14 they like to have the potential for a pass through road to
15 those large pieces of land. Is it practical in every
16 application? No, but it was part of this approval process.
17 So basically, the cul-de-sac here, you can see the darkened
18 areas, if the property behind here were to develop that
19 property, it does allow access, future access, for that
20 property only. So basically, what happens is this shaded
21 area becomes -- and it becomes the responsibility of the
22 new developer, not the people that live here. They would
23 have to develop the road all the way back through to here.
24 They would have to get rid of the two sides of the
25 cul-de-sac and they would have to replan it as far as their

1 - RE: E. & O. HORVATH -

2 approvals. You know, I don't know if that's really ever
3 going to happen or not, but it's something that a lot of
4 the boards do that. It's really purely good planning, to
5 an extent. But it could be three boards from now that
6 actually approves that, you know, or even deals with the
7 possibility, you know. But it is -- you know, the soils
8 are great there, so who knows down the road.

9 BOARD MEMBER ZAMONSKY: So this plan --

10 MR. NUTT, JR.: Has nothing to do with that.

11 BOARD MEMBER ZAMONSKY: Okay. So this will always
12 have a cul-de-sac unless --

13 MR. NUTT, JR.: We offer it. We put in the
14 dedication, our actual description describes what's here.
15 But we also offer the description of those little pieces
16 just for future reference if it sits in a file somewhere
17 because the people who would do the project adjoining it
18 would actually be responsible for all the other work and
19 making the road extend in and all that other stuff. So ...

20 MR. CAPPELLO: But there will be a document --

21 MR. NUTT, JR.: Yeah.

22 MR. CAPPELLO: -- an offer of dedication, so anyone
23 who buys Lot 6 or Lot 5 or Lot 7 would know that at some
24 point they could have a road in front of their house
25 instead of a common driveway.

1 - RE: E. & O. HORVATH -

2 MR. NUTT, JR.: Or a separate driveway.

3 BOARD MEMBER ZAMONSKY: So all those lots in the back,
4 they're these awkward flag lots that come to the end of
5 that cul-de-sac; right? That's what I'm seeing?

6 MR. NUTT, JR.: For now, yeah. But they all have
7 their own property now. These areas in between, they're
8 all -- I mean these, the driveway comes in off of the
9 cul-de-sac so there's no issue there. But yeah, these
10 driveways come in and they are a flag lot now.

11 BOARD MEMBER ZAMONSKY: Yeah.

12 MR. NUTT, JR.: But everybody has their own driveway.
13 It's not like there's going to be a common driveway.
14 Everybody has a separate driveway.

15 BOARD MEMBER ZAMONSKY: I guess my only other comment,
16 too -- well, there's two comments, I guess, about the road.
17 One is Buddy Platt has raised a number of issues about
18 plowing on cul-de-sacs, and typically, he's requested an
19 area to plow to. It doesn't seem like that would really
20 work here. Has Buddy reviewed this plan, the Town?

21 MR. NUTT, JR.: How long has he been ...

22 BOARD MEMBER ZAMONSKY: I don't know.

23 MR. NUTT, JR.: Probably not.

24 BOARD MEMBER ZAMONSKY: Okay.

25 MR. NUTT, JR.: An area can be designed.

1 - RE: E. & O. HORVATH -

2 BOARD MEMBER ZAMONSKY: I was wondering --

3 MR. NUTT, JR.: There actually is, on this plan, snow
4 stockpile easement.

5 BOARD MEMBER ZAMONSKY: Excellent.

6 MR. NUTT, JR.: See Note 21 and 22. And that's to the
7 side --

8 BOARD MEMBER RUSSEK, III: Pretty good.

9 MR. NUTT, JR.: -- to the right, which is, like, where
10 there won't be a driveway.

11 BOARD MEMBER ZAMONSKY: Yes, as long as he's got a
12 place to put it. That's his issue.

13 MR. NUTT, JR.: Yes, there is a snow stockpile
14 easement, in small print.

15 BOARD MEMBER ZAMONSKY: Okay.

16 And the only other thing, Larry, we should make sure
17 that the road specs meet the Town standards, as well;
18 right? The town road specs that we have?

19 MR. NUTT, JR.: Have they changed in the last ...

20 BOARD MEMBER ZAMONSKY: Well, the ones that we had
21 were -- were those driveways or were they roads?

22 MS. BELTRANI: It meets the driveway specs.

23 BOARD MEMBER ZAMONSKY: The road does.

24 MR. PAGGI: The road was previous approved. We
25 weren't going to even look at the road.

1 - RE: E. & O. HORVATH -

2 BOARD MEMBER ZAMONSKY: I thought you were looking at
3 the section, the elevations of it, the pitch? No?

4 MR. PAGGI: Nothing's changed; right? Nothing's
5 changed?

6 MR. NUTT, JR.: No, nothing's changed.

7 MR. PAGGI: We're going to leave that alone.

8 BOARD MEMBER ZAMONSKY: You know, I drive around all
9 on these local roads and you see that all of the developed
10 roads that were put in by a developer, they're all falling
11 apart.

12 MR. NUTT, JR.: That says a lot, too. I can take you
13 to the last four roads that I've done, and the driveways
14 are falling apart, but not the roads.

15 BOARD MEMBER ZAMONSKY: Yeah.

16 MR. NUTT, JR.: Usually, on these -- to be honest with
17 you, if you don't put curbs in, your road will last, you
18 know. I mean it's just the roads tend to be narrower. You
19 tend to bang a lot more things. But usually, in this type
20 of a road, because there's swales along the side, the snow
21 is not kept right next to the edge of the road because
22 usually they'll go off further, down to the curb, they tend
23 to last longer.

24 MR. CAPPELLO: By the way, though, I'm sorry to
25 interrupt, but just before I forget, because it's been a

1 - RE: E. & O. HORVATH -

2 while since we've had a subdivision, one of the things we
3 will require is a estimate and a road bond --

4 MR. NUTT, JR.: Yeah.

5 MR. CAPPELLO: -- for road construction and that
6 would include at least a year of maintenance so that when
7 the Town takes over we'll have ten percent held back --

8 MR. NUTT, JR.: Yeah.

9 MR. CAPPELLO: -- if anything goes wrong for a year.
10 And the after that --

11 MR. NUTT, JR.: Interesting enough, when we started
12 this our intention was to do a lot of the work before the
13 time, preliminary approval, you had everything done,
14 really, you know, everything was basically done. So our
15 intention was to start the road, get the road up and
16 running and be 60, 70, 80 percent done before we even
17 actually turned it over, so to speak. Not turn it over,
18 but file the maps, because it's actually easier if you
19 don't deal with any banks and things like that. So it's
20 easier to get a road bond in the amount 50 or 60 thousand
21 as opposed to two or three, four hundred thousand. That
22 was our original intention. That's why we never pushed for
23 final approval because it was a very common practice,
24 before we start construction, on preliminary approval, as
25 long as you had everything done; Health Department,

1 - RE: E. & O. HORVATH -
2 stormwater management, you know, all that stuff. So that
3 was the original intent, and I think it was still our
4 intent. As long as everybody is happy with the plan and
5 everything, probably before we would file the maps we
6 would, you know, do a lot of work on the road so it isn't a
7 tremendous issue with the Town if something were to happen.

8 MR. PAGGI: Frank, one other thing we talked about at
9 the workshop was that the SWPPP needs to be updated, too.
10 If the stormwater hasn't changed then it's probably just
11 clerical stuff saying it's now an eight lot or however many
12 lot subdivision it is.

13 MR. NUTT, JR.: In fact, it's smaller so the
14 disturbance is less.

15 MR. PAGGI: So I'm going to ask you to do the same
16 thing with the plans. Just have them give me an updated
17 SWPPP and then just give me a list of what may be changed.
18 That way, I wouldn't have to review it, I could just look
19 at the list.

20 But John, talking about subdivisions, does this
21 require a stormwater district?

22 MR. CAPPELLO: Do we have stormwater facilities? I
23 mean I don't know --

24 MR. PAGGI: There's a stormwater basin.

25 MR. NUTT, JR.: There was conversation about setting

1 - RE: E. & O. HORVATH -

2 up a stormwater district. But then, you know, a lot of
3 that conversation went to say, Okay, well, really, all it
4 is is mowing and most of the stormwater management
5 retention, detention ponds are supposed to be
6 self-sufficient, most of them, you know. So a district
7 would ...

8 MR. CAPPELLO: I'm sorry, but I do think given the
9 last one, that it is the Town's position --

10 MR. NUTT, JR.: Yeah.

11 MR. CAPPELLO: They've gone back and forth on that.
12 That is another thing, that the district should be formed.

13 MR. PAGGI: So that would --

14 MR. CAPPELLO: Tarolli's office, they know how to do
15 that.

16 MR. NUTT, JR.: Yeah.

17 MR. CAPPELLO: We went through the last one. If we
18 can get that. That's another Town Board issue. The Town
19 Board will have to do the coordination on that.

20 MR. NUTT, JR.: If they can address both of them at
21 the same time?

22 MR. CAPPELLO: Yes.

23 MR. PAGGI: Well, Tarolli's office is going to have
24 prepare a map plan for it.

25 MR. CAPPELLO: A petition. But it's not a huge

1 - RE: E. & O. HORVATH -

2 headache.

3 MR. PAGGI: No.

4 MR. CAPPELLO: The Town Board will have to hold a
5 public hearing.

6 MR. NUTT, JR.: Okay.

7 CHAIRMAN STAROBIN: Frank, could you have Tarolli, if
8 he hasn't done it already, submit the maps also in digital
9 format?

10 MR. NUTT, JR.: Okay.

11 MR. PAGGI: So does the Planning Board understand what
12 we're saying the stormwater district?

13 BOARD MEMBER RUSSEK, III: They have create a
14 stormwater district for maintenance; right?

15 MR. PAGGI: Normally, when there is a subdivision --
16 actually, years ago, before we had stormwater regulations,
17 the road was created and the Town took ownership of the
18 road and it just was maintained the Highway Department
19 covered under the general tax base of the town. Now, with
20 the implementation of all these new regulations, there's
21 additional stormwater infrastructure that gets constructed
22 with each new subdivision. There's ponds, there's outlet
23 control structures, there's swales. So as not to burden
24 the rest of the town for the cost of maintaining those, a
25 district is formed so that those lot owners, they, alone,

1 - RE: E. & O. HORVATH -

2 have the responsibility of paying it out their taxes. The
3 Town still takes the road and all the drainage within the
4 road. That's like it always used to be. But everything
5 outside of the road, all the drainage in the road, is the
6 responsibility now just of that subdivision.

7 CHAIRMAN STAROBIN: Okay.

8 BOARD MEMBER GOODMAN: And how is that monitored?

9 MR. PAGGI: They will be assessed an annual fee for
10 that. The Town will become responsible for the ownership
11 and maintenance of that. They'll be responsible for the
12 stormwater features just like they're responsible for the
13 road, but the cost of that ownership won't come out of the
14 general tax, it would come out the tax just for the
15 subdivision. So we have to make sure all the easements and
16 things are in place, too, for that.

17 BOARD MEMBER ZAMONSKY: Is there a couple of
18 subdivisions you've done? I just want to take a look at
19 the roads.

20 MR. NUTT, JR.: Montgomery, about 12, 14 years ago
21 now, off of South Searsville Road. We did 30 lots over
22 there. In Pine Bush off of New Prospect Road, there's a 12
23 lot subdivision there. In -- let's see.

24 BOARD MEMBER ZAMONSKY: 12 lot subdivision. Do you
25 have a name for it or is it ...

1 - RE: E. & O. HORVATH -

2 MR. NUTT, JR.: They don't have any names on them
3 anymore. I'd be lying if I remembered the road names.

4 MR. CAPPELLO: Is one a cul-de-sac?

5 MR. NUTT, JR.: Coldenham is the most recent one.

6 That's Gardenia Drive. That's off of Coldenham Road
7 between, from 17K come down, it's like the third right-hand
8 turn, Gardenia. That's the Town of Montgomery.

9 In the Village of Montgomery we did one with curbs and
10 everything.

11 BOARD MEMBER ZAMONSKY: You use the same road specs
12 for all these?

13 MR. NUTT, JR.: No. Every town has their own. A lot
14 of the ones that are not within villages that don't have
15 curbs things tend to be a little bit bigger, which is not a
16 terrible thing. When you have curbs, a lot of times they
17 leave them at 20 or 22 feet. Very rarely do they go to 24,
18 26 feet. Town of Shawangunk has a road spec that had the
19 binder course out to 26 feet and the top course out to 20
20 feet. That didn't last a long time, but it actually held
21 up pretty good because your binder and your topcoat didn't
22 end in the same place. It's just been our experience that
23 the roads that have swales, nice drainage that's not right
24 on the edge of the road tends to elongate the life of the
25 roads. You know, basically, you know, the town, the town's

1 - RE: E. & O. HORVATH -

2 engineer, they're all there when we're blacktopping, you
3 know. But you're right, I have seen quite a few roads that
4 are falling apart, you know.

5 MR. PAGGI: We'll be there before they blacktop it.

6 MR. NUTT, JR.: Yeah. Yeah, we do --

7 BOARD MEMBER ZAMONSKY: It's the most important
8 course.

9 MR. NUTT, JR.: Well, they do testing with dump trucks
10 filled with material. We drive around, make sure there's
11 no soft spots, you know. Again, it's very common up there,
12 you know. That's the Bloomingburg side of the Wurtsboro
13 Mountain. You know, it's all bank run gravel. I mean
14 that's really all it is. So once you dig down through the
15 topsoil, it's all gravel. So you have great drainage, you
16 know. It's a little tougher in construction because you
17 tend to have more silting, more runoff. That's why the
18 stormwater plan, there's a lot of damming and things like
19 that. But it is great drainage so you don't tend to have
20 the mud, the clay, the things that really upset. What
21 you're seeing now, when you see all these potholes, that's
22 not the blacktop, that's the stuff underneath that's
23 holding water. So if it's a clay base or if they didn't do
24 a lot of compaction, compaction tests are a big thing, you
25 know, that's where you get that from. But we've had good

1 - RE: E. & O. HORVATH -

2 success, you know. There's a lot of people watching us
3 when we do it, so ...

4 CHAIRMAN STAROBIN: Okay. Any other questions or
5 we're finished?

6 Anything else, John, Larry, Adriana, Mary?

7 (No verbal response.)

8 CHAIRMAN STAROBIN: Okay.

9 MR. NUTT, JR.: We really appreciate it. So we'll be
10 on the agenda again next month or ...

11 MR. CAPPELLO: Does the Board want to consider
12 scheduling a public hearing?

13 CHAIRMAN STAROBIN: Are we ...

14 MR. CAPPELLO: Well, No. 1, do you want to, given the
15 passage of time, hold one, and if so, do you want to
16 schedule it?

17 CHAIRMAN STAROBIN: As you said, it's a good idea.

18 Do you think we could be ready for the next meeting on
19 March 27th?

20 MR. CAPPELLO: We could have a notice ready. I don't
21 know. If you want to see the additional information first.

22 MR. NUTT, JR.: When is the Town Board meeting? When
23 do they meet?

24 CHAIRMAN STAROBIN: The first and third Tuesday.

25 MR. CAPPELLO: But the submission date, if you want

1 - RE: E. & O. HORVATH -

2 any new information for the public hearing, is next Friday.

3 MS. GRASS: March --

4 MR. CAPPELLO: March 2nd.

5 MR. NUTT, JR.: That would be the third for the Town
6 Board to meet.

7 MR. CAPPELLO: No, no. The Planning Board, to
8 schedule a public hearing for the March meeting, your
9 information in response to what we just discussed would
10 need to be in by next Tuesday.

11 MR. NUTT, JR.: I probably am not worried about a
12 public hearing for this month coming only because, you
13 know, we have a lot to do.

14 MR. CAPPELLO: So set it for April.

15 MR. NUTT, JR.: We'll try and get that to you, you
16 know, and maybe just make an appearance at the next
17 Planning Board meeting.

18 MR. CAPPELLO: Well, if you don't want to appear, I
19 mean you can submit. I mean we can schedule it now for
20 April.

21 MR. NUTT, JR.: Okay.

22 MR. CAPPELLO: And then if you're not in by the April
23 submission date, we just postpone it.

24 MR. NUTT, JR.: That would be good.

25 MR. CAPPELLO: If you want to then take a vote to

1 - RE: E. & O. HORVATH -
2 schedule a public hearing for April.

3 CHAIRMAN STAROBIN: Yes.

4 BOARD MEMBER ZAMONSKY: When will we get have the
5 electronic files?

6 MR. NUTT, JR.: I'll call for them. I'll call him
7 tomorrow. I'm sure it's all ready.

8 BOARD MEMBER ZAMONSKY: Great.

9 MR. NUTT, JR.: They're online and stuff, so ...

10 MR. CAPPELLO: You need a motion to set a public
11 hearing.

12 CHAIRMAN STAROBIN: It will be for April 24th, a
13 public hearing.

14 The submission date for the April meeting is April
15 3rd. Is that correct, Mary? That will be the first
16 Tuesday?

17 MR. NUTT, JR.: Is it two weeks before or three weeks
18 before?

19 CHAIRMAN STAROBIN: It's three weeks.

20 MR. NUTT, JR.: Okay.

21 MS. GRASS: I need everything by April 3rd.

22 MR. NUTT, JR.: Okay.

23 CHAIRMAN STAROBIN: Okay. A motion to set a public
24 hearing for the --

25 BOARD MEMBER ZAMONSKY: I make a motion.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- RE: E. & O. HORVATH -

BOARD MEMBER GOODMAN: Second.

CHAIRMAN STAROBIN: Vote.

BOARD MEMBER GREEN: Aye.

BOARD MEMBER GOODMAN: Aye.

BOARD MEMBER COLLIER: Aye.

BOARD MEMBER RUSSEK, III: Aye.

BOARD MEMBER GLISSON: Aye.

BOARD MEMBER ZAMONSKY: Aye.

CHAIRMAN STAROBIN: Aye.

(The motion was approved and carried.)

CHAIRMAN STAROBIN: It looks like it's unanimous.

MR. NUTT, JR.: Thank you very much.

CHAIRMAN STAROBIN: Thank you.

(Time noted: 7:37 p.m.)

* * * * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
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 Elizabeth and Olga Horvath, 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: May 6, 2018

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X
Jeffrey Rysinger
Site Plan Approval for Ground Mount Solar
Tax Map Section 49; Block 1; Lot 21.24
Town Centre Zone
----- X

Town Hall
Town of Mamakating
February 27, 2018
7:37 P.M.

PLANNING BOARD MEMBERS :

- MORT STAROBIN, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- RICHARD GLISSON, Board Member
- JOSEPH RUSSEK, III, Board Member
- STANLEY ZAMONSKY, Board Member
- MARY GRASS, Code Enforcement/Building Inspector
- JOHN CAPPELLO, ESQ., Attorney
- ADRIANA BELTRANI, Planner
- LAWRENCE PAGGI, P.E., Engineer

Also Present: Christopher Prinzi, On Behalf of
Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764

Reported by: Rosemary A. Meyer

1 - RE: JEFFREY RYSINGER -

2 MS. GRASS: The next applicant is Jeffrey Rysinger.
3 It's a site plan approval for a ground mount solar. The
4 property is located on South Road, Tax Map Section 49;
5 Block 1; Lot 21.24 and lies in the Town Centre Zone.

6 MR. PRINZI: This is the gist of the land.

7 My name is Christopher Prinzi. I'm from Solar
8 Liberty. I came before this Board right when you guys
9 changed your solar code, for 44 North Street, Lisa King.
10 It's about the same size. I have here today, with me, the
11 residential customer, Jeffrey Rysinger.

12 So the makeup of this solar array is a 13.734 kilowatt
13 solar system. It's composed of 42 modules. This
14 particular array is going to be at a fixed tilt of 30
15 degrees. To notate where it's on the land, it's
16 approximately 450 feet from the customer's home and then
17 another 375 feet from South Road.

18 And then there's also, we're going to be playing with
19 a little water in between all. He has two ponds. We're
20 going to be doing a trench. This will give us a better
21 idea for the trench. There are actually going to be
22 trenches, 231 feet, so approximation of where the bridge
23 is. With that being said, the bridge is going to act as a
24 spot where the conduit is going to come back up ground and
25 we're going to have to run the conduit along the bridge,

1 - RE: JEFFREY RYSINGER -

2 fasten it securely to the bridge. And then the next
3 proportion will go back underground for 175 feet, all the
4 way back to his home. So that's ...

5 BOARD MEMBER GOODMAN: Where is South Road on here?

6 MR. PRINZI: South Road is right here. It's not even
7 on the map. This is his driveway, up. And then South Road
8 is right here.

9 MS. BELTRANI: You can see it in this one here; right?

10 MR. PRINZI: Yes. The road is right there.

11 BOARD MEMBER GOODMAN: Oh, okay.

12 BOARD MEMBER COLLIER: Do you have any vantage points?
13 Is it visible from South Road?

14 MR. PRINZI: Uh ...

15 BOARD MEMBER COLLIER: It's showing a snapshot.

16 MR. PRINZI: Yeah. From my perspective, it's not.
17 There's trees all along his property.

18 Would you like to add in on it?

19 BOARD MEMBER COLLIER: Do you have another visual from
20 the road? Can you see the ...

21 MR. RYSINGER: The opening of the driveway.

22 MR. PRINZI: Yeah, the opening of the driveway.

23 MR. RYSINGER: That's about it. Then the tree line is
24 all the way along to the Basha Kill, the tree line on both
25 sides.

1 - RE: JEFFREY RYSINGER -

2 BOARD MEMBER COLLIER: Have you put stakes up? Have
3 you put stakes where it's going to be, the height that it's
4 going to be?

5 MR. PRINZI: We have not. Not as this time, no.

6 BOARD MEMBER COLLIER: Okay.

7 MR. PRINZI: But it is the same height as the one you
8 saw at 44 North. It's 11 feet, four inches.

9 BOARD MEMBER GOODMAN: There's a blue inset, a little
10 blue line on the drawing, on the map there. That's the
11 arrays?

12 MR. PRINZI: Correct, that is the array; yep. And
13 then this is the more ...

14 BOARD MEMBER GOODMAN: So it only covers a small
15 portion. It's not covering the whole field.

16 MR. PRINZI: Correct, yes. It's 665 square footage.

17 MR. RYSINGER: it's kind of perpendicular to the road
18 so it's not facing the road. We looked at that.

19 MR. PRINZI: Correct, it's south facing.

20 CHAIRMAN STAROBIN: Larry, do you have any comments?

21 MR. PAGGI: Well, this is very similar in scope to the
22 King project. We actually did not do any review on that.
23 That project, though, included a diagram that was based on
24 a survey and they had submitted a short EAF. I don't know
25 if an EAF is required with this or not, but there's no

1 - RE: JEFFREY RYSINGER -

2 property line information on this map.

3 So I guess the question I would have is if the
4 Planning Board decides not to require any further site plan
5 review, does it then need to go to a building permit before
6 this can get issued, Mary?

7 MS. GRASS: It does need a building permit, yes.

8 MR. PAGGI: So at that stage it should at least have
9 the information shown on a survey with separation to
10 property lines so we know that it's on the right property.
11 If you don't want to make that part of, actually a Planning
12 Board documentation -- if you decide you do want to see
13 more information, then they should present that information
14 to the Planning Board, as well, because they'll just
15 resubmit to the Building Department when they go for the
16 building permit.

17 CHAIRMAN STAROBIN: John, comments?

18 MR. CAPPELLO: This system is a typical size system
19 for residential use that if the house wasn't located in
20 such a wooded area it probably could go on the roof. As
21 part of the building permit, the state, anything under 25
22 kilowatts is subject to Uniform Building Code procedure
23 which is streamlined that the state does when it occurs,
24 solar. I mean obviously, you want to make it's on the
25 homeowner's property. That's a pretty important issue.

1 - RE: JEFFREY RYSINGER -

2 But other than that, I don't see any real issue. And our
3 code only requires, as Adriana put in her memo, only
4 requires a Planning Board review in this instance because
5 it is in the front yard. But it's an accessory structure.
6 It's not of a size that would be subject to SEQRA. If it
7 was on the roof in the back yard it wouldn't even be before
8 the Board so it's really here just to see if it's in an
9 area that's seen and if it is, is there a better place to
10 put it.

11 CHAIRMAN STAROBIN: Have we determined it won't be
12 seen?

13 MR. CAPPELLO: It looks from here that it's pretty far
14 away from the road. It seems the only area where it can
15 reasonably function and that appropriate screening is
16 provided. It doesn't say it's invisible, but it says it's
17 appropriately screened and it's not in someone's face.

18 MR. PRINZI: There already is. The vegetation in
19 front on South Road is already adding that screening. As
20 Mr. Rysinger pointed out, the only opening is the driveway.

21 CHAIRMAN STAROBIN: Okay.

22 Do any board members have any questions?

23 BOARD MEMBER RUSSEK, III: I have just one quick
24 question. Are there wetlands on the property with that
25 water there is that not wetlands?

1 - RE: JEFFREY RYSINGER -

2 BOARD MEMBER ZAMONSKY: My question goes along with
3 that, too, with the floodplain. I know that that stream
4 there overflows on occasion, doesn't it, the one that runs
5 back?

6 MR. RYSINGER: It has gone right to the top.

7 BOARD MEMBER ZAMONSKY: Is the property higher?

8 MR. RYSINGER: I've only been there less than two
9 years.

10 BOARD MEMBER ZAMONSKY: Okay.

11 Is your property a bit higher than the stream that
12 runs through there? I can't tell. There's not grade.

13 MR. RYSINGER: Oh, yeah. The two bodies of water
14 never intermingle with the stream.

15 BOARD MEMBER ZAMONSKY: Okay.

16 BOARD MEMBER RUSSEK, III: So my question was more
17 about like change to wetlands or anything else, if that's
18 wetland or that's not wetland or not.

19 MR. PRINZI: Well, it's private property so I don't
20 know if determinations are made on wetlands for private
21 property.

22 MR. CAPPELLO: But if you're disturbing, there's a
23 wetland, you're disturbing it. You need a permit. All
24 wetlands, if it's private property.

25 BOARD MEMBER ZAMONSKY: I guess we would need to know,

1 - RE: JEFFREY RYSINGER -

2 too, though, if it's in the floodplain, I mean he's not
3 allowed to construct in the floodplain; correct? The Town
4 zoning doesn't allow it.

5 MR. CAPPELLO: Well, if you're required to have water,
6 you design it so the water runs underneath and can go
7 through. I mean if it floods, it's 12 feet up so it would
8 have to be pretty high flooding to be over the structure.

9 BOARD MEMBER ZAMONSKY: Okay.

10 MR. CAPPELLO: Is a floodplain permit required?

11 MS. GRASS: A floodplain permit, floodway, you can't
12 build in a floodway, but --

13 MR. PAGGI: Right. They would need to demonstrate
14 they're not in the floodway. But any development in a
15 floodplain needs a permit.

16 MS. GRASS: Right.

17 MR. PAGGI: So you're saying, Adriana, that if they
18 submitted an EAF it would identify if there was a
19 floodplain. And if there was a floodplain then you could
20 go to the flood map and see where that is and you've have
21 document that. If it doesn't show that there's floodplain
22 on the map then you're done with it. Just do an EAF. You
23 did an EAF for the King property so you're familiar with
24 it.

25 MR. PRINZI: Correct, yeah.

1 - RE: JEFFREY RYSINGER -

2 MR. PAGGI: The EAF mapper shows you all that
3 information. It'll show you if there's wetland areas,
4 it'll show you if there's threatened species.

5 CHAIRMAN STAROBIN: But Mary can give you that part of
6 it or they'll would come back to us.

7 MR. CAPPELLO: You could require that as part of the
8 building permit that the information be provided.

9 Does the Planning Board have to grant a floodplain
10 permit or do you grant it?

11 MS. GRASS: I believe it goes to the engineer and he
12 looks at it.

13 MR. CAPPELLO: So if the Planning Board is okay with
14 that, I mean the could be obtained through an EAF, so you
15 prepare an EAF. This is an exempt action, but still,
16 whether it's Planning Board review or not, if you are doing
17 something that is disturbance of a wetland, that's a
18 federal requirement if you need to disturb it, and a
19 floodplain permit. So it's up to you whether you would
20 want to see the information or whether you're confident
21 with Mary.

22 CHAIRMAN STAROBIN: Mary, you're competent to handle
23 that stuff; right?

24 MS. GRASS: I mean I've never really taken a look at
25 an EAF to make any kind of determination. I mean it's

1 - RE: JEFFREY RYSINGER -

2 always been --

3 MR. CAPPELLO: Well, you don't have to make a SEQRA
4 determination. They'll give you the information on the
5 floodplain and the wetland.

6 MS. BELTRANI: They'll check the box. When you do the
7 EAF mapper, you check the box. And I actually do a check
8 before writing a memo.

9 MR. PRINZI: And was it in?

10 MS. BELTRANI: No, it did not appear to be. I can't
11 speak to the floodplains because those can be a little
12 finicky on the EAF mapper. But a floodplain was not
13 present and the lot was actually south of that pond.

14 MR. PRINZI: Well, that answers the question.

15 BOARD MEMBER RUSSEK, III: So it's not in the ...

16 MS. BELTRANI: Right, correct.

17 BOARD MEMBER RUSSEK, III: Okay.

18 MS. BELTRANI: Yes.

19 CHAIRMAN STAROBIN: So you're okay, then.

20 BOARD MEMBER ZAMONSKY: Well, we still need to know
21 about the floodplain, you said; right?

22 MS. BELTRANI: No. Actually, I don't believe that
23 this is in a floodplain.

24 BOARD MEMBER ZAMONSKY: Okay.

25 MS. BELTRANI: The EAF mapper didn't point out that it

1 - RE: JEFFREY RYSINGER -

2 was in a floodplain.

3 CHAIRMAN STAROBIN: So they don't have to do the EAF,
4 then. Okay. It's good news for you.

5 BOARD MEMBER GOODMAN: I have no issue with it.

6 BOARD MEMBER RUSSEK, III: Motion.

7 CHAIRMAN STAROBIN: Do we even need a motion?

8 MR. CAPPELLO: Unless the applicant demonstrates that
9 -- yes, I would say a resolution that the Applicant
10 demonstrated that --

11 MS. BELTRANI: Oh, wait. Can you just confirm,
12 quickly, in your Box 3, the aerial view, these red lines
13 with the measurement, is that showing a lot line or what is
14 that measurement?

15 MR. PRINZI: That's a good question. So we don't
16 actually have the front footage to the actual front parcel.
17 Those are points on the map that we chose so we can
18 identify. They're not property lines, I don't believe.

19 Could you tell me if half of the pond is half of this
20 lake right here? Is that where you believe that the ...

21 MR. RYSINGER: That's South Road

22 MR. PRINZI: Yep, there's South Road. Well, is this
23 the end of your property?

24 MR. RYSINGER: No, no. Mine is the back yard of these
25 houses.

1 - RE: JEFFREY RYSINGER -

2 MR. PRINZI: Back yard of these houses? Okay.

3 So we picked those points to --

4 MR. RYSINGER: It's 37 and a half acres.

5 MR. PRINZI: -- measure just to water.

6 MS. BELTRANI: Oh, I see, to water.

7 MR. PRINZI: To water.

8 MR. PAGGI: Jeff, Jeff.

9 MR. RYSINGER: That stream is on my own property on
10 the other side of the stream.

11 MR. PAGGI: Jeff, you probably have a survey, don't
12 you, of your property?

13 MR. RYSINGER: Yes.

14 MR. PAGGI: So just overlay the survey.

15 MS. BELTRANI: I think that would be helpful for
16 everyone.

17 Other than that, I have no comments.

18 MR. CAPPELLO: If we just acknowledge that the
19 location is acceptable and subject to the review of the
20 Building Department for a building permit.

21 CHAIRMAN STAROBIN: Do we vote on this?

22 BOARD MEMBER RUSSEK, III: Yes.

23 CHAIRMAN STAROBIN: Okay. Motion?

24 BOARD MEMBER GOODMAN: I make that motion.

25 CHAIRMAN STAROBIN: Second?

1 - RE: JEFFREY RYSINGER -

2 BOARD MEMBER GREEN: I'll second.

3 CHAIRMAN STAROBIN: Vote.

4 BOARD MEMBER GREEN: Aye.

5 BOARD MEMBER GOODMAN: Aye.

6 BOARD MEMBER COLLIER: Aye.

7 BOARD MEMBER RUSSEK, III: Aye.

8 BOARD MEMBER GLISSON: Aye.

9 BOARD MEMBER ZAMONSKY: Aye.

10 CHAIRMAN STAROBIN: Aye.

11 (The motion was approved and carried.)

12 CHAIRMAN STAROBIN: It's unanimous. Thank you.

13 MR. PRINZI: Thank you.

14 (Time noted: 7:53 p.m.)

15 * * * * *

16 (The record was reopened at 7:57 p.m.)

17 BOARD MEMBER ZAMONSKY: I just read the EAF mapper on
18 the last project. It says that there's potentially
19 wetlands on it and then also, it's within the 100 year
20 floodplain. So how does that affect Mary with her permit?

21 MS. BELTRANI: It just means that they would need a
22 wetland permit. But it's ...

23 MR. PAGGI: And it's within the 100 year floodplain?

24 BOARD MEMBER ZAMONSKY: It's in the 100 year.

25 MS. BELTRANI: In the 100 year?

1 - RE: JEFFREY RYSINGER -

2 BOARD MEMBER ZAMONSKY: Yes.

3 MS. BELTRANI: Okay. But it's not a wetland.

4 BOARD MEMBER ZAMONSKY: No. Well, I don't know.

5 MS. BELTRANI: It's not.

6 BOARD MEMBER RUSSEK, III: Well, no, because it
7 doesn't give you that specific. And you also have it in
8 the notes here, well, B, that the property appears to be
9 heavily wooded or within wetland. That's kind of where I
10 brought up the wetland from, on this page.

11 MS. BELTRANI: The property itself has wetland on it,
12 but it's the site of where the solar is is not wetland.

13 BOARD MEMBER RUSSEK, III: Well, what about where
14 they're going from and to?

15 BOARD MEMBER ZAMONSKY: I don't know.

16 MS. BELTRANI: You can see the map there.

17 MR. PAGGI: I'll take a look.

18 MS. BELTRANI: We can look at the --

19 MR. PAGGI: I'll take a look.

20 MR. CAPPELLO: If it's in a floodplain they need a
21 floodplain permit from Mary.

22 BOARD MEMBER ZAMONSKY: Exactly. I just want to make
23 sure that Mary gets it.

24 MS. BELTRANI: Yes.

25 MR. PAGGI: I'll take a look at the floodplain map to

1 - RE: JEFFREY RYSINGER -

2 see.

3 MR. CAPPELLO: Actually, I would call the Applicant
4 and tell him you've got to look at the floodplain map to
5 confirm whether --

6 BOARD MEMBER ZAMONSKY: I mean he's got to show where
7 it is on the property and show the floodplain map, and
8 we're good.

9 MR. CAPPELLO: Yes.

10 MS. BELTRANI: Yes.

11 BOARD MEMBER ZAMONSKY: Yeah.

12 MR. PAGGI: So how do we get that information to him?
13 Call him.

14 CHAIRMAN STAROBIN: What do you want to do?

15 MR. CAPPELLO: Mary is going to contact them and make
16 them confirm whether ...

17 MR. PAGGI: Tell them on further review it is and show
18 it on the map.

19 CHAIRMAN STAROBIN: Okay. Motion to close the
20 meeting?

21 BOARD MEMBER ZAMONSKY: Motion

22 BOARD MEMBER RUSSEK, III: Second.

23 CHAIRMAN STAROBIN: Vote?

24 BOARD MEMBER GREEN: Aye.

25 BOARD MEMBER GOODMAN: Aye.

1 - RE: JEFFREY RYSINGER -

2 BOARD MEMBER COLLIER: Aye.

3 BOARD MEMBER RUSSEK, III: Aye.

4 BOARD MEMBER GLISSON: Aye.

5 BOARD MEMBER ZAMONSKY: Aye.

6 CHAIRMAN STAROBIN: Aye.

7 (The motion was approved and carried.)

8 (Time noted: 7:59 p.m.)

9 * * * * *

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
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 Jeffrey Rysinger, 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: May 6, 2018

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
PLANNING BOARD

----- X

NORMAN ISAACS (DUNNTOWN SOLAR, LLC)
Public Hearing - Site Plan Approval
Tax Map Section 14; Block 1; Lot 25.1
Mountain Greenbelt Zone

----- X

NORMAN ISAACS (SUGAR GUM SOLAR, LLC)
Public Hearing - Site Plan Approval
Tax Map Section 14; Block 1; Lot 23.1
Mountain Greenbelt Zone

----- X

Town Hall
Town of Mamakating
February 27, 2018
7:54 P.M.

PLANNING BOARD MEMBERS :

- MORT STAROBIN, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- ERIK COLLIER, Board Member
- RICHARD GLISSON, Board Member
- JOSEPH RUSSEK, III, Board Member
- STANLEY ZAMONSKY, Board Member
- MARY GRASS, Code Enforcement/Building Inspector
- JOHN CAPPELLO, ESQ., Attorney
- ADRIANA BELTRANI, Planner
- LAWRENCE PAGGI, P.E., Engineer

JERIC CORPORATION
P.O. Box 385

1 - RE: NORMAN ISAACS -

2 MR. CAPPELLO: One quick item that the Board should
3 take up. As you recall, Cyprus Creek, when we had the work
4 session, they decided they would like to go forward with
5 the scoping and therefore, we determined that the March
6 meeting would be the public scoping session and the Board
7 would accept comments the on scope. I would just, have the
8 Board have a work session. If everybody is there, we have
9 a quorum, if the Board can vote to confirm and authorize
10 Mary to provide -- I think you said March 8th, if I recall.
11 That they give us their draft scope and that we take
12 comments on that. You don't necessarily need their draft
13 scope to take comments on it, but if we don't have a draft
14 scope from them, that's an indication that they're not
15 really in a hurry. Well, not really in a hurry, but ...

16 CHAIRMAN STAROBIN: Well, they wanted to see what
17 happens at the Town Board meeting on the trees.

18 MR. CAPPELLO: Right.

19 So I would just authorize Mary to post a notice that
20 the Planning Board will take comments on the proposed scope
21 of the Cyprus Creek, that the Planning Board authorize the
22 building inspector to publish a notice that the Planning
23 Board, at its March 27th Planning Board meeting, will take
24 comments on the proposed scope for the Cyprus Creek Solar,
25 Dunntown and Sugar Gum solar facilities.

1 - RE: NORMAN ISAACS -

2 MS. GRASS: John, you'll do that?

3 MR. CAPPELLO: Yes.

4 MS. GRASS: Thank you.

5 CHAIRMAN STAROBIN: A motion?

6 BOARD MEMBER GREEN: Yes.

7 BOARD MEMBER GOODMAN: Second.

8 CHAIRMAN STAROBIN: Vote.

9 BOARD MEMBER RUSSEK, III: What was that? What was
10 the motion for?

11 MR. CAPPELLO: You're going to allow public comment at
12 your March 27th meeting on the scope for the DEIS for
13 Dunntown and Sugar Gum.

14 BOARD MEMBER RUSSEK, III: I would love to get in on
15 that.

16 BOARD MEMBER GLISSON: Advertise it twice as widely as
17 possible to all persons.

18 CHAIRMAN STAROBIN: Did we vote?

19 BOARD MEMBER GREEN: Aye.

20 BOARD MEMBER GOODMAN: Aye.

21 BOARD MEMBER COLLIER: Aye.

22 BOARD MEMBER RUSSEK, III: Aye.

23 BOARD MEMBER GLISSON: Aye.

24 BOARD MEMBER ZAMONSKY: Aye.

25 CHAIRMAN STAROBIN: Aye.

1 - RE: NORMAN ISAACS -

2 (The motion was approved and carried.)

3 MR. CAPPELLO: And in that advertise, 175 times that
4 it's just about the scope of what's going to be in the
5 document.

6 BOARD MEMBER GLISSON: You be the person that tells
7 them that.

8 BOARD MEMBER GOODMAN: Make a motion to close the
9 meeting.

10 BOARD MEMBER RUSSEK, III: Hold on. Hold on. More
11 time.

12 (Time noted: 7:57 p.m.)

13 * * * * *

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
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 Norman Isaacs (Dunntown and Sugar Gum Solar), 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: May 6, 2018

A	allow (1) 15:19 almost (1) 7:11 alone (2) 19:7;23:25 along (1) 19:20 always (2) 16:11;24:4 amount (3) 7:12,25;20:20 annual (1) 24:9 anymore (1) 25:3 apart (3) 19:11,14;26:4 apologize (1) 4:18 Appeals (1) 6:7 appear (1) 28:18 appearance (1) 28:16 applicant (2) 4:7;13:10 application (3) 4:16,16;15:16 appreciate (3) 6:5;11:15;27:9 approval (9) 5:8,14;6:12;13:23; 15:12,16;20:13,23,24 approvals (1) 16:2 approved (6) 8:7;9:19,24;12:25; 18:24;30:11 approves (1) 16:6 April (8) 28:14,20,22;29:2, 12,14,14,21 area (6) 13:16;14:11,19; 15:21;17:19,25 areas (2) 15:18;17:7 around (2) 19:8;26:10 assessed (1) 24:9 attend (1) 6:3 attended (1) 4:22 awkward (1) 17:4 Aye (7) 30:4,5,6,7,8,9,10	B	23:4,11,13;24:8,17, 24:25;11;26:7;27:11, 22;28:6,7,17;29:4,8, 25;30:2,4,5,6,7,8,9	5,6;21:10,17 changes (1) 6:14 Cioffi (1) 4:25 clay (2) 26:20,23 clearing (1) 12:24 clerical (1) 21:11 code (1) 6:16 Coldenham (2) 25:5,6 COLLIER (1) 30:6 coming (1) 28:12 comment (1) 17:15 comments (5) 8:11;11:16;12:6,7; 17:16 committed (1) 6:17 common (4) 16:25;17:13;20:23; 26:11 communication (1) 9:13 compaction (2) 26:24,24 completely (1) 7:18 concerned (2) 11:7,11 concurrently (1) 15:5 conforming (1) 7:3 consider (1) 27:11 constructed (2) 10:10;23:21 construction (4) 5:19;20:5,24;26:16 contacted (1) 13:6 control (1) 23:23 conversation (2) 21:25;22:3 coordination (1) 22:19 copy (1) 9:18 cost (2) 23:24;24:13 County (1) 5:18 couple (4) 8:15;11:3;15:9;
<p>abandoned (2) 12:9,22 able (1) 11:4 Absolutely (2) 11:15;13:3 abuts (1) 15:13 accept (1) 13:18 acceptance (1) 10:15 accepting (1) 13:18 access (2) 15:19,19 accommodating (2) 6:4,14 accomplished (1) 6:25 acknowledge (1) 10:13 acre (2) 7:20;11:4 acres (2) 14:23,25 across (1) 14:8 activate (2) 9:11,11 active (3) 5:3;8:20,20 actual (1) 16:14 actually (14) 5:13;6:18;10:12, 20;11:7;13:21;14:11; 16:6,18;18:3;20:17, 18;23:16;25:20 additional (3) 13:8;23:21;27:21 address (1) 22:20 adhere (1) 9:5 adjoining (1) 16:17 adjustments (2) 8:18;10:2 Adriana (3) 11:16,17;27:6 affirm (1) 12:16 again (8) 6:9;7:4,11;8:14; 11:5,10;26:11;27:10 agenda (3) 4:7,20;27:10 ago (2) 23:16;24:20</p>	<p>back (10) 5:12;6:24;7:5,6,10; 14:14;15:23;17:3; 20:7;22:11 backtrack (1) 5:6 bang (1) 19:19 bank (2) 5:22;26:13 banks (1) 20:19 base (2) 23:19;26:23 Basically (12) 4:24;7:11,18;8:9; 9:4;10:5;11:11; 15:11,17,20;20:14; 25:25 basin (1) 21:24 basins (1) 15:2 become (1) 24:10 becomes (2) 15:21,21 behind (1) 15:18 belly-up (1) 5:22 BELTRANI (2) 11:18;18:22 Betty (2) 4:14;7:16 big (1) 26:24 bigger (1) 25:15 binder (2) 25:19,21 bit (5) 5:7;6:8,20;11:4; 25:15 blacktop (2) 26:5,22 blacktopping (1) 26:2 Block (1) 4:10 Bloomingburg (1) 26:12 Board (60) 4:3,6;5:12;6:4,7, 12;7:2;8:3,7;11:6; 13:20,24;14:4,8,12; 15:5,7,9;16:9,11; 17:3,11,15,22,24; 18:2,5,8,11,15,20,23; 19:2,8,15;22:18,19;</p>	<p>boards (2) 16:4,5 boat (1) 13:16 bond (2) 20:3,20 both (1) 22:20 box (1) 6:24 BR (1) 6:16 bridge (4) 14:9,9,10,14 Buddy (2) 17:17,20 burden (1) 23:23 Burlingham (3) 4:9,10;13:14 Bush (1) 24:22 buys (1) 16:23</p>	<p>C</p> <p>call (3) 5:10;29:6,6 called (1) 5:10 came (1) 5:12 can (18) 6:25;7:15;8:12; 9:19,22;10:17,20,21; 12:10;13:20;14:3; 15:17;17:25;19:12; 22:18,20;28:19,19 CAPPELLO (29) 12:7;13:6,14;15:6; 16:20,22;19:24;20:5, 9;21:22;22:8,11,14, 17,22,25;23:4;25:4; 27:11,14,20,25;28:4, 7,14,18,22,25;29:10 carried (1) 30:11 CHAIRMAN (23) 4:2;8:10;11:16; 12:6;13:4;14:5;15:4, 7;23:7;24:7;27:4,8, 13,17,24;29:3,12,19, 23;30:3,10,12,14 change (4) 5:24;6:11;7:8,18 changed (12) 8:14,15,16,17; 11:10,12;18:19;19:4,</p>	

24:17 course (4) 7:7;25:19,19;26:8 covered (1) 23:19 create (1) 23:13 created (2) 13:7;23:17 crossing (1) 10:19 cul-de-sac (9) 12:21;15:10,13,17, 25;16:12;17:5,9;25:4 cul-de-sacs (1) 17:18 curb (1) 19:22 curbs (4) 19:17;25:9,15,16 cut (1) 8:24	7:19 determination (2) 12:16;13:22 determine (2) 10:18;12:10 develop (3) 5:11;15:18,23 developed (1) 19:9 developer (2) 15:22;19:10 different (5) 6:22;9:20,22,25; 10:17 difficult (2) 5:21,23 dig (1) 26:14 digital (1) 23:8 discussed (1) 28:9 district (7) 21:21;22:2,6,12; 23:12,14,25 disturb (1) 12:17 disturbance (1) 21:14 document (1) 16:20 documents (2) 12:20,24 donate (1) 13:11 done (9) 6:23;8:2;19:13; 20:13,14,16,25;23:8; 24:18 dormant (1) 9:3 dotting (1) 10:19 Dovuli (2) 4:14;7:16 down (5) 14:14;16:8;19:22; 25:7;26:14 drainage (6) 10:2;24:3,5;25:23; 26:15,19 drastically (1) 6:23 drive (3) 19:8;25:6;26:10 driveway (8) 16:25;17:2,8,12,13, 14;18:10,22 driveways (3) 17:10;18:21;19:13 due (1) 12:11 dump (1)	26:9 During (2) 6:20;14:21 E EAF (3) 11:20,22;12:3 earlier (1) 4:22 easement (2) 18:4,14 easements (1) 24:15 easier (3) 12:4;20:18,20 easy (2) 7:23,23 edge (2) 19:21;25:24 eight (4) 7:22;13:7,8;21:11 electronic (1) 29:5 elevations (1) 19:3 Elizabeth (1) 4:8 elongate (1) 25:24 else (3) 7:3;8:25;27:6 end (2) 17:4;25:22 engineer (4) 4:19;5:17,18;26:2 engineering (3) 6:23;7:12;8:6 engineers (1) 7:13 enough (1) 20:11 Environmental (1) 12:2 estimate (1) 20:3 even (9) 5:23;8:2;10:4,6; 11:7,11;16:6;18:25; 20:16 evening (2) 4:5,13 eventually (1) 12:22 everybody (4) 5:9;17:12,14;21:4 examine (1) 12:15 Excellent (1) 18:5 expedite (1) 10:25 experience (1)	25:22 explain (1) 8:20 extend (1) 16:19 extension (1) 14:16 extensive (3) 7:12,25,25 extent (1) 16:5 extremely (1) 6:9 F facilities (1) 21:22 fact (1) 21:13 falling (3) 19:10,14;26:4 far (1) 15:25 features (1) 24:12 February (2) 4:3,6 fee (3) 13:9,22;24:9 feel (1) 8:5 fees (1) 13:5 feet (4) 25:17,18,19,20 few (2) 4:23;26:3 file (6) 10:3,4;14:2;16:16; 20:18;21:5 filed (3) 5:14;8:21;13:2 files (1) 29:5 fill (1) 10:14 filled (1) 26:10 final (5) 12:8,11;13:2,23; 20:23 finally (1) 10:10 financial (1) 5:21 finding (1) 13:7 finish (1) 10:18 finished (1) 27:5 first (6)	4:7;8:11;10:16; 27:21,24;29:15 five (1) 6:15 flag (2) 17:4,10 forget (1) 19:25 form (6) 10:3,12,14,15; 11:21;12:2 formal (2) 4:16;13:23 format (1) 23:9 formed (2) 22:12;23:25 forth (1) 22:11 forward (2) 8:4,4 four (3) 14:22;19:13;20:21 Frank (5) 4:11,12,13;21:8; 23:7 Friday (1) 28:2 front (1) 16:24 further (1) 19:22 future (3) 12:23;15:19;16:16 G Gardenia (2) 25:6,8 general (2) 23:19;24:14 generate (1) 13:8 gentlemen (1) 7:10 gets (1) 23:21 given (2) 22:8;27:14 giving (1) 13:21 GLISSON (1) 30:8 goes (3) 13:15;14:13;20:9 Good (11) 4:5,13;7:23;8:6; 12:12;16:4;18:8; 25:21;26:25;27:17; 28:24 GOODMAN (3) 24:8;30:2,5 gracious (1)
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

6:9 grade (1) 11:11 granted (2) 5:8;6:18 GRASS (3) 4:5;28:3;29:21 gravel (2) 26:13,15 great (5) 12:3;16:8;26:15, 19:29:8 GREEN (1) 30:4 group (1) 7:14 guess (3) 13:15;17:15,16	4:1,8,14;5:1;6:1; 7:1,16;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1 house (5) 6:21;8:16;9:25; 11:10;16:24 huge (1) 22:25 hundred (1) 20:21	issues (3) 6:10;10:6;17:17	leave (2) 19:7;25:17 legal (2) 12:19,24 less (1) 21:14 letter (3) 4:21;7:7;9:9 lies (1) 4:10 life (1) 25:24 limit (1) 9:19 line (2) 11:3,5 lines (2) 11:8;14:24 list (3) 10:22;21:17,19 little (12) 5:4,7;6:8,20,24,24; 7:16;8:4;11:4;16:15; 25:15;26:16 live (1) 15:22 lived (1) 7:17 lives (1) 7:17 local (2) 5:22;19:9 located (2) 4:9;13:12 location (1) 11:10 locations (3) 8:15,16;9:25 long (6) 15:2;17:21;18:11; 20:25;21:4;25:20 longer (1) 19:23 look (6) 9:19,22;10:2; 18:25;21:18;24:18 looking (4) 7:20;9:23,24;19:2 looks (1) 30:12 losing (1) 6:17 lot (33) 4:8,10,17;6:17,18; 12:4;13:11;14:17,22, 22,24;15:2;16:3,23, 23,23;17:10;19:12, 19:20;12:21;6,11,12; 22:2;23:25;24:23,24; 25:13,16;26:18,24; 27:2;28:13 lots (11) 6:15,16,19;7:2,21,	22;13:7,8;17:3,4; 24:21 lying (1) 25:3
H	I	J	M	
half (1) 14:23 handle (1) 13:5 happen (2) 16:3;21:7 happened (1) 7:17 happens (1) 15:20 happy (1) 21:4 hard (1) 5:11 headache (1) 23:2 Health (6) 4:24,24;5:14;6:12; 7:6;20:25 hearing (11) 12:10,13;23:5; 27:12;28:2,8,12;29:2, 11,13,24 held (2) 20:7;25:20 help (1) 6:7 helped (1) 6:18 Hey (1) 9:9 Highway (2) 5:18;23:18 history (1) 5:4 hold (2) 23:4;27:15 holding (1) 26:23 honest (2) 11:8;19:16 HORVATH (30)	idea (2) 12:12;27:17 identify (1) 10:5 III (3) 18:8;23:13;30:7 Impact (1) 12:2 implementation (1) 23:20 important (1) 26:7 include (1) 20:6 indication (1) 13:24 information (4) 12:14;27:21;28:2,9 infrastructure (1) 23:21 instance (1) 13:10 instead (2) 13:21;16:25 intent (3) 6:11;21:3,4 intention (5) 5:19;8:21;20:12, 15,22 interested (2) 13:18;14:23 interesting (2) 9:12;20:11 interrupt (1) 19:25 into (2) 5:4;6:2 introductions (1) 4:4 intrusiveness (1) 8:5 I's (1) 10:19 issue (5) 8:8;17:9;18:12; 21:7;22:18	Jim (2) 4:14;7:16 John (4) 12:6;15:4;21:20; 27:6 JR (72) 4:13,14;8:19,24; 9:3,8,15,17,21;10:8, 11,16,20,24;11:2,9, 13,15;12:5;13:3,13; 14:3,7,10,13;15:11; 16:10,13,21;17:2,6, 12,21,23,25;18:3,6,9, 13,19;19:6,12,16; 20:4,8,11;21:13,25; 22:10,16,20;23:6,10; 24:20;25:2,5,13;26:6, 9;27:9,22;28:5,11,15, 21,24;29:6,9,17,20, 22;30:13 July (1) 9:10 June (1) 9:10	main (2) 5:21;6:11 maintained (1) 23:18 maintaining (1) 23:24 maintenance (3) 20:6;23:14;24:11 major (2) 6:13,23 makes (1) 12:3 making (1) 16:19 Mamakating (2) 4:6;5:24 management (10) 5:2,3,15;6:13;7:24; 14:16,18;15:2;21:2; 22:4 many (1) 21:11 Map (5) 4:9;9:18;12:18; 13:2;22:24 mapper (1) 12:3 maps (4) 9:16;20:18;21:5; 23:8 March (4) 27:19;28:3,4,8 Mary (3) 4:4;27:6;29:15 material (1) 26:10 may (7) 8:16;10:3,4,13,14, 15;21:17 maybe (2) 9:25;28:16 mean (8) 5:10;14:15;17:8; 19:18;21:23;26:13; 28:19,19 meet (5) 6:15;7:21;18:17; 27:23;28:6 meeting (9) 4:2,3,6;5:16;27:18, 22;28:8,17;29:14 meets (1) 18:22 MEMBER (36) 14:8,12;15:9;16:9, 11;17:3,11,15,22,24;	
		K		
		L		
		keep (1) 15:2 kept (1) 19:21 Kill (1) 13:15 knows (2) 5:9;16:8		
		ladies (1) 7:10 Lanc (1) 5:17 land (6) 5:11;13:9,19,21; 15:13,15 large (3) 14:20;15:13,15 Larry (3) 8:10;18:16;27:6 Last (8) 4:18;18:19;19:13, 17,23;22:9,17;25:20 late (1) 5:8 launch (1) 13:16 least (1) 20:6		

18:2,5,8,11,15,20,23; 19:2,8,15;23:13;24:8, 17,24;25:11;26:7; 29:4,8,25;30:2,4,5,6, 7,8,9 members (2) 6:4;15:7 mention (1) 8:19 Mercurio (2) 7:5;10:21 met (1) 13:21 metal (3) 14:9,10,14 minimal (1) 11:2 minus (1) 11:23 miscommunication (1) 4:19 misspeak (1) 13:17 monitored (1) 24:8 Montgomery (3) 24:20;25:8,9 month (3) 4:18;27:10;28:12 more (4) 5:23;19:19;26:17, 17 most (7) 7:17;12:2;14:21; 22:4,6;25:5;26:7 motion (4) 29:10,23,25;30:11 Mountain (1) 26:13 move (5) 6:21,24;8:3,4;11:4 movement (1) 7:4 movements (1) 7:4 moving (1) 11:2 mowing (1) 22:4 MS-4 (1) 10:14 much (3) 5:25;7:13;30:13 mud (1) 26:20 myself (1) 4:19	25:2,3 narrower (1) 19:18 necessity (1) 6:21 need (12) 9:14;10:15,17,18; 11:12;12:20,22,25; 13:8;28:10;29:10,21 needs (1) 21:9 neg (2) 12:16,17 New (19) 5:2;6:16,21,25;7:2, 3,22;9:5,5,16;10:13; 12:15,17;13:7;15:22; 23:20,22;24:22;28:2 next (7) 14:10;19:21;27:10, 18;28:2,10,16 nice (1) 25:23 nine (3) 4:8,16;7:21 NOI (1) 10:3 None (1) 12:24 Normally (1) 23:15 Norton (2) 7:5;10:21 note (2) 11:23;18:6 noted (1) 30:15 notes (1) 12:19 Nothing's (3) 19:4,4,6 notice (1) 27:20 noticed (1) 11:20 number (1) 17:17 Nutt (73) 4:11,13,13;8:19, 24;9:3,8,15,17,21; 10:8,11,16,20,24; 11:2,9,13,15;12:5; 13:3,13;14:3,7,10,13; 15:11;16:10,13,21; 17:2,6,12,21,23,25; 18:3,6,9,13,19;19:6, 12,16;20:4,8,11; 21:13,25;22:10,16, 20;23:6,10;24:20; 25:2,5,13;26:6,9; 27:9,22;28:5,11,15, 21,24;29:6,9,17,20, 22;30:13		O off (7) 11:4;14:25;17:8; 19:22;24:21,22;25:6 offer (6) 12:20,22;13:11; 16:13,15,22 offered (1) 13:15 office (3) 12:20;22:14,23 officially (1) 12:9 old (3) 6:22;11:21;12:15 Olga (1) 4:8 once (3) 9:4;12:14;26:14 One (12) 6:11;12:7;13:4; 17:17;20:2;21:8; 22:9,17;25:4,5,9; 27:15 ones (2) 18:20;25:14 online (1) 29:9 only (8) 7:22;12:7;14:15, 19;15:20;17:15; 18:16;28:12 onto (1) 14:22 opposed (1) 20:21 options (1) 6:5 original (4) 10:21;15:12;20:22; 21:3 originally (1) 6:15 out (8) 6:16;10:6,14;24:2, 13,14;25:19,19 outlet (1) 23:22 outside (1) 24:5 over (5) 15:10;20:7,17,17; 24:21 overbuild (1) 7:20 own (3) 17:7,12;25:13 owners (1) 23:25 ownership (3) 23:17;24:10,13	P Page (1) 11:22 PAGGI (29) 8:12,23;9:2,7,14, 16,18,22;10:9,12,17, 23,25;11:7,10,14; 18:24;19:4,7;21:8,15, 24;22:13,23;23:3,11, 15;24:9;26:5 paper (1) 4:23 paperwork (1) 4:21 park (1) 13:5 parking (2) 14:11,11 part (3) 14:15,23;15:16 particular (3) 5:7;7:14;8:7 pass (1) 15:14 passage (2) 12:11;27:15 paying (2) 13:22;24:2 people (3) 15:22;16:17;27:2 percent (2) 20:7,16 Perfect (1) 10:23 petition (1) 22:25 piece (1) 14:25 pieces (4) 4:23;15:13,15; 16:15 Pine (1) 24:22 pitch (1) 19:3 place (6) 5:4,20;6:13;18:12; 24:16;25:22 placed (1) 14:9 plan (20) 5:3,3,13,15;6:13; 7:23,23;8:5,6;10:16, 21;11:24;14:16,18; 16:9;17:20;18:3; 21:4;22:24;26:18 planner (1) 11:17 Planning (9) 4:3,6;6:4;8:3; 13:20;16:4;23:11;	28:7,17 plans (1) 21:16 Platt (1) 17:17 plow (1) 17:19 plowing (1) 17:18 plus (1) 11:22 pm (1) 30:15 podium (1) 4:12 point (1) 16:24 ponds (2) 22:5;23:22 portion (2) 13:11;14:20 position (1) 22:9 possibility (1) 16:7 possible (2) 6:14;8:5 postpone (1) 28:23 potential (2) 12:23;15:14 potholes (1) 26:21 practical (1) 15:15 practice (1) 20:23 preconstruction (1) 5:16 predates (1) 11:18 predecessor (1) 7:13 preliminary (4) 5:8;12:9;20:13,24 prepare (1) 22:24 pretty (3) 5:25;18:8;25:21 previous (1) 18:24 previously (2) 9:19,24 print (1) 18:14 prior (1) 13:2 probably (5) 9:9;17:23;21:5,10; 28:11 problem (3) 9:13;11:13;12:5 process (5)
N					
name (2) 4:13;24:25 names (2)					

6:20;14:21;15:10, 12,16 profiles (1) 9:24 progress (1) 6:17 project (7) 5:5,7;8:2;10:9; 11:18,22;16:17 property (12) 4:9;11:3,5,8;14:8, 13,17,24;15:18,19, 20;17:7 proposed (1) 8:16 Prospect (1) 24:22 public (11) 12:10,12;23:5; 27:12;28:2,8,12;29:2, 10,13,23 purely (1) 16:4 pushed (1) 20:22 put (6) 14:18,21;16:13; 18:12;19:10,17	recession (1) 5:10 reconfigure (1) 14:24 recreational (2) 13:9,16 redesign (1) 6:6 reference (1) 16:16 regard (1) 5:2 regulations (3) 9:5;23:16,20 reiterate (1) 8:14 relative (1) 8:17 remembered (1) 25:3 replan (1) 15:25 represent (1) 10:9 representation (1) 13:25 represented (1) 4:11 requested (1) 17:18 require (3) 6:23;20:3;21:21 required (1) 12:11 requirement (1) 13:21 Residential (1) 4:10 respond (1) 10:4 response (2) 27:7;28:9 responsibility (3) 15:21;24:2,6 responsible (4) 16:18;24:10,11,12 rest (1) 23:24 resubmitted (1) 4:24 retention (1) 22:5 retirement (1) 7:19 review (1) 21:18 reviewed (1) 17:20 revisit (1) 7:7 revisited (1) 5:13 rid (1)	15:24 Right (14) 8:23;9:2,7;14:13, 15,19;17:5;18:9,18; 19:4,21;23:14;25:23; 26:3 right-hand (1) 25:7 river (1) 14:14 Road (41) 4:9;8:14;9:23,24; 12:19,21;13:14; 15:14,23;16:8,19,24; 17:16;18:17,18,23, 24,25;19:17,20,21; 20:3,5,15,15,20;21:6; 23:17,18;24:3,4,5,5, 13,21,22;25:3,6,11, 18,24 roads (10) 18:21;19:9,10,13, 14,18;24:19;25:23, 25;26:3 run (1) 26:13 running (1) 20:16 runoff (1) 26:17 RUSSEK (3) 18:8;23:13;30:7	sent (1) 11:20 separate (2) 17:2,14 September (1) 9:10 septic (1) 8:15 septics (1) 7:4 set (4) 13:10;28:14;29:10, 23 setting (1) 21:25 several (3) 12:19,19,24 shaded (1) 15:20 Shawangunk (2) 13:15;25:18 show (1) 6:25 shows (1) 11:24 side (5) 13:13,14;18:7; 19:20;26:12 sides (1) 15:24 signed (1) 12:18 significant (1) 11:12 signing (1) 13:2 silting (1) 26:17 site (2) 11:24;12:23 sites (1) 6:21 sits (1) 16:16 small (1) 18:14 smaller (1) 21:13 snow (3) 18:3,13;19:20 soft (1) 26:11 soils (1) 16:7 somewhere (1) 16:16 sorry (2) 19:24;22:8 south (3) 13:13,14;24:21 speak (1) 20:17 spec (1)	25:18 specs (4) 18:17,18,22;25:11 spoken (1) 4:25 spots (1) 26:11 standards (1) 18:17 STAROBIN (23) 4:2;8:10;11:16; 12:6;13:4;14:5;15:4, 7;23:7;24:7;27:4,8, 13,17,24;29:3,12,19, 23;30:3,10,12,14 start (7) 4:2;5:19;8:22;9:4, 10;20:15,24 started (2) 5:7;20:11 State (1) 5:2 stating (1) 9:9 steel (1) 14:9 still (3) 15:12;21:3;24:3 stockpile (2) 18:4,13 stormwater (22) 5:2,3,15;6:12;7:24; 8:17;14:16,18;15:2; 21:2,10,21,22,24; 22:2,4;23:12,14,16, 21;24:12;26:18 structures (1) 23:23 stuff (5) 16:19;21:2,11; 26:22;29:9 subdivision (17) 4:8,16,17;6:6,8; 12:8,8;13:2,19;20:2; 21:12;23:15,22;24:6, 15,23,24 subdivisions (2) 21:20;24:18 submission (3) 27:25;28:23;29:14 submit (2) 23:8;28:19 success (1) 27:2 suitable (2) 13:10,19 Sullivan (1) 5:18 Superintendent (1) 5:19 supposed (1) 22:5 sure (8)
Q				
questionable (1) 8:8 quite (1) 26:3				
R				
raised (1) 17:17 rarely (1) 25:17 RE (27) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1 ready (3) 27:18,20;29:7 really (15) 6:5,10;7:6,13;9:11, 12;12:7;16:2,4; 17:19;20:14;22:3; 26:14,20;27:9 reapproved (1) 11:5 reason (1) 11:23 recent (2) 12:2;25:5				
		S		
		same (5) 11:11;21:15;22:21; 25:11,22 sat (2) 5:25;9:3 save (1) 15:4 saying (2) 21:11;23:12 schedule (5) 12:12;27:16;28:8, 19;29:2 scheduling (1) 27:12 school (1) 15:11 Searsville (1) 24:21 Second (1) 30:2 Section (3) 4:9;14:15;19:3 seeing (2) 17:5;26:21 seem (1) 17:19 self-sufficient (1) 22:6		

8:16;9:21;15:6,12; 18:16;24:15;26:10; 29:7 swales (3) 19:20;23:23;25:23 SWPPP (2) 21:9,17 system (1) 8:15	4:7,11,15 took (1) 23:17 top (1) 25:19 topcoat (1) 25:21 topsoil (1) 26:15 tough (1) 7:21 tougher (1) 26:16 Town (33) 4:5;5:17,23;12:19; 13:6,9,16,17,20,24; 14:3,17,23;15:5; 17:20;18:17,18,20;7; 21:7;22:18,18;23:4, 17,19,24;24:3,10; 25:8,13,18,25;27:22; 28:5 Town's (2) 22:9;25:25 trees (1) 8:24 tremendous (1) 21:7 trips (2) 11:23,24 trucks (1) 26:9 try (1) 28:15 T's (1) 10:19 Tuesday (3) 27:24;28:10;29:16 Tully (1) 5:18 turn (2) 20:17;25:8 turned (1) 20:17 turning (1) 15:10 two (9) 6:5,19,25;7:20; 14:25;15:24;17:16; 20:21;29:17 two-tenths (1) 11:3 type (1) 19:19 typically (1) 17:18	under (3) 8:21;11:22;23:19 underneath (1) 26:22 unless (2) 9:13;16:12 up (6) 13:15;14:13;20:15; 22:2;25:21;26:11 updated (3) 11:25;21:9,16 upset (1) 26:20 upwards (1) 14:25 use (1) 25:11 used (1) 24:4 using (1) 12:3 Usually (4) 13:6;19:16,19,22	29:17,17,19 Welcome (1) 4:5 wells (1) 7:5 weren't (1) 18:25 what's (5) 9:20,22;14:10; 15:10;16:14 whole (2) 6:6;14:17 widening (1) 12:23 willing (1) 13:24 wise (1) 8:6 within (2) 24:3;25:14 wondering (1) 18:2 word (1) 7:16 work (7) 6:17;7:25;8:2; 16:18;17:20;20:12; 21:6 workshop (4) 4:22;6:3;8:13;21:9 worried (1) 28:11 wrong (1) 20:9 Wurtsboro (1) 26:12	0 09 (1) 5:9 1 1 (4) 13:11;14:22;15:3; 27:14 10 (1) 5:9 12 (4) 7:11;24:20,22,24 14 (2) 5:21;24:20 15 (1) 5:22 16 (1) 5:25 17K (1) 25:7 2 2 (1) 4:10 20 (2) 25:17,19 2006 (1) 5:7 2008 (2) 5:8,9 2011 (1) 5:12 2013 (2) 5:16,21 2014 (1) 5:22 2015 (1) 5:25 2017 (1) 6:2 2018 (1) 4:6 21 (1) 18:6 22 (3) 4:10;18:6;25:17 24 (1) 25:17 24th (1) 29:12 26 (2) 25:18,19 27 (1) 4:9 27th (3) 4:3,6;27:19 2nd (1) 28:4
T				
talk (1) 8:3 talked (2) 8:13;21:8 talking (1) 21:20 Tarolli (3) 7:5;10:22;23:7 Tarolli's (3) 4:21;22:14,23 Tax (4) 4:9;23:19;24:14,14 taxes (1) 24:2 technical (1) 6:10 ten (3) 6:16;11:23;20:7 tend (6) 19:18,19,22;25:15; 26:17,19 tends (1) 25:24 terrible (1) 25:16 testing (1) 26:9 tests (2) 9:6;26:24 therefore (1) 13:9 third (3) 25:7;27:24;28:5 though (1) 19:24 thought (2) 15:11;19:2 thousand (2) 20:20,21 three (4) 16:5;20:21;29:17, 19 times (1) 25:16 told (1) 6:5 tomorrow (1) 29:7 Toni (2) 4:25;8:19 tonight (3)	U unanimous (1) 30:12 uncommon (1) 12:25	V variance (1) 6:19 variances (1) 7:2 vehicular (2) 11:23,24 verbal (2) 13:25;27:7 verify (1) 11:12 version (1) 12:2 versus (1) 12:15 Village (1) 25:9 villages (1) 25:14 vote (2) 28:25;30:3	Y year (4) 5:21,23;20:6,9 years (3) 7:11;23:16;24:20 York (1) 5:2	
		W waited (1) 6:8 wants (1) 13:24 watching (1) 27:2 water (1) 26:23 way (5) 6:7;14:14;15:23; 19:24;21:18 weekly (1) 9:6 weeks (3)	Z ZAMONSKY (27) 14:8,12;15:9;16:9, 11;17:3,11,15,22,24; 18:2,5,11,15,20,23; 19:2,8,15;24:17,24; 25:11;26:7;29:4,8, 25;30:9 ZBA (3) 6:9,9;14:21 Zone (1) 4:11 zoning (10) 5:25;6:7,16,22,22, 25;7:2,3,18,20	

3				
3 (1) 11:22 30 (2) 11:24;24:21 3rd (2) 29:15,21				
5				
5 (1) 16:23 50 (1) 20:20				
6				
6 (1) 16:23 60 (2) 20:16,20				
7				
7 (1) 16:23 7:37 (1) 30:15 70 (1) 20:16				
8				
80 (1) 20:16				