

**In The Matter Of:**  
*Town of Mamakating*  
*Planning Board*

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*Meeting Minutes*  
*4-9-19*  
*April 9, 2019*

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

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TOWN OF MAMAKATING  
PLANNING BOARD MINUTES

April 9, 2019

TOWN HALL  
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- ERIK COLLIER, Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- 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

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

----- X  
Rudliger Spiegl Trust  
Eagles Nest for Amended Site Plan  
Tax Map Section 50; Block 1; Lot 37  
WRA Zone  
----- X

Town Hall  
Town of Mamakating  
April 9, 2019  
7:00 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- ERIK COLLIER, Board Member
- KYRA PLATT, Building Department
- LAWRENCE PAGGI, P.E., Engineer
- JOHN CAPPELLO, ESQ., Attorney

Also Present: Michael Calise, P.E.  
on behalf of Applicant

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

Reported by: Rosemary A. Meyer

1                   - RE: RUDLIGER SPIEGL TRUST -

2           CHAIRMAN ZAMONSKY: Welcome, everybody, to the Town of  
3 Mamakating Planning Board for April 9, 2019.

4           Do I have a motion to open the meeting?

5           BOARD MEMBER RUSSEK, III: Motion.

6           BOARD MEMBER GOODMAN: Second.

7           CHAIRMAN ZAMONSKY: Joe and Alex.

8           All in favor?

9           BOARD MEMBER GREEN: Aye.

10          BOARD MEMBER STAROBIN: Aye.

11          BOARD MEMBER GOODMAN: Aye.

12          BOARD MEMBER RUSSEK, III: Aye.

13          BOARD MEMBER COLLIER: Aye.

14          CHAIRMAN ZAMONSKY: Aye.

15                   (The motion was carried and approved.)

16          CHAIRMAN ZAMONSKY: Do I have a motion to accept the  
17 meeting minutes for March 2019?

18          BOARD MEMBER RUSSEK, III: Motion.

19          BOARD MEMBER GREEN: Second.

20          CHAIRMAN ZAMONSKY: Joe and Lorry.

21          All in favor?

22          BOARD MEMBER GREEN: Aye.

23          BOARD MEMBER STAROBIN: Aye.

24          BOARD MEMBER GOODMAN: Aye.

25          BOARD MEMBER RUSSEK, III: Aye.

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2 BOARD MEMBER COLLIER: Aye.

3 CHAIRMAN ZAMONSKY: Aye.

4 (The motion was carried and approved.)

5 CHAIRMAN ZAMONSKY: The first applicant is Rudliger  
6 Spiegl Trust, Eagles Nest, for amended site plan, Tax Map  
7 Section 50; Block 1; Lot 37. The property is located at 58  
8 Eagles Nest Road. It is approximately 11.6 acres and lies  
9 in WRA Zone.

10 If the applicant will come forward.

11 MR. CALISE: The Applicant is not here. I'm the  
12 engineer for the Applicant.

13 CHAIRMAN ZAMONSKY: Okay.

14 MR. CALISE: If you want, I'll just go outside and  
15 check to see.

16 CHAIRMAN ZAMONSKY: Yes.

17 MR. CALISE: I guess he didn't show up. Should I  
18 start?

19 CHAIRMAN ZAMONSKY: Yes, you can start.

20 MR. KELSON: Sorry. That building inspector never  
21 stops talking.

22 MR. CALISE: My name is Mike Calise, C-A L-I-S-E. I'm  
23 the engineer for the Applicant.

24 Since the last time we were here before the Board we  
25 issued a more complete submission, as the Board had

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2 requested. We're just ready to go forward and answer any  
3 questions.

4           CHAIRMAN ZAMONSKY: Okay.

5           Larry, do you want to walk through your comments?

6           MR. PAGGI: Yes.

7           First of all, I had some minor comments on the EAF.  
8 I'm not even sure, with a Type II, whether it's necessary,  
9 but there were questions in the EAF that remain to be  
10 completed, 14 through 20.

11           The real questions I have are if we're going to be  
12 doing some construction out there, we're going to want a  
13 little bit of erosion sediment control information out  
14 there just with like construction sequencing, if there's  
15 going to be any staging or anything along those lines.

16           Are there going to be any guy wires for this tower?

17           MR. CALISE: Looking at the structure plans, I don't  
18 see any guy wires present. I don't see --

19           MR. PAGGI: Could you verify that? If we could just  
20 verify in writing, if there will be.

21           And then the only other question, more of a comment, I  
22 have some concerns with it being within the fall zone of  
23 the cabin. I mean people will be sleeping in the cabin.  
24 God forbid, something happens to that tower, it comes down,  
25 there's no other warning.

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2           MR. CALISE: Well, the first rule of structural  
3 engineering is the structure itself has to be considered  
4 stable and support itself. This system is a modular  
5 system. It's engineered by a company. This is what they  
6 make. That would be almost a catastrophic event if that  
7 thing was going to fall and hit the cabin and it would  
8 probably outside the control of conventional and the usual  
9 practice of engineering.

10          MR. KELSON: If I can just add to that. I'm sorry.  
11 Having some personal knowledge, and I have a feeling some  
12 of you do, too, most of the cabins aren't used anymore.

13          CHAIRMAN ZAMONSKY: My personal experience is that  
14 they are used. I mean I don't know about all way down at  
15 the end.

16          MR. KELSON: Well, I won't talk about my honeymoon  
17 because even though I was married there, I did not stay in  
18 the cabin. But generally, that end, if it's going to be  
19 occupied, it's really going to be very seasonal. You're  
20 talking maybe two months in the summer. Other than that, I  
21 mean it's not really used that much. But I would defer to  
22 the engineer on the issue.

23          BOARD MEMBER STAROBIN: Can I ask you a question? If  
24 these are modulars, isn't there a spec sheet indicating the  
25 resistance to wind?

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2           MR. CALISE: The plans were submitted.

3           And like I said, for the erosion control and the  
4 sequencing, it's a very minor footprint that they're  
5 looking at. I mean they don't even technically need to  
6 stockpile the soil from it. They could load the soil  
7 directly into a truck and just leave a hole.

8           MR. PAGGI: Then just put that on the plans.

9           MR. CALISE: Okay.

10          MR. PAGGI: Just put a note that there's not going to  
11 be any stockpiling.

12          MR. CALISE: Well, I don't want to take the means and  
13 methods away from the contractor.

14          MR. PAGGI: Well, the provide something --

15          MR. KELSON: Have a note on the map.

16          MR. PAGGI: We're an MS4 community. We've got to  
17 address erosion and sediment or we're in violation if we  
18 don't require any construction to address erosion and  
19 sediment control.

20          MR. CALISE: The total disturbance in about 3,000ths  
21 of an acre, doubling the area if it's going to actually be  
22 dug. The area of the footing is roughly six by six.

23          MR. PAGGI: Okay.

24          MR. CALISE: You take a 12 by 12 area, which is twice  
25 that, it ends up that it would be three thousandths of an

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2 acre --

3           MR. PAGGI: Okay.

4           MR. CALISE: -- that you would have as a disturbance.

5 It's a much smaller footprint than even -- it's even a  
6 small shed at six by six. So ...

7           MR. PAGGI: I'm not asking for a very detailed --

8           MR. CALISE: No, no.

9           MR. PAGGI: I'm asking for a SWPPP. I'm not asking --

10          MR. CALISE: No, no, I understand that. But we did  
11 note on the narrative that we will install erosion control.  
12 And on the plan, that states -- I believe it states we'll  
13 install erosion control around all disturbed areas.

14          CHAIRMAN ZAMONSKY: So a couple comments I had, too.  
15 We're still not showing the distance off of the property  
16 line that the structure is located.

17          MR. CALISE: It's very light, but it's 110. It's 110  
18 foot. The arrow was lost in the reproduction.

19          MR. PAGGI: Why don't you show us. You can show it to  
20 them, if you could.

21          CHAIRMAN ZAMONSKY: This one property, with the scale,  
22 it looks like 15 feet off of the other property line.

23          MR. CALISE: Well, it's further away from the existing  
24 tower that's already been installed by the Bullville Fire  
25 Department because it's on the other side of the shed.

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2 CHAIRMAN ZAMONSKY: Right.

3 MR. CALISE: Note No. 7 and 8 refer to erosion  
4 control.

5 CHAIRMAN ZAMONSKY: So it's existing nonconforming and  
6 now you're adding to the existing nonconformance. Is that  
7 what you're saying?

8 MR. CALISE: Well, I don't believe there's any setback  
9 requirement for the tower itself.

10 CHAIRMAN ZAMONSKY: Why?

11 MR. CALISE: But I didn't -- I didn't see a -- the  
12 only think I saw, that you have a buffer of 100 feet.  
13 Technically, the tower that's already there is in violation  
14 of the buffer of 100, unless I misread what I saw for  
15 antennas.

16 And then the property and ownership, if you notice the  
17 pool, it's in the ownership of the trust, as well.

18 MR. KELSON: Mrs. Spiegl's house.

19 CHAIRMAN ZAMONSKY: It's hard to tell because there's  
20 no property line dividing the Tetz property from the  
21 Eagles. So I don't know where this end even starts.

22 MR. CALISE: Okay.

23 CHAIRMAN ZAMONSKY: I wasn't sure.

24 MR. CALISE: It's difficult to say.

25 MS. PLATT: Just a little louder.

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2           MR. CALISE: It's shown. The vicinity map will give  
3 you an idea where the property lines are. I don't know why  
4 it didn't come through onto the bigger map.

5           CHAIRMAN ZAMONSKY: And then the max permitted  
6 building height is 30 feet and this is 67.

7           MR. CALISE: Well, the overall will be ...

8           MR. PAGGI: It's not a building.

9           MR. CALISE: It's 63 feet and it's not a building.

10          CHAIRMAN ZAMONSKY: It's still a structure.

11          MR. CALISE: Well, the structure itself is 45 feet for  
12 the tower, the lattice tower. The 18 foot is like a  
13 surface casting pole.

14          MR. KELSON: I mean I would defer to counsel, but  
15 generally, I think at the last meeting we talked about the  
16 fact that the shed is the shed, but with respect to the  
17 tower, I think that Counsel had recommended that you view  
18 it as a, quote, "public utility" or utility service so that  
19 issues of height for a structure, meaning a building, are  
20 probably not the best way to view this type of activity,  
21 tower. We recognize it's on the ridge and that's where, of  
22 course, the best production of the ability to use the tower  
23 is.

24          CHAIRMAN ZAMONSKY: How tall is the existing tower?

25          MR. CALISE: That, I don't know.

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2           MR. PAGGI: Michael, there'll be no trenching for  
3 electric, it will all go right to the shed?

4           MR. CALISE: I didn't know if any conduits would be  
5 installed underground. Nothing I saw showed that. It  
6 might be easier to run actually above grade since they're  
7 so close to the shed.

8           MR. PAGGI: Okay.

9           MR. CALISE: But I --

10          MR. KELSON: It's my understanding, just from what I  
11 know, that whatever electric service which is there now  
12 that's servicing the other, the fire department thing, I  
13 think they're going to be coming off of that. They may  
14 install separate meters, but that's what they're going to  
15 do. I'm pretty sure that's what they intended to do, which  
16 would probably avoid the necessity of underground.

17          MR. PAGGI: I tend to agree with you. It's minor as  
18 far as erosion sediment control. I do agree with you.  
19 It's just there's a lot of things that we're saying, Well,  
20 we think, and I'm okay with that. I'd just like to get a  
21 little bit of notation in there --

22          MR. CALISE: Not a problem.

23          MR. PAGGI: -- so whatever they do, they do it  
24 correctly and they provide the minimum amount of erosion  
25 control that this small project would require.

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2           And again, we should verify if there's going to be any  
3 guys. I stand by the fact that I would prefer this tower  
4 to be located where it's not in the fall zone of a  
5 building.

6           MR. CALISE: I agree.

7           MR. CAPPELLO: I'm looking at it, to clarify what Mary  
8 and the Applicant has to clarify. Public utilities in the  
9 MG is a 50 foot height requirement. Wireless transmission  
10 facilities are allowed at 150 feet, but that's an SU in  
11 certain types of public, utilities, with a 30,000 square  
12 foot minimum lot size.

13           Now, the code also does allow radio transmission  
14 stations and doesn't seem to have a height restriction, but  
15 it does say: Radio transmitting stations are not listed as  
16 a permitted accessory special use pursuant to the Town of  
17 Mamakating zoning ordinance prior to this amendment.  
18 Neither does a radio transmission station fall within the  
19 definition of public utility. The Town, however, feels the  
20 Town of Mamakating Planning Board should have the  
21 discretion and authority to permit a radio transmission  
22 station for a commercial radio station to exist in the Town  
23 of Mamakating and that a commercial radio station will  
24 serve the interest of the citizens.

25           That's a special use. Needs to be compatible with the

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2 neighborhood. The Board needs to determine if the site is  
3 suitable for development. Shall be located at a minimum  
4 elevation of 1500 feet above sea level. This requires a  
5 minimum site of two acres and a minimum buffer of 100 feet.  
6 That's radio transmission.

7           Public utilities are: Such uses shall include  
8 electric substations, transformers, switches, sewage  
9 treatment plants, water supply systems, auxilliary  
10 apparatus serving distribution area and water pumping  
11 stations.

12           As far as emergency services, I mean I don't see a  
13 definition. Now, Mary did say her determination was that  
14 it was permitted as an accessory use, but we have no  
15 indication about location and height issues. I wish I had  
16 a more clear answer for you.

17           MR. KELSON: If I could just chime in a bit.

18           MR. CAPPELLO: Sure.

19           MR. KELSON: I agree with what you're saying, but  
20 there's a practical issue here. I think it does give the  
21 Board discretion considering that it's providing a public  
22 service. This is not a private radio station. I think we  
23 all know that. And of course, technology keeps changing.  
24 It's not a microwave transmission tower, either. Sometimes  
25 it fits in, sometimes it may be akin to one thing or

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2 another, but the bottom line is that this is a public  
3 service. We already have a tower on our property which  
4 services the fire department. I don't think anybody has a  
5 problem with that because it provides a great public  
6 service. And as you've heard at the last presentation,  
7 Mr. Gold got up and talked about the fact that this is  
8 being used solely for emergency services. The County has  
9 towers all over, all down the ridge. Sometimes the County  
10 doesn't care, just puts it wherever they want. We know we  
11 have to come here and get your approval. But I think that  
12 there is a need for it, especially if you talk about the  
13 fact there are mutual aids, just like the fire department.  
14 I would suggest to you that this is a kind of situation,  
15 clearly, subject to the engineer's comments about making  
16 sure that they're comfortable with erosion control and  
17 construction details, that this is exactly the kind of  
18 thing the town does need.

19            You know, here's the other thing I'll just throw out.  
20 We have a bad storm, somebody else's tower goes out. They  
21 have the ability to operate off of Hatzolah's technical  
22 equipment to be able to help with emergency services. I  
23 think that's really important. It's a back up. We have  
24 had some pretty crazy weather here in the last five or ten  
25 years where it could happen.

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2           BOARD MEMBER RUSSEK, III: No one is disagreeing with  
3 whether it's a good reason to use a tower, the issue is  
4 whether it's a safety issue for these other buildings. Can  
5 it be relocated on the same parcel of property? There's  
6 not one other spot?

7           MR. KELSON: Not really. Not without -- let me just  
8 mention. You could put something anywhere, but Mr. Spiegl  
9 is basically giving them the ability to put this up. It's  
10 bad enough he has a helicopter pad, for some people. But  
11 this is a public service and he's willing to do it. You  
12 can't stick out in the middle of the Eagles Nest, clearly.  
13 That's really the issue. It's the location that really  
14 helps us because it's got the science tech part that it  
15 could reach where it needs to reach. That's why they're  
16 here. If they had other antennas that could do this, we  
17 wouldn't be in front of you.

18           MR. CAPPELLO: How tall is the fire department one?

19           MR. CALISE: I don't know. I've never seen the plans.

20           MR. KELSON: My recollection is, and don't hold me to  
21 it, is it's three-quarters of the height, possibly, of what  
22 we're talking about here. We're not talking a tremendous  
23 amount. My recollection is it's somewhere to 30 to 40  
24 feet. We're talking, what, another 15.

25           How high is it?

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2           MR. CALISE: Well, the tower itself?

3           MR. KELSON: Yes.

4           MR. CALISE: The antenna, like I say, is like a piece  
5 of PVC, you know, one or two inch PVC. It's less visual  
6 than the tower itself. The tower is 45 feet

7           MR. KELSON: Right.

8           CHAIRMAN ZAMONSKY: Are there lights on the tower?

9           MR. CALISE: That, I didn't see. I looked really at  
10 the structure plan. I didn't really see it.

11           CHAIRMAN ZAMONSKY: Will there be lights on the tower?  
12 If there's a helicopter pad there --

13           MR. KELSON: No. FAA regulations, and I know this  
14 when I was the Planning Board attorney when we did Kohl's,  
15 it's only if it's over 100 feet, is my understanding, that  
16 that is when they require lighting. And in fact, that was,  
17 again, something we discussed when the Board looked at  
18 Kohl's, did you require that. Apparently, I don't think  
19 the FAA's standards have changed. I, of course, would  
20 defer to your engineer to tell me that, but that was my  
21 recollection.

22           MR. CAPPELLO: As far as height restriction, water  
23 towers, chimneys, smokestacks, flagpoles, radio and  
24 television towers, masts, aerials and heating, ventilation.  
25 Water towers, chimneys, smokestacks, flagpoles, radio and

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2 television towers, masts in areas and aerals. Then it  
3 says: And heating, ventilation, air conditioning and other  
4 accessory utilities shall be exempt from height  
5 restrictions provided said utilities do not exceed 20  
6 percent of gross floor area of the roof and the height does  
7 not exceed 10 percent of the building's height. But water  
8 towers, flagpoles, radio and television towers don't  
9 necessarily. I don't know where that "and" goes. But then  
10 there's another provision under there that says: Under no  
11 circumstances shall the height of said utility exceed 80  
12 feet from the ground level.

13           MR. KELSON: Well, that's probably the clearest thing  
14 you have.

15           MR. CAPPELLO: So I think this would be a radio or  
16 television tower not exceeding 80 feet. But that doesn't  
17 take into account that you don't need to look at the safety  
18 issue.

19           MR. KELSON: Right.

20           MR. CAPPELLO: I mean as far as what is permitted,  
21 that would be consistent with Mary's determination. But  
22 for our next discussion on Comp Plan zoning regulations,  
23 this something to clarify for the future.

24           MR. KELSON: John, would this be something that, with  
25 respect to the engineering part of it, that if you were to

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2 grant the permit that it would be subject to appropriate  
3 engineering documentation to the Building Department and/or  
4 your planner?

5           CHAIRMAN ZAMONSKY: That would have to be done anyway.  
6 I, as a Planning Board member, would want to see that  
7 prior, with guy wires and everything else. I mean I don't  
8 know how the rest of the Board feels.

9           I guess my only other question is they're putting a  
10 tower up. I mean is this something that should have a  
11 public hearing or we should put a balloon up with the  
12 neighbors there.

13          MR. KELSON: I would submit that this is not like a  
14 cell tower that you have to worry whether it looks like a  
15 pine tree or not. I think, in the scheme of things, it's  
16 de minimis. I don't think you'll be able to see it. I  
17 don't know how many feet the tube goes up at the top, but  
18 it seems to me that if it's white it's unlikely that it's  
19 going to have any visual disturbance from any substantive  
20 distance, but I'll defer to your planner and attorney to  
21 give you recommendations on that.

22          And just to mention that depending on if you were to  
23 require something, that would be a cost and expense which  
24 obviously, if you require it, you require it, but it's a  
25 cost and expense that a nonprofit agency would have to

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2 incur for a somewhat de minimis structure.

3           CHAIRMAN ZAMONSKY: If it's okay with the Applicant, I  
4 would certainly like to take a drive up there over the  
5 weekend or something.

6           MR. KELSON: Sunday we're having a retirement party  
7 for Detective Ed Clouse. I'll meet you up there if you  
8 want.

9           CHAIRMAN ZAMONSKY: Okay.

10          MR. KELSON: I'll be up there, that's what I'm saying,  
11 Sunday afternoon.

12          CHAIRMAN ZAMONSKY: Actually, I want to take a look  
13 up. I mean I think that would make sense, if any of the  
14 Board members would like to drive up there, as well, just  
15 to see how obvious it is. I mean it may be up over the  
16 hill enough. I'm looking at the satellite here, there is a  
17 lot of wood.

18          MR. KELSON: The question that I have is, and I just  
19 mention this, I don't know if it was determined whether a  
20 public hearing is necessary, but our aim is to try to get  
21 this done before the summer when we obviously have a  
22 maximum population coming up to the Catskills. I think,  
23 also, there's an advantage to that because it's going to  
24 reduce the burden of other emergency services if, God  
25 forbid, it's needed. And again, I'm not trying to push you

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2 to do something that you don't want to do. We certainly  
3 want you to come out and look at it if you need to do that,  
4 but I just don't know whether we're going it be able to  
5 meet our time frame.

6           MR. CAPPELLO: How long does it take to erect? I mean  
7 if you got the approval, if the Board is satisfied on May  
8 14th and you got the building permit the next day or ...

9           CHAIRMAN ZAMONSKY: Larry has to review it.

10          MR. CAPPELLO: Yes. I mean it would be incumbent to  
11 them to get the building permit application in now.

12          MR. CALISE: What's the Building Department's review  
13 period, typically?

14          MR. KELSON: Very fast. They're extremely fast. They  
15 are.

16          MR. CALISE: To give you a guess and date, I couldn't  
17 do that. I have no idea. I've never done --

18                It's essentially an erector set. All right? So to  
19 get the superstructure up, I would imagine it would be  
20 pretty fast. If you look at the structural plan, the first  
21 section of foundation is actually placed into the footing  
22 itself. I don't see any need or calls for guy wires on the  
23 structural plan.

24          MR. PAGGI: Well, you're going to verify that, though;  
25 right?

1                   - RE: RUDLIGER SPIEGL TRUST -

2           MR. CALISE: No, no, we'll verify it with the modular  
3 company.

4           MR. PAGGI: Right.

5           MR. CALISE: To me, I'd say, probably to get the  
6 structure up and get all the electrical hook-ups and to get  
7 the antennas up and everything, four to six weeks.

8           MR. KELSON: We also need --

9           MR. CALISE: And then to test the reliability with the  
10 channels and everything else.

11          MR. KELSON: With the equipment, too, that goes on it.

12          MR. PAGGI: What's the dimensions of the lower  
13 section?

14          MR. CALISE: The footing?

15          MR. PAGGI: Yes.

16          MR. CALISE: The footing, typically, right now, it's  
17 showing six by six and approximately four foot deep.

18          MR. PAGGI: And what's the dimension of the base unit  
19 or the structure?

20          MR. CALISE: The structure essentially is two by six.  
21 It's a two by six square lattice structure.

22          MR. KELSON: It's pretty small.

23          BOARD MEMBER RUSSEK, III: Did we really cross off the  
24 clarity off the property line?

25          CHAIRMAN ZAMONSKY: We're still missing the one.

1                   - RE: RUDLIGER SPIEGL TRUST -

2           BOARD MEMBER RUSSEK, III: Can that be cleared up,  
3 just a clarification on how far it is off all property  
4 lines?

5           CHAIRMAN ZAMONSKY: And then show the lot lines for  
6 the other properties that are adjacent.

7           BOARD MEMBER GREEN: They own both pieces of property,  
8 If I understand correctly.

9           CHAIRMAN ZAMONSKY: Yes. They're missing a property  
10 line.

11          MR. CAPPELLO: It looks like from the location map  
12 that line just continues.

13          CHAIRMAN ZAMONSKY: Okay.

14          BOARD MEMBER GOODMAN: It seems to me at 45 foot it's  
15 less than the height a tree, and if it's built near --

16          board member starobin: Did you say 45 or 65?

17          MR. KELSON: The tower is 45.

18          BOARD MEMBER GREEN: The tower is 45.

19          MR. CALISE: And then there's an antenna which is --

20          BOARD MEMBER STAROBIN: Okay.

21          BOARD MEMBER GREEN: Did you say, what, it was two  
22 inch?

23          MR. CALISE: Yeah. I gave a detail of it. But  
24 approximately, let's say probably two inch. You know, a  
25 surf casting pole, if you want to call it. Two inches.

1                   - RE: RUDLIGER SPIEGL TRUST -

2           BOARD MEMBER GOODMAN: As I say, if it's engineered,  
3 it withstand the wind --

4           BOARD MEMBER GREEN: 110 mile an hour wind.

5           CHAIRMAN ZAMONSKY: Anybody have any comments?

6           BOARD MEMBER STAROBIN: Yes. What Alex said, this  
7 thing is smaller than a lot of trees in the area. Maybe  
8 not in that particular lot, but ...

9           MR. PAGGI: Anybody know what the wind gusts were last  
10 May?

11          CHAIRMAN ZAMONSKY: They were 70, 80 in the valley.

12          MR. PAGGI: They were higher than that across the  
13 river.

14          BOARD MEMBER STAROBIN: Really?

15          MR. PAGGI: Really.

16          BOARD MEMBER RUSSEK, III: Could this be solved with  
17 guy wires, I'm kind of throwing something out there, that  
18 alleviates us from worrying about some of the buildings?  
19 If they anchored it away from the building? Is that  
20 something that could be done if that was a cure-all for  
21 this?

22          MR. KELSON: That might actually -- I mean here's the  
23 issue. The issue is when you hire these companies, just  
24 like when you have a modular house, they generally are  
25 going to comply with the federal standards and state

1                   - RE: RUDLIGER SPIEGL TRUST -

2 standards because it would be silly to do otherwise. If  
3 you start to put in guy wires when the engineered product  
4 doesn't require it, actually, you're creating more danger,  
5 possibly, because now you have guy wires that people can  
6 trip over, people can run into, people can cut, people that  
7 may be vandals. In some respects, unless there really is  
8 an engineering issue, I would suggest that you probably  
9 don't need them and it might be worse to have them than to  
10 not have them.

11           MR. CALISE: The modular plans submitted are stamped  
12 by a New York State licensed P.E. He's ultimately  
13 responsible for the structural stability of the structure.  
14 Adding guy wires to it, as stated, may even void the  
15 warranty on the structure because it's not considered part  
16 of their system. That's not something that you do  
17 independently. And if the modular company doesn't believe  
18 it would be necessary, they won't want it done.

19           MR. PAGGI: So understand what he's saying. The  
20 professional engineer is responsible up to 110 miles an  
21 hour wind.

22           BOARD MEMBER GREEN: These are hollow. Like, they're  
23 not solid.

24           MR. CALISE: Yes, no. It's a lattice structure so  
25 it's not a solid. It won't act like --

1                   - RE: RUDLIGER SPIEGL TRUST -

2           MR. CAPPELLO: Can you put it on the same side of the  
3 building as the fire department one so at least the  
4 building is kind of blocking it?

5           MR. CALISE: I don't know if there'd be radio  
6 interference, signal interference, with putting the signals  
7 too close, which is probably the circumstance.

8           MR. KELSON: There has to be some separation,  
9 apparently, on it.

10          CHAIRMAN ZAMONSKY: I mean if somebody wants to make a  
11 motion, they can go ahead, but I'm still a little  
12 undecided. I'd like to take a look up there. I think the  
13 public should have input. But if you guys are comfortable  
14 with what's here ...

15          BOARD MEMBER GOODMAN: Well, having some familiarity  
16 with the site, I don't think that something of that size is  
17 going to be an impediment to anybody's view or anything.  
18 I'm comfortable with it.

19          BOARD MEMBER RUSSEK, III: Do you have any pictures?  
20 Anyone have pictures of the site so we can look at it?

21          MR. CALISE: No, I don't have pictures.

22          MR. KELSON: I mean the other thing you can do, if the  
23 building inspector is going to have to sign off on a  
24 permit, certainly, if you go out there and look at it and  
25 you have more concerns than you have now, you can certainly

1                   - RE: RUDLIGER SPIEGL TRUST -

2 tell the building inspector and she'll look into it, I'm  
3 presuming.

4           CHAIRMAN ZAMONSKY: N, could that be a condition, that  
5 a member or two make a site visit?

6           MR. CAPPELLO: We would have to word it in a way that  
7 would indicate what would be needed for it to come back, to  
8 the extent that any subjective. Usually, with a condition  
9 it's objective.

10          CHAIRMAN ZAMONSKY: Right.

11          MR. CAPPELLO: -- Larry is looking to see that the  
12 note on the map is changed to this or why that was changed  
13 to this. If we could come up with a way to say that it's  
14 objective as we can, that we're just confirming something,  
15 and if you don't confirm it, then it would have to come  
16 back to the Planning Board, I think you could do that.

17          BOARD MEMBER RUSSEK, III: Is there anything that  
18 requires us to have a public hearing?

19          MR. CAPPELLO: Mary's considered it an accessory use  
20 as a public utility emergency structure. I don't know. I  
21 didn't look at the record of the fire department. I mean  
22 it would be the same that was the determination made then.  
23 This seems to kind of fall between a lot of different gaps.  
24 It is emergency services. It's a nonprofit, but it's a  
25 private company. It's not a telecommunications tower so we

1                   - RE: RUDLIGER SPIEGL TRUST -

2 don't have where we have specific rules for. You know,  
3 it's emergency service. It doesn't really fit entirely  
4 within public utility and it doesn't really fit entirely  
5 with radio transmission. I mean really, it's closer to a  
6 flagpole. I mean if Eagles Nest decided they wanted to put  
7 up a 60 foot American flag because they want to be  
8 patriots, it's almost similar to that. I mean obviously,  
9 it's a structure, but ...

10           MR. KELSON: Folks, if I may approach.

11           MR. CAPPELLO: If you have a picture of an actual  
12 tower.

13           MR. KELSON: I do, actually. If I could just approach  
14 here.

15                   (Mr. Kelson approached the Planning Board.)

16           MR. KELSON: Here's a couple of photos. I'm really  
17 sorry. It's not my phone. That's just one to show you  
18 what we're dealing with here. Then there's another one.  
19 That's the fire department's. Ours is actually smaller.  
20 And as you notice, there's trees that are probably higher  
21 than that, anyway.

22           BOARD MEMBER GOODMAN: I mean I'd make a motion, but  
23 I'm not sure what conditions we would have, what  
24 reservations you have, if they were, I guess, to satisfy  
25 those reservations

1                   - RE: RUDLIGER SPIEGL TRUST -

2           MS. PRATT: A little louder, please.

3           BOARD MEMBER COLLIER: I just have a question from a  
4 safety standpoint. There's a note about design stamps  
5 about climbing on it.

6           MR. CALISE: It's a nonclimbable tower.

7           MR. CAPPELLO: Secure it to the building?

8           MR. CALISE: They don't want to make it too heavy.

9           CHAIRMAN ZAMONSKY: I mean for me, actually seeing  
10 that photo, it's significantly slender, more slender than  
11 what I was imagining from the images that are shown here.  
12 I mean I don't have a problem. I think answer questions  
13 that Larry has about the guy wires, as well, and then  
14 adding to the plans, any of the disturbance areas. You  
15 have to clarify the offset from the property lines and the  
16 actual properties, adjacent properties.

17           MR. PAGGI: He said it's two foot by two foot. The  
18 structure itself is like two by two.

19           MR. CALISE: Two by six.

20           MR. PAGGI: So the Board's satisfied with the  
21 location.

22           BOARD MEMBER RUSSEK, III: Yes.

23           BOARD MEMBER GOODMAN: Okay.

24           MR. CAPPELLO: I'm not clear and I don't have the  
25 SEQRA regs with me so I would do the Neg Dec because it's a

1                   - RE: RUDLIGER SPIEGL TRUST -

2 tower. There's Type II actions on the size, but  
3 specifically, a cell tower is not a Type II action. Just  
4 do a Neg Dec. Based upon the project as designed and its  
5 review of the EAF, the Board determines that there's no  
6 adverse environmental impacts associated with this due to  
7 its relatively small size of the antenna and that there  
8 will be a benefit to the community by being able to provide  
9 upgraded emergency services.

10           BOARD MEMBER GOODMAN: I make a motion for a Neg Dec.

11           BOARD MEMBER STAROBIN: Second.

12           CHAIRMAN ZAMONSKY: Second Mort.

13           All in favor?

14           BOARD MEMBER GREEN: Aye.

15           BOARD MEMBER STAROBIN: Aye.

16           BOARD MEMBER GOODMAN: Aye.

17           BOARD MEMBER RUSSEK, III: Aye.

18           BOARD MEMBER COLLIER: Aye.

19           CHAIRMAN ZAMONSKY: Aye.

20                   (The motion was carried and approved.)

21           CHAIRMAN ZAMONSKY: And do I have a motion to  
22 conditionally approve this?

23           MR. CAPPELLO: Site plan approval for the Catskill  
24 Hatzolah repeater antenna site plan, conditioned upon  
25 payment of all fees and addressing the --

1                   - RE: RUDLIGER SPIEGL TRUST -

2           Is there a date on your letter?

3           MR. PAGGI: It's today's date, April 9th.

4           MR. CAPPELLO: April 9th.

5           MR. PAGGI: Items 1 and 2 because Item 3 is just the  
6 location.

7           MR. CAPPELLO: Items 1 and 2 on the April 9th, 2019  
8 letter from the engineering consultant and review and  
9 approval of the building plans by the building inspector.

10          CHAIRMAN ZAMONSKY: Do I have a motion?

11          BOARD MEMBER GOODMAN: I'll make that motion.

12          CHAIRMAN ZAMONSKY: Second?

13          BOARD MEMBER COLLIER: Second.

14          CHAIRMAN ZAMONSKY: Erik.

15          All in favor?

16          BOARD MEMBER GREEN: Aye.

17          BOARD MEMBER STAROBIN: Aye.

18          BOARD MEMBER GOODMAN: Aye.

19          BOARD MEMBER RUSSEK, III: Aye.

20          BOARD MEMBER COLLIER: Aye.

21          CHAIRMAN ZAMONSKY: Aye.

22                   (The motion was carried and approved.)

23          MR. KELSON: Thank you. We appreciate it. Something  
24 tells me that when it's done you'll get an invitation to  
25 attend the opening of it. Thank you very much.

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- RE: RUDLIGER SPIEGL TRUST -

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

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REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record of the proceedings in the matter of Rudliger Spiegl Trust, 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 11, 2019

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

- - - - - X

Draft Comprehensive Discussion

- - - - - X

Town Hall  
Town of Mamakating  
April 9, 2019  
7:43 P.M.

PLANNING BOARD MEMBERS :

- STOSH ZAMONSKY, Chairman
- LORRENCE GREEN, Vice Chairman
- ALEX GOODMAN, Board Member
- JOSEPH RUSSEK, III, Board Member
- MORT STAROBIN, Board Member
- ERIK COLLIER, Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- MAXIMILIAN STACH, AICP, Planner

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

Reported by: Rosemary A. Meyer

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           MR. STACH: Is everybody ready?

3           CHAIRMAN ZAMONSKY: Yes.

4           CHAIRMAN ZAMONSKY: Does everybody know why Max is  
5 here, what we're doing?

6           MR. CAPPELLO: Next Tuesday is the Town Board public  
7 hearing on the Comprehensive Plan. As of now, the Town  
8 Board has gone through, had two meetings, made some  
9 revisions to the plan which is now the Town Board's  
10 document. A lot of the revisions to the plan were focused  
11 on making it a Generic Environmental Impact Statement for  
12 SEQRA purposes and SEQRA compliance. The public hearing  
13 next Tuesday is on SEQRA compliance, so this is a Generic  
14 Environmental Impact Statement and it's the Comprehensive  
15 Plan. As part of that, as part of Town law provisions, the  
16 Town Board refers it to the Planning Board. Just like any  
17 local law, it would be adopted in the zoning law, like we  
18 always get it, to provide any recommendations. So this is  
19 a formal review by the Planning Board, make any comments  
20 that the Board would like to make as a Board on the  
21 Comprehensive Plan. You're certainly entitled, all as  
22 individuals, to go to the public hearing and beyond and  
23 make whatever individual comments you have to make. Just  
24 like when we do local laws, you can say: We love it, we  
25 all agree to just adopt it, or: We hate it, rewrite it,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 or: We like everything but these portions and we suggest  
3 you change these portions. Or, three members like this,  
4 two members like that. But this is the Board's review,  
5 this isn't your individual review.

6           I know it was e-mailed to you. With that, we'll get  
7 into the document.

8           MR. STACH: So yes, I don't need to really talk about  
9 why I'm here anymore. We'll talk about who's the staff on  
10 the Steering Committee. Some of those names will seem  
11 familiar. Mort was there, Stosh was there. There was some  
12 Zoning Board representation, some Town Board  
13 representation, some local committee representation. Lyman  
14 Holmes was here from the Village of Wurtsboro, Bob Fiore  
15 and Fred Harding, past supervisors. There was John Bell  
16 who sort of runs Economic Development a background to the  
17 process.

18           The process of developing the plan actually began in  
19 June of 2016 where we opened up the preparation of the plan  
20 really with public participation right from the outset. We  
21 held a SWOT exercise where we were in this room and we  
22 gathered in groups and we invited the public to talk about  
23 strengths, weaknesses, opportunities and threats facing the  
24 community. Then we had a voting exercise following that  
25 for the attendees to vote. We followed that up in

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2     September with a charrette that talked about the design of  
3     the town's four hamlet areas. Well, I guess it's really  
4     hamlet and village adjacent areas. So it's really  
5     Wurtsboro Village Center, the Bloomingburg Village Center,  
6     Summitville, PhillipSPORT and Westbrookville. When we  
7     talked about the Wurtsboro Village Center and Bloomingburg  
8     Village Center, because the Town Board cannot make or the  
9     Town cannot make land use regulations for the villages, we  
10    really were focusing on what should be built around the  
11    villages, not in the village. What gets built in the  
12    villages is really up are to the villages to decide.

13           And then throughout, we did receive a number of  
14    mailings and submissions. There was a link on the web site  
15    that you could provide your comments to the Town and also  
16    links to the site, the information that was developed for  
17    the process.

18           Really, after we got that initial public outreach we  
19    looked at existing conditions in the town. We did an  
20    in-depth population, housing and retail marketplace look.  
21    We did some interviews with local real estate professionals  
22    and we mapped existing conditions, the land use, the zoning  
23    districts, areas of protected open space and natural areas,  
24    which you have a lot of, the agricultural resources, where  
25    the farms in the town, where are the Ag districts,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 environmental constraints which include wetlands,  
3 floodplains, steep slopes and drive time market areas. We  
4 looked at where is a 15 minute drive from Wurtsboro, where  
5 is a 15 minute drive from Bloomingburg, Westbrookville and  
6 from Summitville and the PhillipSPORT area.

7           After that, once we mined through all this data, the  
8 committee developed a vision for Mamakating. It really is,  
9 as you'll see, a quite detailed vision. Based on that  
10 vision we then distilled a number of goals and objectives  
11 starting with the 2001 plan, the starting off point. This  
12 is a vision that the committee came up with. I'll read it  
13 for you.

14           In 2030 Mamakating will be a balanced community which  
15 provides economic development opportunities diverse in land  
16 use and diverse in population. Development will be focused  
17 around four local points in the community, namely the  
18 Wurtsboro Town Center, the Bloomingburg Village Center, the  
19 PhillipSPORT Summitville Historic Hamlet Center and the  
20 Westbrookville Hamlet Center. These focal points will be  
21 comprised of mixed use centers with a variety of  
22 residential uses, integrating traditional and specialty  
23 shops, pedestrian bicycle friendly streets, active use of  
24 sidewalks, historic identity and a unique sense of place.  
25 The centers will be connected by a network of safe,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 complete streets which accommodate cyclists and pedestrians  
3 while providing vehicle access to areas located outside of  
4 the centers.

5           Extending outward from the centers and in outlying  
6 residential areas, lower densities of mostly well  
7 maintained and predominantly owner occupied single-family  
8 residential units will dominate in harmony with the  
9 abundance of agricultural areas, farms and protected lands  
10 throughout the town.

11           As the town is characterized by vast environmentally  
12 sensitive areas and open space resources, these assets will  
13 continue to be protected with peripheral areas appropriate  
14 for recreational use and seasonal and/or existing low  
15 density residential uses.

16           Employment opportunities will be diverse from local  
17 government, light industry and commercial development along  
18 the Route 209 corridor with eco-tourism, green hospitality  
19 and tourist oriented businesses attracting visitors along  
20 the D and H Canal, Basha Kill wetland, and Long Path; to  
21 cultural trail related, restaurant, winery, brewery and  
22 entertainment uses in the Wurtsboro, Bloomingburg Village  
23 Centers; and to clean green industry in the Town Planned  
24 Office and Resort Office districts along Wurtsboro-Mountain  
25 Road.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           Enhanced mobile telecommunications and broadband  
3 Internet penetration will support the growth of home-based  
4 businesses and occupations and will provide the town with  
5 necessary connectivity to compete in the 21st Century  
6 globalized economy.

7           So, that's a mouthful. Really, what we're talking  
8 about is the desire of land use patterns that the Steering  
9 Committee came up and the Town Board agreed with. This is  
10 sort of a map. I think you guys could probably understand  
11 this better than most because, really, it's something  
12 that's eventually going to be the zoning map that you work  
13 with all the time. It really shows the various areas  
14 throughout the town and how they are distributed in terms  
15 of land use. Really, a lot of this is existing.

16           We have the spine here, Ridge and Valley Protection.  
17 This is really the top of the ridge down to the Basha Kill  
18 Preserve in this area here. That's all going to stay Ridge  
19 and Valley Protection.

20           We have the largest area, the land use area in  
21 Mamakating, is this area here. This is the Mountain  
22 Greenbelt Area. That's also something that you guys work  
23 with all the time.

24           In 2015, preceding this effort, we did some zoning  
25 changes where we really pared back higher density areas.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 This really continues that, where we have Phillipsport and  
3 Summitville Hamlet Area, which is this orange area;  
4 westbrookville Hamlet Area, which is this orange area. We  
5 have Neighborhood Residential, as we do today, around the  
6 lake. And the Wurtsboro Hills and Mamakating Lakes Camp is  
7 it?

8           CHAIRMAN ZAMONSKY: Mountain.

9           MR. STACH: Mountain Lakes Camp, thank you, areas.  
10 Those stay Neighborhood Residential.

11           The Neighborhood Residential around Bloomingburg is no  
12 longer there as it was in 2001. And the area in the  
13 Burlingham Hamlet Area has been shrunk. We have the  
14 Burlingham Residential Area which remains largely what it  
15 is today, and the Winterton Residential Area as it remains  
16 largely today. This has been consistent with the Mountain  
17 Residential Area up here.

18           We have the area around the quarry which is now IO.  
19 Most of the areas that are vacant around that IO are going  
20 to be transitioned to Mountain Greenbelt. The area in the  
21 center where the line is and where the transfer station  
22 are, that's going to be designated for a new use group  
23 which will include mines and similar type uses. That's  
24 going to happen for all the town. So you have one here,  
25 you have one up in the Summitville area, we have one south

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 of Bloomingburg, here.

3           Other than that, we have the transition, as we do  
4 today, of Village Adjacent Area from the previous Village  
5 Center Area and Town Center.

6           After the Steering Committee had given this to the  
7 Town Board and the Town Board reviewed the recommendations,  
8 one of the recommendations for this area, the Airport  
9 Development Area, was that they really wanted to get rid of  
10 the heavy truck, distribution warehouse. You have Kohl's  
11 there today. That's going to be able to continue. But  
12 they felt that there was a better location to put future  
13 high traffic, truck traffic industry in the future and so  
14 the Steering Committee recommended those uses be removed  
15 from the Wurtsboro Airport Economic Development Area. So  
16 the Town Board said, Well, that's okay, but we want to  
17 retain some area in the town for that type of development.  
18 So they identified, really, this area in blue here which is  
19 Exit 113, and this is Exit 112, and sort of the area in  
20 between on that side of I-86 would be available for that  
21 heavier truck related warehousing distribution, truck stop  
22 type uses so long as those uses are substantially screened  
23 from view. The topography might allow you to accomplish  
24 that where the land rises quickly up from 86 and there's  
25 sort of a plateau behind where you could do a lot of

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2     warehousing and you wouldn't be able to see it. That was  
3     the concept behind this area which was added.

4           In the Airport Economic Development Area they retained  
5     a lot of the employment, laboratory, office type uses can  
6     continue there. They just wanted those to continue south,  
7     all the way Wurtsboro. That was another area. That's the  
8     Route 209 Economic Development Area that was added in by  
9     the Town Board. That came after the Steering Committee  
10    was done.

11          The only other changes to discuss here are these three  
12    red areas are known as Interchange Commercial Areas. Those  
13    are areas within a quarter mile of the interchanges. Those  
14    will allow an array of travel related businesses, so  
15    motels, gas stations, larger convenience stores, auto  
16    related uses.

17          That's really the proposed land use pattern. Most of  
18    it comes from 2001, but they've taken some evolutionary  
19    changes.

20          Beyond the geography and the map changes, they've made  
21    a number of other changes from 2001. A lot of these began  
22    with being recommended by the Steering Committee to the  
23    Town Board and the Town Board has moved them forward.

24          One is that net density, not gross density, but net  
25    density, when we build on the RVP they want it to be not

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 less than one per ten acres. Right now we have the slope  
3 base formula that allows you to calculate density based on  
4 how many -- please save your questions to the end of the  
5 slide because this is very important. The RVP, if you  
6 calculated out the slope based formulas and you found that  
7 based on the formula as it exists today you could get an  
8 average of eight acres across the property, this will say  
9 no, you really can't. The net is going to be no less than  
10 a ten. That was really to solve the 2001 plan set out to  
11 have certain densities on the Ridge and Valley and certain  
12 on the Mountain Greenbelt, and as they were codified in  
13 2001 didn't match. In 2015 we already changed these to  
14 increase them. This is a second change that's coming with  
15 this plan, which is to make sure that up on the ridge where  
16 we have some issues getting water, potable water all  
17 year-round, they wanted it to be ten acres net.

18           Consistent treatment of all RVP parcels. Actually,  
19 this has been a change that the Town Board made. The 2001  
20 plan recommended that the Shawangunk Lodge site have a  
21 minor increase in density versus the rest of the RVP area  
22 because there was a hotel up there, classically. It had  
23 been previously codified that you could have a lot more  
24 density on that site. In 2015 we reduced it downwards.  
25 The Steering Committee said: No, let's get rid of that.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 We just don't want to have any extra density on the  
3 Shawangunk Lodge. The Town Board decided: No, what we did  
4 in 2015 was enough. We still want to allow some type of  
5 tourist use on that lot, but we do believe it should be  
6 less than was allowed prior to 2015. So they went back to  
7 that.

8           Requiring future residential in the Mountain Greenbelt  
9 to be clustered around existing town roads. Right now you  
10 have the soil based formula which is an option. The idea  
11 is to make it a requirement and then you make it be  
12 clustered on a town road.

13           Mines and quarries to be identified by an new  
14 district, we already talked about this. The Town has  
15 decided they have mines, they don't want any additional  
16 mines. The mines as they exist today, they're permit. We  
17 will map the area around those permitted areas and that  
18 will be the area that can be mined in the near future.

19           Density reduced to two acres per lot in the Lake  
20 Neighborhood. Right now you can build up to four lots per  
21 acre with water and sewer. The Steering Committee thought  
22 and the Town Board agreed that there are other constraints  
23 besides just water and sewer that we don't necessarily want  
24 to be putting people in remote locations outside the lake.  
25 Future development will be limited to two acres per lot

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 rather than four lots per acre around the lakes.

3           The Residential Agricultural Districts, there were two  
4 separate districts which were almost identical. Those have  
5 been merged. And we already talked about the area around  
6 the three interchanges.

7           Mort, you had a question?

8           BOARD MEMBER STAROBIN: I did, but do you want to keep  
9 on going and I can ...

10          MR. STACH: Let's just stop now. I don't want to just  
11 drone on with you guys. If you have any questions I think  
12 it's good to ask them now.

13          BOARD MEMBER STAROBIN: One question I have. With the  
14 mining in the IO area, does that mean that we're accepting  
15 the existing mines or if someone else wants to come in and  
16 do a mine in that area they can do it? Or is it just --

17          MR. STACH: No. So the idea is that we will take a  
18 look at the DEC permit area on the existing mines and that  
19 will be mapped as for mines.

20          BOARD MEMBER STAROBIN: Okay

21          MR. STACH: If they have plans now that have been  
22 approved by DEC to mine the area, they will be allowed to  
23 do that through the life of the mine permit. Beyond that,  
24 the Town Board doesn't want any future expansion. They  
25 don't want any new mines.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           BOARD MEMBER STAROBIN: The other question I have,  
3 because in the areas to the south of I-86, around Exit 112,  
4 that's that big gray area you have there --

5           MR. STACH: 113

6           BOARD MEMBER STAROBIN: -- it's left side.

7           No, it's 112.

8           MR. STACH: This area here?

9           BOARD MEMBER STAROBIN: Yes, that area there.

10          MR. STACH: Okay.

11          BOARD MEMBER STAROBIN: My question is what uses are  
12 we allowing there?

13          MR. STACH: So these are the uses that were taken out  
14 of the Airport Economic Development Area, except for  
15 mining. They're truck related. I think they have, like,  
16 wholesaling, truck terminals, warehouse distribution. They  
17 would allow like a travel port type use where you have like  
18 a large truck stop with truck maintenance facilities.

19          BOARD MEMBER STAROBIN: Well, my question is it's sort  
20 of nebulous. Would it make more sense to make it  
21 contingent on a special use permit?

22          MR. STACH: I think we can talk about the details of  
23 the zoning. I would imagine that probably what it ends up  
24 being is an overlay zone that would allow those uses as  
25 special permits.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           BOARD MEMBER STAROBIN: Okay.

3           MR. STACH: We could talk about whether or not it  
4 makes sense even to -- I think that's probably the way do  
5 it.

6           BOARD MEMBER GREEN: One question.

7           MR. STACH: Yes.

8           BOARD MEMBER GREEN: What is that light area to the  
9 north of 112? See between Mountain Lakes Camp?

10          MR. STACH: Yes. So this is an area that's mapped  
11 today. Right now it's identified as the Exit 112 North  
12 Economic Development Area. Essentially, this was an area  
13 that was zoned PR and is today zoned PR. What PR will  
14 allow is large scale resort development. In 2015 the Town  
15 Board considered removing that. After further  
16 consideration, they decided that it made sense for it to  
17 remain. It was revisited during the Steering Committee  
18 review of the zoning. What they felt was that in this area  
19 you could build a low density Mountain Greenbelt style  
20 resort, but the incentive comes if you provide sewer and  
21 water utilities to the two former bungalow communities. If  
22 you do that, you can go from ten acre zoning to, I believe  
23 it's a net of one acre. I would have to double-check the  
24 plan to be sure, but I think that's where we ended up, is a  
25 net of one acre. And there may have been even, when you

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 come to the number of rooms, it may be even a little bit  
3 greater than that.

4           BOARD MEMBER GREEN: And does that have access to  
5 Route 56 on the other side, do you know? Or is that just  
6 going to come off from Wurtsboro-Mountain Road?

7           MR. STACH: The idea is it would come right across  
8 from Exit 112. You would go up. There's sort of a hill  
9 there.

10          BOARD MEMBER GREEN: Yes.

11          MR. STACH: There's a little valley. That was the  
12 idea behind development of that area. It does go back out  
13 to the county route. Is that County Route 56?

14          BOARD MEMBER GREEN: County Route 56, yes.

15          MR. STACH: It goes to Munn Road?

16          BOARD MEMBER GREEN: No. Munn Road is a road that  
17 actually connects to Wurtsboro-Mountain.

18          MR. STACH: Okay. That's that little loop.

19          BOARD MEMBER GREEN: Up to the tower.

20          MR. STACH: Yes.

21          BOARD MEMBER GREEN: Because when I looked at it, it  
22 didn't look like ...

23          MR. STACH: Yes. It's this little road right here.  
24 It goes out to there.

25          All right. Anything else before I keep going? I've

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 got a couple more slides.

3                   (No verbal response.)

4           MR. STACH: All right. Removal of Planned Residential  
5 Development from the NR District. Today, you have this  
6 vehicle called the Planned Residential Development where  
7 you're able to build all kind of housing types if you do a  
8 planned development. You're able to do apartments,  
9 multi-family, townhouses, any type of structure type. It  
10 was felt that that's really not appropriate in the NR  
11 districts because the NR districts are at a distance from  
12 the developed areas and infrastructure today. They did  
13 keep them in the Hamlet Center. They are keeping them in  
14 Summitville, PhillipSPORT and Westbrookville. They're  
15 promoting greater historical use options so they want to  
16 put zoning in that if you have a historic structure you can  
17 use it for a bed and breakfast or dining or antiques as a  
18 permitted use. You don't have to go get a variance to get  
19 that sort of use.

20           Requiring architectural review for the Hamlet Centers  
21 to make sure that Summitville and PhillipSPORT is developed  
22 in a way that reflects its history and Westbrookville  
23 reflects its natural resources.

24           Authorizing tourist related businesses. This is  
25 something that we're going to talk about. Inns, breweries,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 wineries, anything agri-tourism, eco-tourism, they want it  
3 in the hamlets. They're allowing a greater range of  
4 housing, including apartments. They're promoting allowing  
5 second story apartments over retail in the hamlets. But  
6 also, again, if you want to do this TRD, you could do stand  
7 alone multi-family.

8           There's a critical environmental area which is a  
9 mechanism of SEQRA that you guys deal with all the time  
10 that says you have to take a harder look at certain  
11 ecological attributes of an area that's being proposed for  
12 the ridge, the Basha Kill and tributary streams.

13           Higher densities throughout the town, this is a big  
14 change. Currently, if you provide water and sewer you're  
15 allowed all this extra density throughout the town in all  
16 the areas. What this plan is recommending is saying in  
17 order to achieve those densities, other than the hamlet  
18 areas, you really have to do TDR. That's transfer of  
19 development. It's a mechanism that you currently have in  
20 your zoning that if you buy some land out in the middle of  
21 the Mountain Greenbelt or up on the ridge and you sanitize  
22 the development potential of that with a conservation  
23 easement or dedication to the Town, you can take the units  
24 that you would have been able to build there and move them  
25 into the Village Adjacent Area or the Hamlet Area. What

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 we're doing is we're lowering the densities. And again,  
3 some of this has already happened in 2015. So we're  
4 lowering the densities around the developable areas of the  
5 town and saying if you want to achieve this type of density  
6 you have to take it from outlying areas of the town. So it  
7 gives you more density where you have the infrastructure  
8 and the access and it saves open space in the outlying  
9 area.

10           MR. CAPPELLO: Max, I think based upon the changes  
11 that the Town Board made where we say higher density only  
12 to be achievable through, there are still reasonable  
13 densities is permitted in the Hamlet Center and TDR --

14           MR. STACH: Yes. Not the Hamlet Centers only.

15           MR. CAPPELLO: Yes.

16           MR. STACH: But it's still, I think reasonable is the  
17 word. I think we're looking at is something like two to  
18 one, two to one or four to one in the Hamlet Centers. But  
19 if you transfer density, you can go up to like ten to one.

20           MR. CAPPELLO: Right. But I would just clarify that  
21 for people who don't know that, higher density means versus  
22 the rest of the town outside the Hamlet Area is one per ten  
23 acres.

24           MR. STACH: Yes.

25           MR. CAPPELLO: It's not that in hamlet.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           MR. STACH: Yes, and that's a good point because I  
3 guess in Sullivan County a lot of time you think of two  
4 units per acre. That seems like high density, but  
5 generally, it's considered moderate.

6           BOARD MEMBER GREEN: Once you transfer that from the  
7 Mountain Greenbelt into the Hamlet, is that protected  
8 forever?

9           MR. STACH: Yes, it is. Again, this is all a  
10 recommendation to the plan that will be ultimately  
11 implemented by zoning so the details have to be flushed  
12 out. But the idea was that would be preserved through  
13 conservation easement or through dedication to the Town.

14           So here's really a map that shows you the areas where  
15 you can bring density from and push it to. The areas in  
16 pink are receiving districts. This is areas where you  
17 would be able to build more density and the blue areas are  
18 areas where you would be able to buy the density from.

19           When I say buy, there's really two ways to do this.  
20 The builder could go out, buy a lot, come in with a site  
21 plan land, say, Hey, look, I could build 20 homes here,  
22 instead, I want to build them around the hamlet, or  
23 increase my plan in the hamlet. Or the Town could actually  
24 buy some land out in the middle of nowhere and they can put  
25 a conservation easement or establish it as parkland and

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 then have those credits now to sell to a builder. So  
3 rather than the builder having to go out there, they go to  
4 the Town and they say, We want to buy the credits. Then  
5 the Town takes that money and buys more so they keep the  
6 supply going.

7           Now, as I said previously, the idea behind the TDR is  
8 you would prioritize certain areas. So areas up on the  
9 ridge, active farmland and natural heritage communities  
10 would give you two units in the hamlets for every one unit  
11 you could have been able to build in places like the  
12 Mountain Greenbelt.

13           If you're within 200 feet of the Village Adjacent Area  
14 and other prime acc road will give you one per one. And if  
15 you're just taking the land anywhere else in the MG  
16 District, you get for every unit you take out of the MG --  
17 I'm sorry. For every two units you could have built in an  
18 MG you can build one in the hamlet, so it's a one for two.  
19 That's really prioritizing the areas we want to see open  
20 space in the future.

21           Everybody understand TDR?

22                           (No verbal response.)

23           MR. STACH: Okay.

24           Burlingham Economic Development Area is an area that  
25 was around Exit 115, I believe. It was a fairly large area

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 and it would have allowed a lot of density and a lot of  
3 nonresidential use. This plan says that's really more  
4 appropriate as the Burlingham Residential Agricultural Area  
5 and there's a significant production density. There's a  
6 large area off the back of Yankee Lake. Already in 2015,  
7 that was previously another Planned Resort Office Area.  
8 This plan recommends that that area stay Mountain  
9 Greenbelt. The rationale behind the previous PRO Zone was  
10 that it has access through the Town of Thompson via Exit  
11 110, 111 and that exit is slated for closing. There's  
12 really no other rationale for you to be building high  
13 density out in the middle of nowhere like that.

14           We already talked about the Airport EDA. Here are the  
15 uses to be removed; trucking terminals, light industrial,  
16 manufacturing, vehicle repair, auto sales and mining.  
17 Everything else, everything on this list except mining  
18 would be allowed now in that new land use area around Exit  
19 113.

20           Previously, there was a Village Center and a Town  
21 Center Zone around both of the villages. That would have  
22 allowed a large array of village type uses. What we've  
23 done is we've reduced those areas and really pared it back  
24 as to only certain types of nonresidential use and lower  
25 density residential that's complimentary to the village but

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 not necessarily directly in competition because it doesn't  
3 make sense necessarily to build a village style building on  
4 the edge of the village as you previously had done.

5           So we talked about the fact that the Steering  
6 Committee recommended these changes in 2017. Late 2017 the  
7 Town Board had been reviewing it and they came up with  
8 several changes. Again, they came up with the Interchange  
9 Economic Development Area. They came up with the Route 209  
10 Economic Development Area which is really about employment  
11 without trucks. They really wanted to make sure they took  
12 a harder look at housing throughout the town. We worked  
13 with John's office to make sure that the Town was providing  
14 an adequate supply of affordable housing options.

15           Lastly, there was an adjustment to the steep slopes  
16 definition. The Steering Committee wanted to lower steep  
17 slopes for the purpose of regulations, 25 to 20. Where  
18 today, you're not allowed to build over 25 percent slopes,  
19 the Steering Committee said you really shouldn't be  
20 building over 20 percent slopes. What the Town Board said  
21 is, Okay, we agree with that, but in terms of calculating  
22 density, we really should be fair and let them stay at 25  
23 because otherwise, you're really adjusting the density of  
24 some of these larger properties.

25           BOARD MEMBER STAROBIN: So what would that be degrees,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 the difference in degrees?

3           MR. STACH: A 45 percent slope is slope 100 percent.

4           BOARD MEMBER STAROBIN: Okay.

5           MR. STACH: So I think we're talking about 11.25 or  
6 11.75 degrees, I think, is 25 percent. And then 20 percent  
7 is about eight percent. Nine percent. I'm sorry. Nine  
8 degrees.

9           Yes.

10          BOARD MEMBER RUSSEK, III: Does there anything allow  
11 for Airbnb, like nonoccupied rentals on a daily, weekly?

12          MR. STACH: That was something that came up with the  
13 Steering Committee and the Steering Committee was very  
14 worried about it. I think that the sort of sharing uses,  
15 if we're going to have a true eco-tourist related economy  
16 here, you need to allow them.

17          BOARD MEMBER RUSSEK, III: Yes.

18          MR. STACH: But you have to do it in a way that's  
19 going to be sensitive to neighbors. I think the outcome  
20 was we want to take an attempt at writing zoning for it.  
21 It's not something we're going to ban outright. We're  
22 going to try and come up with some regulations, look at  
23 what other communities are doing, to make sure that there's  
24 appropriate notification and we can have these Airbnbs.

25          BOARD MEMBER RUSSEK, III: Yes, cottage laws like what

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 Shawangunk adopted which is kind of a hybrid between like B  
3 and B and hotel because the B and B requires you to be an  
4 owner operator on site.

5           MR. STACH: Okay.

6           BOARD MEMBER RUSSEK, III: And then hotel would just  
7 require a total different definition.

8           MR. STACH: Right.

9           BOARD MEMBER RUSSEK, III: And then there's cottage  
10 law which kind of lets you be that midway category and not  
11 necessarily occupy.

12          MR. STACH: Okay.

13          BOARD MEMBER RUSSEK, III: It might be something to  
14 look into slightly. I mean ...

15          MR. STACH: I mean there's a whole array of these  
16 uses. Some of these are just investment properties.  
17 Somebody buys a seasonal house and they just rent it out.

18          BOARD MEMBER RUSSEK, III: Right.

19          MR. STACH: Then there's some people who live in the  
20 house and they rent weeks that they're not there. And then  
21 there's even places under Airbnb where they live there and  
22 they just rent rooms.

23          BOARD MEMBER RUSSEK, III: Correct.

24          MR. STACH: So you do have different levels of on site  
25 management. There's different strategies we can use. We

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 can talk about if you're going to have these uses, that you  
3 have to have a designated manager that can get to the site  
4 within a certain time frame for notification, things like  
5 that.

6           MR. CAPPELLO: This is a good opportunity to explain  
7 the difference between a comp plan and the zoning type of  
8 comments because I think in a comp plan what you would  
9 write is, in order to promote eco-tourism and everything we  
10 want to provide a range of uses like Airbnb, like cottage  
11 uses, however, ensure that they're regulated to ensure that  
12 it doesn't impact the neighborhood. That's a type of comp  
13 plan statement you want. Then the devil is going to be in  
14 the details, once you adopt that comp plan, to come up with  
15 the particular which is going to be the next step after the  
16 comp plan is adopted, is to write the actual zoning which  
17 will tell you how much land you need, how many days a year  
18 you can do it if you do it.

19           MR. STACH: And this will have to be referred to you  
20 guys.

21           BOARD MEMBER GREEN: We will have an opportunity to  
22 comment, then, before it becomes a policy.

23           MR. CAPPELLO: Well, but you want to set it because  
24 whatever you adopt as the specific policy has to be  
25 consistent with what you said. So if you said in your comp

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 plan, We don't want Airbnb, then you get a law that says we  
3 want them. You have to say something generally, this is  
4 the type of uses we want to use to attract it, however, in  
5 doing it, we want to make sure, here are the types of bad  
6 impacts we want to make sure we avoid. So it's not we want  
7 to promote an Airbnb but we don't want to allow someone to  
8 rent it out 364 days a year and say, It's my house one day  
9 a year, because then it's a hotel.

10           BOARD MEMBER GREEN: Is that something we have to say  
11 now or is that something that we have to --

12           MR. CAPPELLO: Just general. General, like regulate  
13 it appropriate, a statement in there to show what your  
14 intent is and that you need to come up with reasonable  
15 regulations, then the regulations, the specifics later on.

16           BOARD MEMBER GREEN: So if I wanted to see the Town do  
17 something like charge Airbnb owners some sort of a permit  
18 to help fund the system, is that something I would say now?

19           MR. CAPPELLO: I wouldn't necessarily say charge them.  
20 Make sure the town is regulate it in a manner that will  
21 reducing tax to surrounding area, reimburse the Town for  
22 expense, those types of general ideas. Then what to charge  
23 them and how to charge them and whether you can even charge  
24 them would then be part of the law.

25           BOARD MEMBER RUSSEK, III: And how to refer to it

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 because Airbnb is like a branded name.

3           MR. CAPPELLO: Yes. Like what you mentioned with the  
4 cottage, that would be something that we need to include in  
5 the Comp Plan because I don't know if that --

6           BOARD MEMBER RUSSEK, III: Because it really comes  
7 down it's a lodging issue. Not necessarily the definition  
8 of Airbnb is like a broad name, a company.

9           MR. CAPPELLO: Temporary.

10          MR. STACH: So a cottage, as I understand it --

11          BOARD MEMBER RUSSEK, III: So cottage, not meaning  
12 like a bungalow or one-bedroom house. I think they refer  
13 to it as cottage law which focuses on it's a lodging. Not  
14 specifically the definition -- like Airbnb is a company  
15 name.

16          MR. STACH: Right.

17          BOARD MEMBER RUSSEK, III: If you're going to write a  
18 law you can't write a law saying this company, that's what  
19 we're writing the law on.

20          MR. STACH: We refer to it as short term rental is the  
21 sort of term of art that's used in planning. I wonder,  
22 though, if the cottage law, and I'll take a look because,  
23 actually, my partner, my business partner, happens to be a  
24 planner in Shawangunk. I can talk to her about it. I  
25 wonder if it's sort of the idea of having an accessory

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 structure that's used as a short term rental. So you have  
3 a house and then you have a cottage that you can rent on a  
4 short term basis.

5           BOARD MEMBER RUSSEK, III: The one that I noticed,  
6 they wrote it for a 21 basically hotel, but it's written as  
7 not being a hotel.

8           MR. STACH: We don't want to do that.

9           BOARD MEMBER GREEN: Do we currently have definitions  
10 for bed and breakfast in the code now?

11          MR. CAPPELLO: I think we have a bed and breakfast.

12          MR. STACH: You have a country inn and bed and  
13 breakfast.

14          BOARD MEMBER RUSSEK, III: Yes. Like the bed and  
15 breakfast is has to be owner occupied, have to be on the  
16 property.

17          MR. STACH: Yes. Bed and breakfast and country inn, I  
18 think both have to have owner occupied.

19          BOARD MEMBER GREEN: As Joe is saying, Airbnb is a  
20 trademark name and really, it's just bed and breakfast, all  
21 they're discussing here is the manner in which you find the  
22 people who come to stay at them.

23          BOARD MEMBER RUSSEK, III: Right.

24          MR. STACH: Airbnb's aren't always bed and breakfast,  
25 either.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           BOARD MEMBER GREEN: Right.

3           BOARD MEMBER RUSSEK, III: Sometimes they have nothing  
4 to do with it.

5           MR. STACH: I'm actually staying at one in a couple  
6 weeks and it's just a townhouse and they rent it out all  
7 the time. Nobody lives there.

8           BOARD MEMBER GREEN: And is this something also that  
9 we say in the Comp Plan that maybe we would also consider  
10 limiting the locations of them throughout the town or is  
11 that something, again, which is part of the code?

12          MR. CAPPELLO: Instead of limited, say allow in the  
13 appropriate locations. Once again, this an evolving law as  
14 you look at what you can and you can't do. We want to  
15 write it in a manner that lets people know we've identified  
16 it and we want to regulate it that gives us enough  
17 flexibility that if we want to adopt something a little  
18 different you don't have to go back and amend the Comp Plan  
19 every time.

20          MR. STACH: And I don't know that the Comp Plan ever  
21 really -- I mean we talked about it a lot, but I don't know  
22 that the Comp Plan itself makes a recommendation.

23          MR. CAPPELLO: It came up late so I think it was going  
24 to be addressed after the public comment period and upon --

25          MR. STACH: Right. That could be a recommendation of

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 the Board, is that you feel like they should be permitted  
3 but regulated in a manner which doesn't impact neighbors.

4           BOARD MEMBER RUSSEK, III: It's going to be the next  
5 biggest wave of housing.

6           MR. STACH: They're already talking about in certain  
7 cities they're having trouble with affordable housing  
8 because there's so many Airbnb's.

9           BOARD MEMBER STAROBIN: Well, you know, a discussion  
10 of this I always say what's the benefit for our town to  
11 allow this disruptive technology in. I said here you are  
12 in a residential neighborhood, you're paying your taxes and  
13 yet you're subsidizing, in many cases, unless it's heavily  
14 controlled, which is a whole other thing, you're  
15 subsidizing a commercial enterprise that's not paying  
16 commercial taxes. If I were looking to open up a hotel and  
17 I have Airbnb's leading off potential customers, why would  
18 I ever want to build a hotel that pays much higher taxes in  
19 our town.

20           MR. STACH: I'm not sure that they don't pay taxes.

21           BOARD MEMBER STAROBIN: Who?

22           MR. STACH: Short term rentals. I'm pretty sure that  
23 if you read the law correctly, the Town can collect their  
24 occupancy tax.

25           BOARD MEMBER STAROBIN: They're trying to put a

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 national law in regards to that like with Amazon. They  
3 want to get their tax dollars for it. But this is  
4 something that has to be carefully looked at, to say what  
5 are the benefits for Mamakating, what's in it for us. You  
6 can say, Well, it's eco-tourism, but what does that mean  
7 money wise? Where does the money come from that? If we  
8 had a hotel that came in and the taxes that that hotel  
9 provides and the jobs that come with it, that's a real  
10 benefit. But otherwise, it's like you're saying, there are  
11 people who are going to be renting their houses all year  
12 long. We're allowing commercialization inside residential  
13 neighborhoods. But as you said, this is discussion for the  
14 zoning not so much for --

15           BOARD MEMBER GREEN: You also get into the issue of  
16 you're really allowing commercial enterprises in  
17 residential areas.

18           Getting back to the issue of that Airbnb, I know in  
19 New York City they were having a problem in that somebody  
20 decides they're buying a six-story building and rents each  
21 one as a separate Airbnb.

22           MR. CAPPELLO: It's like any new use. You have to  
23 live with it, then you have to understand how you can  
24 regulate it. There's pros and cons. To allow it, you  
25 allow people to come into your community who are going to

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 stay short term and want to go hiking, who want to eat at  
3 the restaurants in Mamakating and decide they like  
4 Mamakating and want to open up a business. But you don't  
5 want --

6           BOARD MEMBER RUSSEK, III: Right. The hotel comes in,  
7 the hotel is on the IDA tax free or PILOT program or  
8 something else.

9           MR. CAPPELLO: Or someone who lives next to the hotel  
10 is going to say, I don't want the hotel and the traffic or  
11 the number of rooms and the destruction of trees. You have  
12 to balance it all.

13          MR. STACH: There's a lot of details. This is  
14 evolving. It's everywhere. It's not just even in open  
15 space and outlying areas. It's in major cities, it's in  
16 suburbs, it's in places you wouldn't even imagine. I think  
17 that there's a lot of literature, there's a lot of guidance  
18 out there on how to regulate these. I think you guys might  
19 have a couple that are outside the norm. I think one of  
20 the other sharing economy type accommodations is camp  
21 sharing, the idea that somebody might come and camp in your  
22 back yard or you might have a platform out in your back  
23 yard you can go camping in. That's another thing that you  
24 might have to deal with.

25          BOARD MEMBER GREEN: As long as the Comp Plan just

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 allows us to acknowledge that these probably are needed,  
3 they're probably going to be good for the community. But  
4 we have to reserve the right just to regulate them so that  
5 they bring money into the town and that they don't do  
6 damage to the community or the neighborhood, as far as  
7 going forward.

8           I heard a really interesting statement. I wrote this  
9 one down. The Comp Plan acknowledged that the demand for  
10 traditional resorts in Sullivan County has irreversibly  
11 waned. My guess is we aren't going to get a lot of hotels  
12 coming here in the future and just build the massive things  
13 that we had.

14           MR. STACH: I think we may have softened that  
15 language.

16           BOARD MEMBER GREEN: I think that it was a very good  
17 observation.

18           MR. CAPPELLO: I think that a lot of the issues is  
19 like motel, it's like retail. Retail now is in Amazon  
20 warehouses because people get their retail delivered to  
21 their door. Things evolve.

22           BOARD MEMBER GREEN: Just to repeat, I think these are  
23 going to be important in the town's future. We just really  
24 have to make sure that they're going to be to our benefit.

25           CHAIRMAN ZAMONSKY: Max, was the language codifying

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 the architectural standards added to the Comp Plan?

3           MR. STACH: The language codifying?

4           CHAIRMAN ZAMONSKY: Referencing, I guess.

5           MR. STACH: Yes, recommending the architectural design  
6 is certainly in the Comp Plan.

7           CHAIRMAN ZAMONSKY: Okay.

8           MR. STACH: I'm jumping ahead with the zoning  
9 discussion. We were able to get those and permission to  
10 use them.

11          CHAIRMAN ZAMONSKY: Yes. And to modify them, it's  
12 going to be a while.

13          MR. STACH: Yes.

14          CHAIRMAN ZAMONSKY: So it has it in the right zones.  
15 They didn't correspond to the ...

16          MR. STACH: If you gave it to me, I have it somewhere.

17          CHAIRMAN ZAMONSKY: Okay.

18          MR. STACH: Or you can give it back to me.

19          CHAIRMAN ZAMONSKY: Yes, I'll send it to you again.

20          MR. STACH: Okay.

21          CHAIRMAN ZAMONSKY: I mean I don't know how the Board  
22 feels, but I can certainly --

23          MR. STACH: That irreversible waning statement, this  
24 is how it was changed. The lack of interest for resort  
25 development in the town in light of the many proposals

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 throughout the region in neighboring communities raises  
3 questions on the viability of a resort in this location.

4           BOARD MEMBER GREEN: I like this one much better.

5           CHAIRMAN ZAMONSKY: So certainly, what I've heard, I  
6 agree with everything that's been put forward so far, for  
7 the most part, I mean in general.

8           I don't know how other members on the Board feel.

9           John, how would you phrase our statement to the Town  
10 Board? I mean what should we be saying to them?

11          MR. CAPPELLO: Well, really, if you do say we're in  
12 general agreement and here's a couple areas where we think  
13 that cottage, making sure there's appropriate language in  
14 there, regulate temporary short term rentals and tourist  
15 use was one thing I heard the Board all agrees on. And the  
16 general things that you heard during Max's presentation,  
17 you say, We think this should be enhanced a little bit.  
18 Architectural, is it you want to make sure that strong  
19 architectural? I mean I think it's there.

20          CHAIRMAN ZAMONSKY: Yes, just to be sure that it's  
21 there, that it's referencing it.

22          MR. CAPPELLO: Make it's appropriately addressed.

23          CHAIRMAN ZAMONSKY: Now, what about the road standards  
24 we haven't finished up yet? I mean should that be?

25          MR. CAPPELLO: I think in the traffic section, Max,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 was there a recommendation that new roads?

3           There is a traffic infrastructure section --

4           MR. STACH: Yes.

5           MR. CAPPELLO: -- in the Comp Plan and I think it did  
6 include that road standards need to be ...

7           CHAIRMAN ZAMONSKY: Okay.

8           So that when an applicant comes before us we have  
9 standards to hold them. Driveway standards, as well.

10          MR. STACH: The transportation section, here it is.

11          MR. CAPPELLO: There was an area where there was like  
12 some bullet points.

13          MR. STACH: Yes, here it is. Define a hierarchy of  
14 roadways according to function and form and implement a set  
15 of roadway specifications consistent with the anticipated  
16 usage. That's the idea of the right size of the road  
17 standards. You don't require super highways in a  
18 residential subdivision.

19          CHAIRMAN ZAMONSKY: And is there anything about the  
20 driveways, as well?

21          MR. STACH: I don't remember. I'd have to look. I  
22 don't know if it made into the plan. It was kind of  
23 getting down to the details. But I know that it's been a  
24 concern. We talked about it early on. We did some zoning  
25 work with the committee and the idea of keeping driveways

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 down to 12 percent lower. I guess if they're steeper,  
3 you've got a lot of drainage coming down washing out the  
4 roads.

5           CHAIRMAN ZAMONSKY: Pitch away from the road, period.

6           MR. STACH: Yes.

7           CHAIRMAN ZAMONSKY: So Larry --

8           MR. STACH: Sometimes you can't. Sometimes you  
9 can't, though. If you're building up on ...

10          CHAIRMAN ZAMONSKY: I know Larry Paggi has been  
11 working on it kind of in conjunction with the road  
12 standards.

13          MR. STACH: The Cornell road standards?

14          CHAIRMAN ZAMONSKY: No, no. We have another set of  
15 road standards.

16          MR. STACH: Okay.

17          CHAIRMAN ZAMONSKY: They may relate to what's going on  
18 with Larry, but he's got a specific package that we're  
19 going to hopefully adopt.

20          MR. STACH: Good. Okay. Well, that would be the  
21 bullet point there would be the idea that specifications  
22 would be based on the function.

23          MR. CAPPELLO: While we're on that, I think at one  
24 time Stu and Larry got together and drafted a set of  
25 subdivision. It's really not a Comp Plan issue. But when

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 we review our subdivision regulations --

3           MR. STACH: Before we went into a full on comp plan we  
4 were supposed to address six subjects. That was our  
5 original contract with the Town. We started working in  
6 that direction --

7           MR. CAPPELLO: I thought I saw a set somewhere.

8           MR. STACH: -- and we kind of pumped the brakes on  
9 that. I think Larry and Stu had done some work together on  
10 it.

11          MR. CAPPELLO: If you could pull those out because  
12 eventually --

13          MR. STACH: The other thing that Larry has to be  
14 brought in on is the standards for a public treatment  
15 works.

16          BOARD MEMBER STAROBIN: A public what?

17          MR. STACH: A publicly endorsed or Town endorsed sewer  
18 treatment works.

19          CHAIRMAN ZAMONSKY: Again I don't think this is the  
20 Comp Plan, but the same thing goes or septic  
21 specifications.

22          MR. STACH: Yes. Well, I remember him talking about  
23 that.

24          MR. CAPPELLO: And that may even be, then, I think  
25 some of the groundwater things that may be a bullet point,

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 we go and looked at it.

3           MR. STACH: There's definitely a recommendation here.  
4 It's really sort of ratifying what's already done in 2015,  
5 which was to say if you're getting extra density as a  
6 result of providing water or sewer, that that water and  
7 sewer treatment plant has to be endorsed by the Town and  
8 the required standards, the minimum standards required by  
9 the State.

10          BOARD MEMBER STAROBIN: That's correct.

11          MR. STACH: And include things like a financial  
12 program to make sure that they're kept viable in perpetuity  
13 because the Town didn't want to see somebody getting a lot  
14 more density to put in a sewer plant and putting a sewer  
15 plant that's going to go defunct after 20 year. They  
16 changed that already in 2015.

17          BOARD MEMBER STAROBIN: Can I voice one question that  
18 I have? It seems like they put more stress on economic  
19 development at the interchanges.

20          MR. STACH: Absolutely.

21          BOARD MEMBER STAROBIN: One of my concerns with that  
22 is like most of the Catskills communities. The centers  
23 just died because the economic activity goes to the  
24 interchanges. You look at Monticello, even --

25          MR. STACH: Quarter mile, though. The idea in the

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 larger area on that map that we're talking about is for  
3 interchange economic is not really retail. It's not the  
4 hotel, it's not the gas station. That's warehouse  
5 distribution, truck terminals, truck stops. The hotel and  
6 retail is really the area that is -- I guess I messed it  
7 up.

8           Somehow, I think I have two.

9           Anyway, the areas that are blue on this map, Mort,  
10 that big area there, which is probably about the size of  
11 Wurtsboro, that area is where you would allow truck  
12 terminals. The smaller dots right around have the  
13 interchange, that's really a quarter mile from the  
14 interchange, 1300 feet. That's where you're going to allow  
15 the retail.

16          BOARD MEMBER STAROBIN: Okay.

17          MR. STACH: And you don't have to allow general  
18 retail. You can limit it to travel retail. So you can say  
19 you can have restaurants, you can convenience stores, but  
20 you're not necessarily allowed to have like an antique  
21 store or a clothing store or a grocery store.

22          BOARD MEMBER STAROBIN: One other question about the  
23 historical districts in the communities.

24          MR. STACH: Yes.

25          BOARD MEMBER STAROBIN: We're set to go on that;

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2 right?

3           MR. STACH: Yes. There is a recommendation in the  
4 Comp Plan that the Town seek certified local government  
5 status and establish a historic review board.

6           BOARD MEMBER GREEN: Okay.

7           BOARD MEMBER GREEN: I have a related question to  
8 that. The one I read was on page 107. I'm not sure I  
9 understand fully the adaptive reuse in historic districts.  
10 Is that confined just to the hamlets or is that going to be  
11 where you have a historic district? There were where  
12 you're allowed to do certain commercial things in the  
13 historic district. I just didn't know --

14          MR. STACH: I think the idea was really within the  
15 Summitville and Phillipsport area. They wanted to promote  
16 that as a historic community and they feel that the  
17 resources there and they feel that if they allow for  
18 adaptive reuse they will get it and it will become more of  
19 a community.

20          BOARD MEMBER GREEN: We live in a historic district.  
21 I don't want to find out that that becomes, it's used for  
22 people and they start opening up shops up and down our  
23 road.

24          MR. CAPPELLO: I think what that is it allows the  
25 historic districts, you have houses that are a size that

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 were made suitable for historic families or inns. But  
3 there are some -- I'm dealing with a ten bedroom house  
4 that's on the National Historic Register in the Village of  
5 Monroe and the uses that are permitted there would -- you  
6 can't sell it as a single-family residence. The only  
7 avenues that were available for the person who owned it was  
8 to cut it into two or three units because there just wasn't  
9 enough uses there that would promote it. They just  
10 adopted, actually Max's office prepared a lot of the  
11 language for it, a law that allowed -- the one I have is  
12 they're actually doing an adult care facility where the  
13 bedrooms would be occupied by mobile seniors and they will  
14 be able to utilize it. There will be a full-time person  
15 there. It's not a nursing home. But that's just one use  
16 that allowed that. Now the applicant has been able to  
17 continue to restore it to keep it on the register when just  
18 about every other use permitted in that zoning district  
19 would cause it to redo it. In that law there's some  
20 additional smaller uses. Once again, the devil will be in  
21 the detail. You don't want little historic 1800 square  
22 foot houses to be turned into --

23           MR. STACH: That's the point. If you're going to have  
24 Mamakating Park, that's an area of town that's not going to  
25 need to be converted. Probably wouldn't necessarily

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 deserve conversion. I think if any question comes to that  
3 area of the Town, it would probably be, again, would be  
4 Airbnb discussion. You know, they're not very large homes,  
5 by and large. I mean there might be a couple up around  
6 Masten Lake, but not necessarily the historicals.

7           BOARD MEMBER GREEN: I just don't want to find out  
8 that all of a sudden the road I'm on is now a whole bunch  
9 of dress shops or whatever else.

10           And just getting back to that gray area off Highway  
11 56, that's a road that is very well traveled. I can  
12 understand having that PRO district there, but I would be  
13 happier if we had no access to 56, with the access off  
14 Mountain Road.

15           MR. STACH: Well, I would say in most cases you have  
16 to look at where the market is going to take the traffic.  
17 I mean if you're going to the resort, you're probably  
18 coming from 86 and you're probably going back to 86 unless  
19 you're going into Fallsburg. I can't think of what's down  
20 56.

21           BOARD MEMBER RUSSEK, III: Mountaindale.

22           MR. CAPPELLO: Now, that little discussion, maybe we  
23 can just --

24           MR. STACH: Can we vote on that entire 30 minute  
25 conversation?

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           MR. CAPPELLO: I mean what would you like to relate to  
3 the Town Board to ask them to look or potentially modify or  
4 take a closer look at? One of us is going to need to write  
5 a letter to the Town Board saying, Look at this. I just  
6 wanted to ...

7           MR. STACH: So you talked already about the short term  
8 rentals.

9           CHAIRMAN ZAMONSKY: Right. I guess I'm going to ask  
10 you a question. Is there any need to add the additional  
11 specifications there, the driveway specifications, the  
12 septic specifications, subdivision specifications?

13          MR. CAPPELLO: I think I would put it in the letter.  
14 I say in my letter, take a look at the groundwater  
15 sections, to not only look at central services, to make  
16 sure that individual septic systems are located in a  
17 manner, that we have specifications to make sure they're  
18 properly regulated. That's what I think you're getting at.

19          CHAIRMAN ZAMONSKY: Yes; road specifications,  
20 driveway, architectural, septic.

21          MR. CAPPELLO: And I think in the road specs you could  
22 just put the word "driveway" in that same section.

23          CHAIRMAN ZAMONSKY: That's my only comment.

24          BOARD MEMBER GREEN: Just getting back to short term  
25 rentals, I think they're going to be important in the

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 town's future. I just want to make sure that the Town has  
3 all the flexibility to pass whatever zoning it needs to  
4 pass to make sure that as this industry develops it's to  
5 our interest, the Town's best interest.

6           MR. CAPPELLO: Now, as far as adaptive reuse, is there  
7 anything you would want to make sure it's ...

8           BOARD MEMBER GREEN: As long as it as --

9           MR. CAPPELLO: Appropriately scaled, or ...

10          BOARD MEMBER GREEN: Just confined to wherever, the  
11 hamlets.

12          BOARD MEMBER RUSSEK, III: Because if I own a house on  
13 Masten Lake and I want to lease out my house for the  
14 weekend on Masten Lake, right? Or any lake, right? But I  
15 have a house in the country, I want to lease out my house  
16 in the country. It's kind of like hard to say if you put  
17 it all into one --

18          BOARD MEMBER GREEN: Well, that's the Airbnb.

19          What I'm more concerned is the section of the  
20 proposal, I read it, it said that this going to be an  
21 incentive for people to have historic districts and that  
22 you're going to get all these other uses that you perhaps  
23 could not have gotten. I want to make sure that's spelled  
24 out. Again, I just don't want to find out that where I am,  
25 that that whole road becomes just a series of coffeehouses

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 or something, or beer breweries or whatever. It was a  
3 pretty wide range of things.

4           MR. STACH: It was, I think restaurants, antique  
5 stores.

6           BOARD MEMBER GREEN: I just don't want to find out  
7 that I'm walking down the road and all of a sudden I get 50  
8 people coming to the new Mamakating Park inn, restaurant or  
9 something like that.

10          MR. STACH: Well, an inn and a bed and breakfast is  
11 certainly one of the uses that was discussed.

12          It's actually in the hamlet center description. But  
13 the devil is in the details. When we do the zoning I think  
14 that's a good question.

15          BOARD MEMBER GREEN: Yes, as long as we have input.

16          BOARD MEMBER COLLIER: Where's the discussion of those  
17 large solar farms? Did that come up anywhere?

18          MR. STACH: They did come up. I don't think they were  
19 -- my recollection of the alternative energy was that they  
20 wanted to encourage solar and discourage large scale wind.

21          MR. CAPPELLO: I mean we could include just a phrase  
22 in there and say appropriately regulated solar to allow  
23 some ...

24          MR. STACH: There you go.

25          BOARD MEMBER STAROBIN: That's actually Mort's house.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           MR. STACH: That's what's proposed for Mort's house.

3           BOARD MEMBER GREEN: Well, I live next door to there  
4 so I don't want to find that he's opening up a restaurant.

5           MR. CAPPELLO: Dress shop.

6           MR. STACH: I stand corrected because I thought it was  
7 in the hamlet area. This is for everything.

8           BOARD MEMBER GREEN: Right. I don't like that idea.

9           MR. STACH: Do you want to discuss that with the  
10 committee?

11          BOARD MEMBER GREEN: I don't like the idea of having  
12 that in areas outside of whatever, the Town Centers or  
13 whatever.

14          MR. CAPPELLO: Historic districts or --

15          BOARD MEMBER GREEN: Just having historic district. I  
16 understand what the intent is. The intent is to have in  
17 Town Centers, to have a nice street. I've been to many  
18 places where you go down and you have quaint shops. I just  
19 don't think that we need that in a residential area.

20          MR. STACH: So let me ask a hypothetical. If Mort  
21 sold the house and somebody wanted to open up a bed and  
22 breakfast there and they were going to have two bedrooms,  
23 two or three bedrooms that they were going to rent, and  
24 it's going to be owner occupied, is that something that's  
25 compatible to the neighborhood?

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           BOARD MEMBER GREEN: That is as long as it's just  
3 Mort's house. But if turns out it's all 16 houses on the  
4 road, that's not compatible.

5           MR. STACH: Well, zoning is what's allowed; right? So  
6 the other end of that is marketing. I will tell you that  
7 there's not a market for 16 bed and breakfasts in the  
8 Mamakating Park area of the Town. Might you get two? It's  
9 possible.

10          BOARD MEMBER GREEN: I think we actually already have  
11 two.

12          MR. STACH: But again, we're talking about bed and  
13 breakfast versus Airbnb, which is different. I don't think  
14 anybody would open up a restaurant there or a museum or an  
15 office. Those homes, probably the highest and best use are  
16 residential single-family home. I think that's what  
17 they'll probably would be used for.

18          MR. CAPPELLO: I mean the definition of landmark for a  
19 historic property, I don't the park district per se, but  
20 they may be older homes that are really wonderful. To be  
21 registered as a historic register, if you wrote the  
22 adaptive reuse law in a manner to say that the house could  
23 be adapted with the use needs to be eligible to be a  
24 landmark or registered, a lots of homes that you think are  
25 older and historic have been modified to such an extent

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 that they probably wouldn't be eligible anymore to actually  
3 be on it. So out of all the homes in the park district,  
4 once again, I don't know it, but I would say probably a  
5 smaller percentage I think would actually be eligible to be  
6 on the register than would be authorized for the adaptive  
7 use.

8           BOARD MEMBER GREEN: I believe we have 16 homes that  
9 are on the register.

10          MR. CAPPELLO: On the register?

11          BOARD MEMBER GREEN: Yes.

12          MR. CAPPELLO: Mort?

13          BOARD MEMBER STAROBIN: Yes, I did it.

14          BOARD MEMBER GREEN: He did it. He's the one who got  
15 the landmark.

16          BOARD MEMBER GOODMAN: I think by not allowing it, you  
17 would be cutting off the use in more areas that it would be  
18 appropriate in than those that are not appropriate. The  
19 market is what's going to drive the use of it. As you  
20 said, they're not going to be putting in offices and that  
21 type of thing. Wherein in the Town Center where there's a  
22 historic district, then it's something that's possible.

23          MR. STACH: That's the districts. It looks like all  
24 of them.

25          BOARD MEMBER GREEN: And the camp.

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           MR. STACH: Yes, these are all listed, all these  
3 yellow buildings.

4           BOARD MEMBER GREEN: So that yellow one, that one is  
5 mine.

6           MR. STACH: This one here?

7           BOARD MEMBER GREEN: Yes. And the one --

8           MR. STACH: The Antler's guesthouse?

9           BOARD MEMBER GREEN: Yes.

10          MR. STACH: The Starobin Cottage.

11          All that national register list ...

12          BOARD MEMBER RUSSEK, III: John, can I ask you a  
13 question on that?

14          MR. CAPPELLO: Sure.

15          BOARD MEMBER RUSSEK, III: The short term rental thing  
16 that keeps coming up, is that a thing that's going to end  
17 up being like a, and I'm asking if it can be adapted in  
18 some way, that it doesn't end up coming in front of the  
19 Planning Board every time somebody wants to say, I'm going  
20 to rent my property? Does it have to be something that  
21 has --

22          MR. CAPPELLO: Well, most of them are registered  
23 through the building department. Most of them that I've  
24 seen really don't look at traffic or those types of issues,  
25 although I'm sure that will evolve. Most of them just make

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           sure it's registered. I think that's where probably the  
3           regulation will be headed. But we'll have to --

4           BOARD MEMBER RUSSEK, III: No, no, no, I know that.

5           MR. CAPPELLO: Say no more than 21 days or something  
6           to give people an opportunity to participate but without  
7           having it -- when does it stop being an Airbnb that you  
8           rent out a room or you rent out your house for a couple  
9           weeks a year to put a little income in you pocket versus a  
10          commercial use that you're really running a hotel. That's  
11          the next word to define. It may be a threshold that you  
12          become a commercial use and would require to go the  
13          Planning Board, but if you're under the threshold you just  
14          need to register with the building permit so if a neighbor  
15          calls and says, I saw a strange car in the driveway and  
16          call the police --

17          BOARD MEMBER RUSSEK, III: No, that makes sense.

18          BOARD MEMBER GREEN: I just asked that that be put up  
19          because as part of this, I really want to thank those  
20          people. I know that they have spent two years plus on  
21          this, with meeting after meeting after meeting. These are  
22          people, like many of us, that really care about the  
23          community. They've done an outstanding job?

24          MR. CAPPELLO: Put that in the letter.

25          Actually, what I was going to say, what I'll try to do

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -  
2 is I'll write something up in draft, try to summarize the  
3 comments that you gave and e-mail it to all of you. I'll  
4 try to have it by Friday. So take a look at it, give me  
5 any edits you have by Tuesday so I can submit it at the  
6 Board's. Actually, I'll do it on Mamakating stationery and  
7 have your signature if you agree with it because I'll be  
8 sitting here representing the Town Board.

9           BOARD MEMBER RUSSEK, III: Motion to close.

10          CHAIRMAN ZAMONSKY: Would you be able to get us  
11 preliminary?

12          MR. CAPPELLO: I think I could take a shot at it.

13          MR. STACH: Cultural resource information, at the  
14 state legislature you can see if resources have been  
15 reviewed. They show you the archaeological area. They  
16 show you all the submissions from developers.

17          CHAIRMAN ZAMONSKY: Accessible to anybody?

18          MR. STACH: Anybody.

19          CHAIRMAN ZAMONSKY: Do we need to vote or it is just  
20 you have our comments?

21          MR. CAPPELLO: Yes. Let the record reflect that you  
22 directed me to prepare something for your review to submit  
23 to the Town Board.

24          CHAIRMAN ZAMONSKY: Based on our comments.

25          Did we talk about Airbnb's?

1           - RE: DRAFT COMPREHENSIVE PLAN DISCUSSION -

2           Do I have a motion to close the meeting?

3           BOARD MEMBER STAROBIN: Motion.

4           BOARD MEMBER GREEN: Second.

5           CHAIRMAN ZAMONSKY: All in favor?

6           BOARD MEMBER GREEN: Aye.

7           BOARD MEMBER STAROBIN: Aye.

8           BOARD MEMBER GOODMAN: Aye.

9           BOARD MEMBER RUSSEK, III: Aye.

10          BOARD MEMBER COLLIER: Aye.

11          CHAIRMAN ZAMONSKY: Aye.

12                         (The motion was carried and approved.)

13                         (Time noted: 9:01 p.m.)

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REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record of the proceedings in the matter of Comprehensive Plan Discussion, 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 12, 2019

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