

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

---

*Meeting Minutes*  
*5-22-18*  
*May 22, 2018*

---

*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

May 22, 2018

TOWN HALL

WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

MORT STAROBIN, Chairman

LORRENCE GREEN, Vice Chairman

ALEX GOODMAN, Board Member

ERIK COLLIER, Board Member

JOSEPH RUSSEK, III, Board Member

STANLEY ZAMONSKY, Board Member

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

Town Hall  
Town of Mamakating  
May 22, 2018  
7:06 P.M.

PLANNING BOARD MEMBERS :

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

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

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

Reported by: Rosemary A. Meyer

1                   - RE: OLGA & ELIZABETH HORVATH -

2           CHAIRMAN STAROBIN: We'll call the meeting to order.  
3 This is the May 22nd, 2018 Planning Board meeting.

4           Okay. Do I have a motion to accept the minutes from  
5 January and February?

6           BOARD MEMBER RUSSEK, III: I'll make it.

7           CHAIRMAN STAROBIN: Lorry.

8           BOARD MEMBER GREEN: I'll second it.

9           BOARD MEMBER COLLIER: Second.

10          CHAIRMAN STAROBIN: Second. Erik seconds.

11          Vote.

12          BOARD MEMBER GREEN: Aye.

13          BOARD MEMBER GOODMAN: Aye.

14          BOARD MEMBER COLLIER: Aye.

15          BOARD MEMBER RUSSEK, III: Aye.

16          BOARD MEMBER ZAMONSKY: Aye.

17          CHAIRMAN STAROBIN: Aye.

18                   (The motion was approved and carried.)

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

20          Okay. The next is a public hearing for Olga Horvath.

21          Do you want to read the details, Mary, if you're  
22 ready.

23          MS. GRASS: So this is a public hearing. It's a  
24 nine-lot subdivision. The property is located on  
25 Burlingham Road, Tax Map Section 27; Block 2; Lot 22. The

1                   - RE: OLGA & ELIZABETH HORVATH -  
2 property lies in the Burlingham Residential Zone and  
3 involves 23.68 acres.

4           It was noticed in the paper, a Notice of Public  
5 Hearing.

6           "Notice is hereby given that the Planning Board of the  
7 Town of Mamakating will hold a public hearing on the 22nd  
8 day of May, 2018, at seven p.m., or as soon thereafter as  
9 the matter can be heard concerning the application of --"  
10 The proposal is for Olga and Elizabeth Horvath for a  
11 nine-lot subdivision on Burlingham Road.

12           "The application is available for review Monday  
13 through Friday at the Town Hall, 2948 State Route 209,  
14 Wurtsboro, New York.

15           "The Planning Board will hear all persons interested  
16 at the aforementioned time and place."

17           By order of the Planning Board, Mort Starobin,  
18 Chairman.

19           CHAIRMAN STAROBIN: Thank you.

20           Okay. State your name, please.

21           MR. NUTT, JR: I'm Frank Nutt. I'm here with Betty  
22 Horvath and Jim Dovuli, the applicants for the subdivision.  
23 As you know, it is a nine-lot subdivision. I'll turn it  
24 around this way.

25           Basically, this subdivision has been before the

1                   - RE: OLGA & ELIZABETH HORVATH -

2 Planning Board for 12 years on and off. It did receive  
3 preliminary approval in 2012. Not to go into all that  
4 stuff, we, right now, are here for the public hearing for  
5 the nine lots.

6           Basically, we had some items that we could work on. I  
7 did receive, and I was just going over that with Larry,  
8 your list of items. It looks like 99 percent of them are  
9 just basic stuff that we have to take care of.

10           MR. PAGGI: Right.

11           MR. NUTT, JR: We have had a few meetings since our  
12 last appearance at the Planning Board. We did meet with  
13 Mr. Platt in regards to the road. He did have a  
14 recommendation that he really doesn't like cul-de-sacs  
15 anymore. He would rather have a T or a cross at the end of  
16 the road. We'd be glad to do that. He likes that better  
17 for turning of the plow. So we'll reflect that on the next  
18 plan that we submit to you.

19           And we have also met with Mr. Mall, Caleb Mall, from  
20 the Sullivan County -- well, he's actually the Permitting  
21 and Environmental Compliance Coordinator. Okay? He came  
22 out to the site; he reviewed the site. He basically gave  
23 us the same response that Marcia Fink gave us years ago.  
24 There's a couple of items that we have to take care of but  
25 we're not going to take care of them under we actually

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2 start construction. There are a couple of pine trees that  
3 need to come down, a couple of limbs that need to come  
4 down. But we're short of doing that. Once we make our  
5 application to the permit, we can take care of that stuff  
6 at that time.

7           And thirdly, Mr. Tarolli's office has met with the  
8 Health Department and gone over the plan. There's actually  
9 a new director at the Health Department so he needed a  
10 little clarification. All that stuff has been taken care  
11 of through Mr. Tarolli and his office so we should be all  
12 up to date with that. I'll get you a copy, if you'd like,  
13 of what they corresponded back forth.

14           MR. PAGGI: Everything has got to go through Mary.

15           MR. NUTT, JR: Okay, I'll get it to Mary.

16           MR. PAGGI: Yes, yes.

17           MR. NUTT, JR: Basically, that's where we are. We're  
18 here for the public hearing tonight to see if anybody is  
19 interested.

20           These are the mailings, by the way.

21           (Mr. Nutt, Jr. presented the mailings to  
22           Ms. Grass.)

23           MS. GRASS: Thank you.

24           CHAIRMAN STAROBIN: The certificates of mailing.

25           MS. GRASS: Thank you.

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2           CHAIRMAN STAROBIN: Larry, do you have comments?

3           MR. PAGGI: I do. Do you want to open up the public  
4 hearing first or how do you want to do this?

5           CHAIRMAN STAROBIN: Let's have the comments first.

6           MR. PAGGI: Okay.

7           Let's start off with a question. The parcel on the  
8 other side of the road, is the Town interested in that?  
9 What's happening with that?

10          MR. NUTT, JR: Sorry. Sorry about that.

11          We were scheduled to be on the Town Board agenda last  
12 Tuesday. What happened up here, they cancelled that  
13 particular meeting. They have impressed upon us that  
14 they're interested in it. We did go to a meeting last  
15 month and brought up the issue with them. So we were  
16 planning, hoping to be able to go there before we came to  
17 this meeting. It didn't work. So we're going to try and  
18 get on their Tuesday meeting next week.

19          CHAIRMAN STAROBIN: Frank, can you tell us what the  
20 issue is with the --

21          MR. NUTT, JR: Well, basically, on the -- what do you  
22 call it? It would be the south side of Burlingham Road  
23 there's a parcel that abuts the kill and through the Zoning  
24 Board and through conversations with this board, you've  
25 expressed interest in us donating a piece of that property

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2 for a parkland, recreation. In order to do that, we've got  
3 to get the Town Board's blessing on that. So we were  
4 hoping to get a resolution on Tuesday, last Tuesday, but of  
5 course, with what went on in our area, they cancelled that  
6 meeting. They did seem very receptive of it. We are  
7 looking to have it in lieu of paying the recreation fees,  
8 donating the property, and we feel very confident that  
9 they'll do that.

10           We're also working with them and Ben Gailey of  
11 Jacobowitz and Gubits' office in regards to the drainage  
12 district that has to be developed. As you know, it's a  
13 little technical. There's some paperwork that has to go  
14 back and forth. We were actually prepared to formally give  
15 the Town Board our request for said district, but we didn't  
16 have that meeting. So we plan to do that on Tuesday. But  
17 I feel that they would be very interested in taking part of  
18 that property, everything on that side of the road, for  
19 parkland.

20           CHAIRMAN STAROBIN: Okay. Larry.

21           MR. PAGGI: Okay. So that was actually one of our  
22 comments. If the Town is interested in accepting that  
23 dedication then they would need to submit the dedication  
24 documents and they'd have to be reviewed by the Town and be  
25 satisfactory.

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2           I'll try to paraphrase this so we don't spend a lot of  
3 time on this. One of the comments that came up last time  
4 was I think Stosh was talking about the road and the  
5 standards and different things. We looked at it. There  
6 were two items. One really didn't even make our comments.

7           At the very entrance to the road they have a vertical  
8 curve which is a little bit shorter than would normally be  
9 required for a vertical curve, like how smooth they make  
10 two changes in grade. But it's at an entrance. There's  
11 very little vehicle speed there, and we don't really have a  
12 standard for it, so I didn't even make it as a comment. I  
13 mean I state that just to let you know that we did look at  
14 the roads.

15           And really, the only comment that we had was relative  
16 to the cul-de-sac. If you remember back we were talking  
17 about Seven Peaks, we had this discussion. They had  
18 cul-de-sacs at ten percent. We thought that was kind of  
19 steep to try to plow and park. We asked them to reduce it  
20 to two to three percent and they came back with five.  
21 Their cul-de-sac isn't quite ten, it's seven. We asked  
22 them to look at potentially reducing that close to three if  
23 they can, or whatever practical at this point. I looked  
24 quickly at the topo. It looks like they might be able to.

25           MR. NUTT, JR.: Yeah.

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2           MR. PAGGI: So maybe as you're reconfiguring the  
3 cul-de-sac to a T --

4           MR. NUTT, JR: Yes.

5           MR. PAGGI: -- if you mind changing that grade a  
6 little bit.

7           MR. NUTT, JR: Yes. Well, Mr. Platt, he was very  
8 adamant about not having a cul-de-sac.

9           MR. PAGGI: Yes. So --

10          MR. NUTT, JR: He wants actually more of a cross,  
11 where you come up and then be able to turn either left or  
12 right. That would probably help --

13          MR. PAGGI: Yes.

14          MR. NUTT, JR: -- drastically on any of the grades  
15 because you're not going at a hundred feet now.

16          MR. PAGGI: Right. Again, I'm thinking that somebody  
17 in the truck not wanting to be at ten percent, you know.

18          MR. NUTT, JR: Yeah.

19          MR. PAGGI: So that's really kind of it relative to  
20 the technical aspect of it.

21          The rest of it was really kind of administrative  
22 stuff. We need documentation of easements, we need  
23 documentation of road dedication. The easements are for  
24 drainage. They have a common driveway that they're going  
25 to have to have an easement that comes off the end of

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2 what's now the cul-de-sac. I think the Board generally  
3 likes to see some type of a maintenance agreement submitted  
4 and on file so that we know that the people who buy this of  
5 kind driveway, there's going to be shared responsibility  
6 for the maintenance of it. We would ask for that  
7 documentation to be submitted.

8           Frank just mentioned that they're in the process of  
9 getting the DOH documentation to us.

10           The Stormwater Pollution Prevention Plan has remained  
11 basically unchanged. There's a couple dry wells that are  
12 being changed around a little bit. We're going to just ask  
13 for a final version of the SWPPP. You guys already have a  
14 coverage; right?

15           MR. NUTT, JR: Yes, we have the final SWPPP; yes.

16           MR. PAGGI: I mean unless you guys think differently,  
17 I don't think we need to revise that with the DEC. I would  
18 just like to have a SWPPP because when we go at the end of  
19 this project, do the NOT, there's got to be a certification  
20 to construction compliance and we like to have the SWPPP  
21 that was approved to compare it against. I think you've  
22 got your coverage. Maybe you want to talk to Toni Cioffi  
23 and just tell her and just have her send you an e-mail  
24 saying there will be no NOI, but I think that's what's  
25 going to be the answer.

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2           MR. NUTT, JR: Right.

3           MR. PAGGI: All right? I don't think we're going to  
4 need to jump through that hoop.

5           The long term maintenance of your stormwater  
6 components is going to have to be guaranteed by a  
7 stormwater district, as Frank just mentioned, so there's  
8 going to have to be a map plan and report that I think  
9 Larry's office will prepare.

10          MR. NUTT, JR: Yep.

11          MR. PAGGI: We'll review that for the technical  
12 aspects of it. What that will do is it'll identify what  
13 maintenance has to be done, it'll identify the cost of that  
14 maintenance and then how that cost is going to be basically  
15 charged to the lot owners. And the Town will actually be  
16 the administrator of that district.

17          MR. NUTT, JR: And basically, the Town Board has asked  
18 us for all of that.

19          MR. PAGGI: Right.

20          MR. NUTT, JR: I mean actually, Ben Gailey --

21          MR. PAGGI: Okay.

22          MR. NUTT, JR: -- the Town Board attorney.

23          We'll give everyone, I guess, copies of that.

24          MR. CAPPELLO: Well, Ben is going to, the map  
25 planner --

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2           MR. NUTT, JR: Yes, that's what I figured.

3           MR. CAPPELLO: Maybe that will save a day.

4           MR. PAGGI: I think the only other thing worth  
5 mentioning is you're going to need a road name and you're  
6 going to need 911 to sign off on it, make sure they're okay  
7 with it. So when they call get a call --

8           MR. NUTT, JR: Probably ask the Town Board about the  
9 road name; right?

10          MR. CAPPELLO: It's been a while. Some town boards  
11 like to approve them, other ones you just need to make sure  
12 with 911 that there's not another --

13          MR. NUTT, JR: Another name.

14          MR. CAPPELLO: -- similar name. I don't know if  
15 Mamakating -- you might want to mention it to the Town  
16 Board, if they have any ideas.

17          MR. PAGGI: There needs to be a road bond. So again,  
18 Larry's office will have to prepare a bond --

19          MR. NUTT, JR: Well, actually, as part of the map plan  
20 report we have to have a construction estimate for all the  
21 drainage work. So we're going to try to get it all --

22          MR. PAGGI: Make sure you don't put them together  
23 because the drainage in the road is not part of the --

24          MR. NUTT, JR: Yes, we don't want them both together.

25          MR. PAGGI: So the road bond should be the road bond.

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2 It should be the road, the drainage within the road,  
3 grading. And then ...

4           MR. NUTT, JR: And then the other report would be just  
5 the drainage.

6           MR. PAGGI: Correct.

7           MR. CAPPELLO: Correct.

8           MR. PAGGI: And then if you could copy us on the  
9 correspondences you mentioned with the County because  
10 there's going to be a dedication to the County, plus some  
11 additional right-of-way width down on Burlingham Road. And  
12 just documentation that you have the permit. That would  
13 probably be a condition of our approval, ultimately, that  
14 they document permitting to this office. That's a  
15 condition of a final approval.

16           MR. NUTT, JR: They're actually requiring two driveway  
17 permits; one for the access to the stormwater management,  
18 for the actual road.

19           MR. PAGGI: Okay.

20           MR. NUTT, JR.: And then they do require a  
21 construction permit. But we're looking to do that via the  
22 horizontal drilling so that we're not going to disrupt the  
23 road.

24           MR. PAGGI: Right

25           MR. NUTT, JR: But he's been very good. Mr. Mall

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2 helped with of all that. And like I said, if we put it all  
3 together we can get the permits all at once.

4           MR. CAPPELLO: Right.

5           MR. PAGGI: So again, just so the Board is clear, we  
6 did not review the drainage design. We basically just  
7 looked at what was changed and said okay, the minor things  
8 that were changed do not really impact the design so  
9 there's no need for us to review anything further. Our  
10 comments are really taking it from that preliminary  
11 approval forward now to where they can actually try to move  
12 the project, pass it on and move towards final approval.

13           CHAIRMAN STAROBIN: John, do you have any comments?

14           MR. CAPPELLO: No. I just point out from Larry's  
15 there are several legal documents that really need to be  
16 coordinated and submitted. This is the first subdivision  
17 we've done in a long time. There will actually be a town  
18 road so we will be requiring an offer of dedication filed  
19 immediately upon filing the map and a deed given to the  
20 Town that the Town would then file once the road is fully  
21 constructed and accepted by the highway superintendent and  
22 Larry.

23           Frank, I just would point it out, there's a  
24 requirement for sight distance and snow storage. Those  
25 both can be --

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2           MR. NUTT, JR: There is actually snow storage on the  
3 map.

4           MR. CAPPELLO: Yes. Those can both, though, be  
5 included in the deed to the road to say also containing an  
6 easement for sight distance, for metes and bounds, and the  
7 same for snow storage. There will be a separate drainage  
8 easement for the Town because although you're creating a  
9 district that's a taxing mechanism, the Town stills needs  
10 the right to go onto the property to maintain the drainage  
11 easements.

12           The common driveway declaration, those are something  
13 we'll want to take a look at, but they're really for the  
14 two private property owners. We just want to make sure  
15 they agree --

16           MR. NUTT, JR: That's going to be a maintenance  
17 agreement.

18           MR. CAPPELLO: Right. The bank is going to require  
19 that, anyway.

20           And then the drainage district, the petition and the  
21 report, those are the legal documents.

22           Once the Town indicates to us whether they want to  
23 accept the dedication we'll need a deed for that.

24           If they're going to accept that road, that piece of  
25 land on the other side of the road, then you would a make

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2 finding in any approval that there is land suitable for  
3 recreation purpose, that you had requested it and it has  
4 been provided, and that would cover the recreation fee.

5           CHAIRMAN STAROBIN: Do any of the board members have  
6 questions?

7           BOARD MEMBER ZAMONSKY: I have a couple questions.

8           The portion on the other side of Burlingham Road where  
9 the stormwater basin is, that's all one lot there?

10          MR. NUTT, JR: Actually, that's all part of Lot No. 1  
11 right now.

12          BOARD MEMBER ZAMONSKY: It says Lot 2.

13          MR. NUTT, JR: Lot No. 1 is 4.303 acres. That  
14 includes everything on the south side of Burlingham Road  
15 right now.

16          BOARD MEMBER ZAMONSKY: So if that land is deeded over  
17 to the Town --

18          MR. NUTT, JR: It doesn't affect the overall net.

19          BOARD MEMBER ZAMONSKY: See, because this is the one  
20 that we were in March; right? Portion of Lot 2 here?

21                   (Mr. Nutt, Jr. examining documents with  
22                   Board members.)

23          BOARD MEMBER ZAMONSKY: Yes, because here's the  
24 petticoat with the bridge; right?

25          MR. NUTT, JR.: Yeah.

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2           BOARD MEMBER ZAMONSKY: And it says portion of Lot 2  
3 on this.

4           MR. NUTT, JR.: Yeah, no.

5           BOARD MEMBER ZAMONSKY: Okay. Well, anyway, so if  
6 that lot is given to the Town where does the responsibility  
7 for that stormwater fall, then? Is it on the Town's  
8 property?

9           MR. NUTT, JR: Oh, well, it's --

10          MR. PAGGI: Stormwater district.

11          MR. NUTT, JR: -- developing a drainage easement, a  
12 drainage district.

13          BOARD MEMBER ZAMONSKY: What was that, Larry?

14          MR. PAGGI: It's still the district. It's the  
15 district's responsibility.

16          MR. NUTT, JR.: That's part of the drainage district.

17          BOARD MEMBER ZAMONSKY: Okay. But then it would be on  
18 the Town's property.

19          MR. CAPPELLO: Yes. The Town would actually own it so  
20 you wouldn't need an easement, technically, for that unless  
21 there's any other drainage easements along the road. But  
22 you're right. That area technically wouldn't need an  
23 easement because the Town would own it. It's still part of  
24 the district and it would be included in the metes and  
25 bounds of the district along with the entire property. So

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2 we're actually going to --

3           MR. NUTT, JR: Well, remember that all the drainage --  
4 all the drainage is going to be on Town property. The  
5 drainage that's on the road is within the Town's easement  
6 already. So the drainage district is really specifically  
7 just to pay for it more than -- it's already on the Town  
8 property, you know.

9           MR. CAPPELLO: That property needs to be included in  
10 the district.

11          MR. NUTT, JR: Well, that's what we would hopefully  
12 get from the Town Board. If they say yes --

13          MR. CAPPELLO: If they take it, though, it needs to  
14 be, you know ...

15          BOARD MEMBER ZAMONSKY: Frank, can I see that map  
16 again?

17          MR. NUTT, JR: Sure.

18          MR. CAPPELLO: Just some reference will need to be  
19 made. We'll look at it when we get it. The drainage  
20 facilities are on Town land, but the nine lots constitute  
21 the drainage district so they will be charged for the  
22 maintenance of plan.

23          BOARD MEMBER ZAMONSKY: This is Drawing 2 of 7 and  
24 it's up to Revision 9, which is 8-20. Your revisions are  
25 at seven here. So I don't know if this one that was sent

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2 in March is newer than that one.

3           MR. NUTT, JR.: Shouldn't be, but I'd have to check.

4           BOARD MEMBER ZAMONSKY: Okay.

5           MR. NUTT, JR.: you get that off the Internet?

6           BOARD MEMBER ZAMONSKY: No. You had sent to Mary in  
7 March.

8           MR. NUTT, JR.: Okay.

9           BOARD MEMBER ZAMONSKY: The other thing was I did  
10 check the road specs. They're very good --

11          MR. NUTT, JR.: Thank you.

12          BOARD MEMBER ZAMONSKY: -- for what the Town.

13          And I really hope that some of that lot around the  
14 corner of the bend on Burlingham gets cleared because  
15 it's ...

16          MR. NUTT, JR.: Well, this all has to be cleared.

17          BOARD MEMBER ZAMONSKY: Yes, that's great.

18          MR. NUTT, JR.: This whole corner, all the way up  
19 there, then there's plenty of sight distance with it.

20          BOARD MEMBER ZAMONSKY: Yes.

21          MR. NUTT, JR.: Right now there's very large pine  
22 trees and there's a steep incline in there.

23          BOARD MEMBER ZAMONSKY: Yes.

24          MR. NUTT, JR.: We're just going to take that all off.  
25 But just, you know, until we actually start construction on

1                   - RE: OLGA & ELIZABETH HORVATH -

2 the road, I don't want to open up the front yard.

3           BOARD MEMBER ZAMONSKY: Yes.

4           MR. NUTT, JR.: Betty and Jim actually still live in  
5 that house.

6           BOARD MEMBER ZAMONSKY: Yes, that would be a benefit  
7 to that road.

8           MR. NUTT, JR.: Yes.

9           BOARD MEMBER ZAMONSKY: And then you'll also include  
10 the snow storage on the new T or cross.

11          MR. NUTT, JR: Right here, snow storage easement.

12          BOARD MEMBER ZAMONSKY: But it's going to be modified.  
13 It's going to be modified now for that.

14          MR. NUTT, JR: Yeah. Actually, I should ask Mr. Platt  
15 how he'd want that because now, I mean you really --

16          BOARD MEMBER ZAMONSKY: Right.

17          MR. NUTT, JR.: It's still going to be in the same  
18 spot. They might put it here and here, but, you know,  
19 they're going to do the same thing off of the T or the  
20 cross, you know.

21          BOARD MEMBER ZAMONSKY: Yep. Good.

22          CHAIRMAN STAROBIN: Any other comments?

23                   (No verbal response.)

24          CHAIRMAN STAROBIN: That's it. Okay.

25          Do we have a motion to open up the public hearing?

1                   - RE: OLGA & ELIZABETH HORVATH -

2           BOARD MEMBER GREEN: I'll make a motion.

3           CHAIRMAN STAROBIN: Motion, Lorry Green.

4           BOARD MEMBER GOODMAN: I'll second it.

5           CHAIRMAN STAROBIN: Vote.

6           BOARD MEMBER GREEN: Aye.

7           BOARD MEMBER GOODMAN: Aye.

8           BOARD MEMBER COLLIER: Aye.

9           BOARD MEMBER RUSSEK, III: Aye.

10          BOARD MEMBER ZAMONSKY: Aye.

11          CHAIRMAN STAROBIN: Aye.

12                   (The motion was approved and carried.)

13          CHAIRMAN STAROBIN: The public hearing is open.

14          Are there any in the public here who would like to  
15 comment?

16                   (No verbal response.)

17          CHAIRMAN STAROBIN: No public comment. No public.

18 Okay, I guess.

19          Do we have a motion to close the public hearing?

20          Right, John?

21          MR. CAPPELLO: Yes.

22          CHAIRMAN STAROBIN: Motion to close the public  
23 hearing?

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

25          CHAIRMAN STAROBIN: Alex.

1                   - RE: OLGA & ELIZABETH HORVATH -

2           BOARD MEMBER GREEN: Second.

3           CHAIRMAN STAROBIN: Lorry, second.

4           Vote.

5           BOARD MEMBER GREEN: Aye.

6           BOARD MEMBER GOODMAN: Aye.

7           BOARD MEMBER COLLIER: Aye.

8           BOARD MEMBER RUSSEK, III: Aye.

9           BOARD MEMBER ZAMONSKY: Aye.

10          CHAIRMAN STAROBIN: Aye.

11                   (The motion was approved and carried.)

12          CHAIRMAN STAROBIN: It's unanimous.

13          Congratulations.

14          Oh, wait.

15          MR. CAPPELLO: Include that there are a couple follow  
16 up items in subdivisions being different than site plans  
17 under State law. Once you close a public hearing you have  
18 62 days to make a determination. You still have to comply  
19 with SEQRA. But that if you don't get us the information,  
20 just put on the record that if we don't have the  
21 information in time to make a decision you grant a waiver  
22 to provide us additional time.

23          MR. NUTT, JR, JR: Okay.

24          MR. CAPPELLO: Because otherwise, it's subdivision ...

25          CHAIRMAN STAROBIN: Thank you, John.

1                   - RE: OLGA & ELIZABETH HORVATH -

2           BOARD MEMBER GOODMAN: I was wondering if you could  
3 clarify something. You mentioned a sight distance  
4 easement?

5           MR. CAPPELLO: Yes.

6           BOARD MEMBER GOODMAN: Does that just give you  
7 authority to keep that area clear?

8           MR. CAPPELLO: Yes, to trim. If there's an area along  
9 the road that needs to be, actually along one of the  
10 properties that needs to be cleared to provide proper sight  
11 distance for the intersection, the Town has the right to go  
12 in.

13          BOARD MEMBER GOODMAN: Is that who would do it? The  
14 Town would do that? The Town would do the clearing?

15          MR. CAPPELLO: You know, that's a good question  
16 because -- well, the property owner would be initially  
17 responsible. But I'll have to look and see where it is  
18 because you probably would want to give -- yes, it's along  
19 the town road. Yes, the Town. I thought it was along the  
20 County road here.

21          BOARD MEMBER ZAMONSKY: Frank, the one drawing you had  
22 submitted shows that portion of Lot 1. The other drawing  
23 shows that it's a portion of Lot 2.

24          MR. NUTT, JR.: Okay.

25          BOARD MEMBER ZAMONSKY: Drawings 1 and 2 don't

1                   - RE: OLGA & ELIZABETH HORVATH -  
2 correspond.

3           MR. NUTT, JR.: This should be the one.

4           BOARD MEMBER ZAMONSKY: I have that one. But the  
5 second drawing in the set labels it differently.

6           MR. NUTT, JR.: I'll have to talk to the engineer  
7 about that. At one time it was a portion of Lot 2. That  
8 was when there was ten lots.

9           BOARD MEMBER ZAMONSKY: Got you.

10          MR. NUTT, JR: And when it got redrawn then that  
11 became part of Lot 2 where the existing house was. That's  
12 why you see that. But this would be the one that's more  
13 real.

14          BOARD MEMBER ZAMONSKY: Right.

15          MR. PAGGI: Can you give us a little clarification on  
16 this? The sight distance easement says that it's to the  
17 benefit of Lot 2.

18          MR. NUTT, JR: Again, it still states that Lot 2 was  
19 right here. This was just -- now it is all Lot 2. But at  
20 the time, they were going to still use the entrance here.  
21 Now, if you look, it's here. It really doesn't benefit.

22          MR. CAPPELLO: Do we need a sight on that?

23          MR. NUTT, JR, JR.: I don't think you do. I really  
24 don't think you do. It's really to benefit the entrance,  
25 but it was because this driveway was a driveway coming to



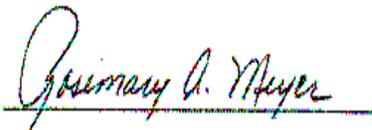
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REPORTER'S CERTIFICATION

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 Olga & Elizabeth Horvath, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.

A handwritten signature in cursive script, reading "Rosemary A. Meyer", is written in blue ink. The signature is positioned above a solid horizontal line that serves as a baseline for the signature.

ROSEMARY A. MEYER

Date Transcribed: July 17, 2018

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- RE: AT&T -

COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

- - - - - X

AT&T  
Extend Site Plan Approval  
Tax Map Section 7; Block 1; Lot 50.2  
Mountain Greenbelt Zone

- - - - - X

Town Hall  
Town of Mamakating  
May 22, 2018  
7:34 P.M.

PLANNING BOARD MEMBERS :

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

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

Reported by: Rosemary A. Meyer

1 - RE: AT&T -

2 CHAIRMAN STAROBIN: Okay, Mary. The next one, please.

3 MS. GRASS: The next item on the agenda is AT&T. They  
4 actually got site plan approval, and what they're looking  
5 for is to extend their approval. They actually got their  
6 permit. That property is located on Allen Road, Tax Map  
7 Section 7; Block 1; Lot 50.2. The property lies in the  
8 Mountain Greenbelt Zone and involves approximately 26.1  
9 acres.

10 MR. CAPPELLO: Yes. Just for the Board's edification,  
11 they do have a building permit. I read it quick. I think  
12 they comply because you just need to get a building permits  
13 within 18 months of site plan approval. He was concerned  
14 that there is another provision that talks about completion  
15 of construction. So just to be on the safe side, he asked  
16 for an additional 18 month extension. But they're underway  
17 in construction. But just so they be provided an extension  
18 of the site plan to allow them to complete construction.

19 CHAIRMAN STAROBIN: So we just say okay to this now?

20 MR. CAPPELLO: Yes, yes.

21 CHAIRMAN STAROBIN: Motion to approve the extension?

22 BOARD MEMBER ZAMONSKY: Motion.

23 CHAIRMAN STAROBIN: Second?

24 MEMBER GOODMAN: Second.

25 CHAIRMAN STAROBIN: Alex.



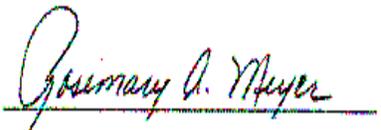
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REPORTER'S CERTIFICATION

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 AT&T, 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: July 17, 2018

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
PLANNING BOARD

- - - - - X  
Camp Echo  
Tax Map Section 10; Block 1; Lot 50.1  
Burlingham Residential Zone  
- - - - - X

Town Hall  
Town of Mamakating  
May 22, 2018  
7:36 P.M.

PLANNING BOARD MEMBERS :

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

Also Present: Ben Neidl, Esq.  
on Behalf of Applicant

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

Reported by: Rosemary A. Meyer

1                                   - RE: CAMP ECHO -

2           MS. GRASS: Next on the agenda is Camp Echo. The  
3 property is located at o 210 Echo Road, Tax Map Section 10;  
4 Block 1; Lot 50.1. The property lies in the Burlingham  
5 Residential Zone and involves approximately 192.20 acres.

6           MR. NEIDL: Good evening, gentlemen. None of you have  
7 seen me before, but my name is Ben Neidl. I'm an attorney  
8 with the law firm of Jackson Lewis. I represent Shab  
9 Holdings, the owner/operator of Camp Echo.

10           We're here tonight basically at the recommendation of  
11 Mr. Cappello because we've been working with the Town  
12 attorney, building inspector and the Town's engineer on  
13 several issues. I think the idea is to bring it here for  
14 discussion.

15           One matter is Camp Echo has a special permit that was  
16 granted in May of 2016 with a condition that it be reviewed  
17 every two years. So pursuant to Section 199-25 of your  
18 code, on April 23rd we requested, in writing, to the code  
19 enforcement officer that that review process be undertaken.  
20 So that is part of it.

21           The second item that runs parallel to that is trying  
22 to achieve final closure of conditions that were put on the  
23 site plan approval at the same time in 2016. There were a  
24 number of conditions to that site plan that there was some  
25 back and forth in a correspondence between the Town



1                                   - RE:  CAMP ECHO -

2  what action you think would is appropriate for this  
3  evening.

4           MR. CAPPELLO:  I requested he come here just to  
5  clarify what exactly, what conditions still need to be  
6  resolved, if any, to make sure the camp could be occupied  
7  coming forward; that all the conditions of the 2016  
8  approval had been met.

9           The second item will be to consider a slight amendment  
10  to the plan because as part of the Health Department  
11  requirements for the upgraded septic is a new additional, I  
12  shouldn't say new septic area, but additional septic area  
13  provided on the site and now shown on the plan.  They've  
14  been approved by the Health Department, but to just be  
15  consistent, I would think an amendment to the plan, to  
16  acknowledge those improvements and a condition, and  
17  acknowledge the amendment and improvements, that they,  
18  together with any other outstanding conditions that are  
19  raised tonight from the 2016 permit, all have to be  
20  addressed prior to operating in the 2018 season.

21           So with that, we do have a plan.  I'm going to let  
22  Larry and Mary kind of take over here as to what we  
23  received.  Some of it was received today.  But we were just  
24  hoping to get through the Planning Board.  And there may be  
25  some additional review from the building inspector and

1                                   - RE:  CAMP ECHO -

2  engineer ready just to get a clear path so we get this on  
3  the right path once and for all and we don't have to repeat  
4  this every year and we have a clear indication of what's  
5  there, what's approved and what's in operation.  So let's  
6  deal with that, then we can talk about the wine and food  
7  festival after we deal with this.

8           CHAIRMAN STAROBIN:  Mary, do you have any comments  
9  first?

10          MS. GRASS:  I mean it's going to be parallel.

11          MR. PAGGI:  Yes.  I mean we really have a couple of  
12  minor comments that still remain.  The Health Department's  
13  approvals were the major issue.  They're halfway there.  
14  They got the design approvals.  Now they've got to get  
15  these things installed and get permissions to operate from  
16  the Health Department.  But again, that's kind of a DOH  
17  issue.  I mean that always has been a condition of our  
18  approval.  We've never said that they need to demonstrate  
19  anything with us other than just the approval itself.

20          There was a question relative to a culvert that was  
21  damaged up on Doll Road.  Again, I contacted Buddy on  
22  Tuesday.  He was going to go out and take a look at that.  
23  Obviously, the weather that day precluded that.  We'll get  
24  information back.  I don't see that being a hold up of  
25  anything.

1                                   - RE:  CAMP ECHO -

2           There is one other item that's kind of in the works.  
3   Larry Marshall's office I think is preparing an as-built of  
4   the work that was done on the dam and we just ask that they  
5   communicate with the DEC.  The DEC has signed off on the  
6   work.  There was discussions back when Lou Ramunni was  
7   involved that there was a design plan that showed a  
8   spillway.  It was supposedly something that was not  
9   required to be built.  Apparently it wasn't built.  We just  
10   want to make sure that what's out there, we have record  
11   document and that's what the DEC approved.  So they're  
12   undertaking that test just to try to demonstrate that to  
13   us.

14           CHAIRMAN STAROBIN:  One question.  You're saying the  
15   spillway doesn't have to be there or it has to be there?

16           MR. PAGGI:  I think it does not have to be there.  We  
17   were told by Lou Ramunni, the prior engineer.  We're just  
18   asking really that that be verified through the preparation  
19   of an as-built.

20           MR. NEIDL:  If I can just interject just to clarify  
21   one thing.  Although Mr. Marshall is now the engineer of  
22   record for this project mostly, because Mr. Ramunni was  
23   involved with that dam project, we've actually asked him to  
24   complete the as-built, just to make that clear for the  
25   record.

1                                   - RE:  CAMP ECHO -

2           MR. PAGGI:  Perfect.

3           MR. NEIDL:  We contacted him pretty much immediately  
4 after our May 10th meeting.  He said it would take a couple  
5 of weeks to do that.  So hopefully, that puts us about a  
6 week away from it.

7           MR. PAGGI:  Okay.  Good.

8           So Ben, the only other thing I didn't see in your  
9 letter, your response letter, is there was, again, a minor  
10 comment just addressing documentation of the fuel tanks  
11 that were on site.  I don't know if it ever hit the  
12 resolution of the minutes, but it was referenced in our  
13 letter of whatever date that was, May 24, 2016.  It was  
14 actually our Comment 12, our final comment.  Fuel tanks  
15 were observed on site.  Total volume of on site petroleum  
16 storage should be documented to the Planning Board and the  
17 appropriate permitting from the DEC should be demonstrated,  
18 if required.

19           MR. NEIDL:  So those are gone.  I'd have to defer to  
20 the engineer as to whether any permitting was required to  
21 move those.

22           MR. PAGGI:  Well, I'm not really concerned about  
23 removing them.  Whatever's on site now, either document to  
24 us the volume and demonstrate that it doesn't need  
25 permitting, or if the volume does require permitting, then

1                               - RE:  CAMP ECHO -

2 demonstrate that the permits are in place.

3       MR. NEIDL:  Okay.

4       MR. PAGGI:  That's kind of it for us.

5       CHAIRMAN STAROBIN:  Thank you, Larry.

6       Mary, do you have any comments?

7       MS. GRASS:  The only thing that's left outstanding is  
8 the building permits for the site plan, to get overall site  
9 plan approval.  There were buildings that were built  
10 without site plan approval and we were trying to clear that  
11 up two years ago.

12       CHAIRMAN STAROBIN:  And where does it stand?

13       MS. GRASS:  I'm sorry.

14       CHAIRMAN STAROBIN:  Where does it stand now?  Is  
15 that ...

16       MS. GRASS:  I just gave them, on Friday, the status  
17 report.  They said that they had never gotten it so I  
18 printed it all up for them.  No permits as of yet.

19       MR. NEIDL:  So for the -- sorry.  I don't mean to  
20 talk.

21       So some of these are things that happened a long time  
22 ago, before my clients had the property.  But we understand  
23 and we want to comply with that.  We have the documents.

24       So you list different items for each of the buildings.  
25 Some of these are easy to provide.  We can provide,

1                   - RE:  CAMP ECHO -

2  tonight, proof of insurance, proof of paying taxes.  We  
3  have a list here.  In each of them you're saying, I think  
4  it says architectural certification of construction,  
5  compliance with --

6           MS. GRASS:  Yes.

7           MR. NEIDL:  -- code.

8           Can those be prepared by the current engineer as one  
9  document or do you need something different for each of  
10 these?

11          MS. GRASS:  I need one for each.  The past engineer,  
12 Lou was the one who actually drew up the plans.  There were  
13 some things that needed to be changed on some of the  
14 buildings, and then he was going to sign off.  That's where  
15 it went.

16          CHAIRMAN STAROBIN:  Now, these need a CO or it's a  
17 special use?  How do we --

18          MS. GRASS:  No.  Those buildings would need a CO  
19 because they were built without any approvals.  When they  
20 come here and they ask for an approval and you say yes, you  
21 can build that building, then they come to me, they get a  
22 -- like the septic, yes, they can build the septic.  Then  
23 they come to me and they get a permit and then they get the  
24 Certificate of Compliance in that instance.  But for the  
25 building, a CO.

1                                   - RE:  CAMP ECHO -

2           MR. CAPPELLO:  As you recall, what we made them do the  
3 last time, because there were some buildings that were  
4 built but never had site plan approval, so we said we're  
5 looking at those buildings as if they'd never been built.  
6 Then we grant the site plan approval for those existing  
7 buildings to just legalize everything that was there.  So  
8 then since they have never had site plan approval, they  
9 never had a building permit.  Then we would require like as  
10 if it was new construction, to go to the building  
11 inspector's office and pull a building permit, certify that  
12 everything was constructed correctly and get a CO to  
13 completely legitimize.  So that's where we are.  Tonight we  
14 would, once again, reaffirm the approval subject to  
15 compliance with Larry's remaining conditions and obtaining  
16 all the building permits prior to occupancy and installing  
17 the septic system.

18           CHAIRMAN STAROBIN:  So will we be giving a conditional  
19 approval based on --

20           MR. CAPPELLO:  Yes, renewing our conditional approval.

21           CHAIRMAN STAROBIN:  Okay.

22           MR. NEIDL:  Just a question, if I could, and I want to  
23 make sure I have this.  Where it says in these notes, on  
24 each of these, Planning Board approval as an ingredient,  
25 you just sort of referenced it, does that mean final

1                                   - RE:  CAMP ECHO -

2  Planning Board approval of the site plan that was  
3  conditionally approved two years ago or some separate  
4  application?

5           MR. CAPPELLO:  No.  This would be a confirmation of  
6  the approval plus the new septic area, amended to include  
7  the septic area, subject to providing proof of compliance  
8  with all the original conditions.  Instead of going back  
9  and forth through all the original conditions again that  
10 have been satisfied or not have been satisfied, the last  
11 time it was approved it was subject to the engineer and  
12 building inspector.  It would just be subject to the  
13 engineer and building inspector again.

14           The items that are outstanding are the, just for the  
15 record and the minutes, the fuel tanks, the culvert.

16           What was the other one, Larry?

17           MR. PAGGI:  The as-built.

18           MR. CAPPELLO:  The as-built for the spillway.  Those  
19 are the site plan issues.

20           And then you have to address the pulling a building  
21 permit; installing the septic area; show Health Department  
22 approval; and comply, submitting, processing the building  
23 and certifying the building permits for all the new  
24 buildings in order to get a CO.

25           CHAIRMAN STAROBIN:  Lorry, do you have any comments?

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2           BOARD MEMBER GREEN:   I just want to clarify something.  
3   You know, looking at the folder, my last notes here are  
4   from June 28, 2016, and we have the conditional approval.  
5   So have we not seen the information we need to see?

6           MR. CAPPELLO:   We've seen some of it.  It was never,  
7   because the engineer left, and e-mails were there, it got  
8   to the point where there was one last meeting and I think  
9   the conditions I mentioned were really the outstanding  
10   conditions at that time, that we going to meet, and that  
11   meeting never happened.  I don't know if it was  
12   Mr. Ramunni, but we are where we are.  That's why we had  
13   talked in the work session about working with the Town  
14   Board and this new set of zoning amendments to come up with  
15   a requirements and procedures for all the camps where every  
16   year, come January, they have to come in, or a certain  
17   time, with any new improvements they're going to make or to  
18   document that they're in compliance so we have a running  
19   document and we don't have to rely on Mary, one person, to  
20   go out and look and see what's in every building of every  
21   camp.  Some type of certification process as the Health  
22   Department does every year.

23           CHAIRMAN STAROBIN:  Any comments by board members?  
24   Joe?

25           BOARD MEMBER RUSSEK, III:  The buildings that are not

1                               - RE: CAMP ECHO -

2 finished are not CO'd yet, are those occupied now or during  
3 camp?

4           MR. NEIDL: So right now they're not occupied because  
5 camp is not in session. The plan is to get this done and  
6 get them occupied for this camp season.

7           BOARD MEMBER ZAMONSKY: Were they occupied last camp  
8 season?

9           MR. NEIDL: I don't know.

10          BOARD MEMBER ZAMONSKY: You don't know.

11          MR. NEIDL: I'm -- yes, they were.

12          BOARD MEMBER ZAMONSKY: They were. So the camp was  
13 used with the conditional site plan approval last summer?

14          MR. NEIDL: Yes.

15          BOARD MEMBER ZAMONSKY: Okay.

16          CHAIRMAN STAROBIN: Any other comments?

17          BOARD MEMBER GREEN: But the conditions weren't met.

18          BOARD MEMBER ZAMONSKY: Right. Because they still  
19 don't have final approval.

20          MR. NEIDL: Again, I don't want to unravel the  
21 history, but I think we're at a productive space at this  
22 point. There was, last summer, in late June and July, some  
23 correspondence back and forth between Mr. Cappello and my  
24 former colleague, Alex Betke, where my colleague presented  
25 his belief that the conditions were satisfied except for

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2   the eleventh condition which is sort of a final sit down  
3   conversation, express approval from the code enforcement  
4   officer and/or Town engineer confirming that we were done.  
5   And as Mr. Cappello said, it sort of seems to have fallen  
6   by the wayside for whatever reason.  But that's why we took  
7   the initiative in April to write the code enforcement  
8   officer, try to get this going 30 days before the  
9   anniversary, filing anniversary of the special use permit  
10  as we were required to do under your Town code.

11           CHAIRMAN STAROBIN:  Okay.  So John, in summary, we  
12   give conditional site plan approval and then the problem or  
13   the responsibility is transferred over to the Building  
14   Department at that point.

15           MR. CAPPELLO:  The Building Department and engineer  
16   certify this final condition and also the CO.  That would  
17   also include that we make it very clear in the record, and  
18   the Applicant to acknowledge, that if those items have not  
19   been taken out, it's the Applicant's responsibility to  
20   demonstrate it to the building inspector and to get those  
21   permits in a reasonable time.

22           Include this right in the record.  If applications or  
23   evidence comes in the night before the camp is to supposed  
24   to open, it's not going to open.  That reasonable time has  
25   to be provided to review those or the Town will, this year,

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2     take appropriate action to enforce.  So we make it clear in  
3     the record.  But with that, as I say, the Board reaffirms  
4     it's original approval from 2016 to approve the existing  
5     buildings on the site with the conditions recited in the  
6     record recited tonight and to include an amendment for the  
7     new septic area that's depicted on the plans.

8             CHAIRMAN STAROBIN:  Okay.  We should have a motion on  
9     this?

10            BOARD MEMBER RUSSEK, III:  Can I ask one more  
11     question?

12            CHAIRMAN STAROBIN:  Oh, I'm sorry.

13            BOARD MEMBER RUSSEK, III:  Sorry.  The other thing  
14     about the festival --

15            MR. NEIDL:  Yes.

16            BOARD MEMBER RUSSEK, III:  -- is that part of this or  
17     is that separate?

18            MR. CAPPELLO:  No, that's not part of this.  We're  
19     getting the camp open and then we'll see.

20            BOARD MEMBER RUSSEK, III:  Copy that.

21            BOARD MEMBER ZAMONSKY:  Well, we're getting the camp  
22     open if they meet all the --

23            MR. CAPPELLO:  If they meet all the conditions.

24            BOARD MEMBER ZAMONSKY:  Okay.

25            MR. CAPPELLO:  We're doing the camp application, then

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2  we'll talk about the festival.

3           CHAIRMAN STAROBIN:  Did you want to say something,  
4  Larry?

5           MR. MARSHALL:  Yes.  I just have a question as far as  
6  procedure because in a lot of the talk back and forth  
7  there's reference to Mary issuing the COs and one of the  
8  conditions of the CO is that we get Planning Board  
9  approval.  So it seems like --

10          MR. CAPPELLO:  You have Planning Board approval.  You  
11  have to meet the condition of providing the spillway, which  
12  we're waiting for since 2016.  You have to comply with the  
13  condition of documenting where the fuel tanks are, which  
14  they've been there since 2016.  And the one I keep  
15  forgetting.

16          BOARD MEMBER GOODMAN:  Building approvals; right?

17          MR. PAGGI:  Not where the tanks are located, but the  
18  volume of the tanks, the as-built and the culvert.  That's  
19  something you have to do.  We're waiting from word back  
20  from --

21          MR. CAPPELLO:  So those three are the three site plan  
22  issues.

23          Then two, you have to the pull building permit for the  
24  septic and then process the building permits for the  
25  buildings; get COs from the Health Department for the

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2   septic to operate; and COs for the buildings that are  
3   outstanding on the permit before you can operate.

4           MR. MARSHALL:  So one of the conditions of the  
5   outstanding permits, building permits, is, and I think it's  
6   pretty much Condition 3 on each of the permits, is Planning  
7   Board approval.

8           MR. CAPPELLO:  Right.

9           MR. MARSHALL:  So you're saying that that has been  
10  satisfied.

11          MR. CAPPELLO:  I would say if you want to start --

12          MS. GRASS:  If they vote tonight you'll have  
13   conditional final approval.  To meet that condition we're  
14   going to have to work together, and when you get those  
15   permits then those conditions are final and you'll have  
16   final approval.

17          MR. MARSHALL:  I just wanted to --

18          MS. GRASS:  Yes.

19          MR. MARSHALL:  -- clarify that one --

20          MS. GRASS:  Yes.

21          MR. MARSHALL:  -- isn't holding up the other or vise  
22   versa.

23          MR. CAPPELLO:  I would think if you get the  
24   information to Mary on the building permits and we're  
25   waiting a day for the as-builts on the thing, that she can

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2   start reviewing those so we don't get in there.  But she's  
3   not going to issue the building permits until we get the  
4   as-built and we get those other things.  Then you have your  
5   site plan conditions satisfied, then you work on your  
6   construction.

7           MR. MARSHALL:  Okay.  Is there any -- so you're  
8   talking about construction on the buildings themselves.  Is  
9   there anything that's holding up the construction on the  
10  septic systems?

11          MR. PAGGI:  A building permit?

12          MS. GRASS:  A building permit.

13          MR. CAPPELLO:  That's it.

14          MR. MARSHALL:  That's it; right?

15          MS. GRASS:  If they approve it tonight, it'll be  
16  conditional final approval, and then if you get the permit.

17          MR. MARSHALL:  Okay.  But I understood that all of  
18  this is contingent upon the Board acting.  But satisfaction  
19  with the DOH requirements, construction, certification of  
20  construction, would be application or issuance of a  
21  building permit.

22          MS. GRASS:  Yes.

23          MR. MARSHALL:  Obviously, we just don't want that held  
24  up in providing the rest of the documentation to the Board.

25          BOARD MEMBER ZAMONSKY:  What's the rest of the

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2  documentation you're referring to?

3       MR. MARSHALL:  Regarding the spillway, as-built --

4       BOARD MEMBER ZAMONSKY:  Oh.

5       MR. MARSHALL:  -- the propane storage list of volumes,  
6  culvert replacement, and then obviously, the CO.

7       MS. GRASS:  Well, we'll give you all the permits that  
8  are needed.  You won't be able to open camp until  
9  everything is satisfied.  It's basically to set the  
10 condition.

11       MR. MARSHALL:  No, I understand.  I understand.  But  
12 what I don't want to --

13       MR. CAPPELLO:  You want to start construction of the  
14 septic before the spillway comes in if we --

15       MR. MARSHALL:  Exactly.

16       MS. GRASS:  Right.

17       MR. MARSHALL:  I don't want to --

18       MS. GRASS:  Right.  You can have those permits.  But  
19 again, the camp won't be able to open unless everything is  
20 satisfied.

21       MR. MARSHALL:  Understood.

22       MS. GRASS:  COs are all issued.

23       MR. PAGGI:  They're all parallel conditions.

24       MR. CAPPELLO:  So instead of building permit  
25 conditions they'll be conditions of the CO.

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2           MR. PAGGI:  So Larry, one question.  Wasn't there  
3 something outstanding with the DEC with the sewage  
4 disposal, or no?  Were you waiting for a SPEDIS update or  
5 something?

6           MR. MARSHALL:  We received the SPEDIS update.  There  
7 is -- yes, there is a clarification.  We sent that out  
8 today, actually.  There was clarification on the permit  
9 application with two flow rates that were listed on there.  
10 They were incorrect.  Actually, one of the boxes was  
11 checked as proposed and it's supposed to be existing and  
12 there's two flow rates that just needed to be --

13          MR. PAGGI:  Because that's one thing that might hold  
14 up her building permit.  She would need documentation  
15 that's approved, right, from the DOH and the DEC?

16          MR. MARSHALL:  Well, DOH already issued their approval  
17 and --

18          MR. PAGGI:  It's not contingent upon DEC?

19          MR. MARSHALL:  It was not contingent upon DEC.  To put  
20 them in operation DOH said that in order to put them in  
21 operation -- or DOH said that in order to put them in  
22 operation we needed DEC approval --

23          MR. PAGGI:  Okay.

24          MR. MARSHALL:  -- but not that we couldn't construct  
25 them.

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2           MR. PAGGI:  So after tonight, assuming that this Board  
3 goes on, I guess the final answer is you can draw your  
4 building permit once they approve this.

5           MR. MARSHALL:  Okay.  Yes.  Because that's going to be  
6 a matter of getting that, all that stuff done.

7           CHAIRMAN STAROBIN:  So John, can you give the wording  
8 again?

9           MR. CAPPELLO:  I would vote to reaffirm the 2016 site  
10 plan approval conditioned upon final demonstration that all  
11 the conditions of the 2016 approval have been met and  
12 specifically the outstanding ones mentioned today which are  
13 regarding documentation regarding the volume of the fuel  
14 tanks; the confirmation of the status of the drainage  
15 culvert.  I can't remember three for the life of me.  The  
16 as-built of the spillway be provided before issuance of any  
17 COs for any of the facilities; and approval of the  
18 amendment of the plan to include the new septic location  
19 conditioned upon installation of the septic system and  
20 approval by the Health Department and Department of  
21 Environmental Conservation prior to issuance of a CO; and  
22 compliance with all requirements of the Building Department  
23 for the building permit applications for the buildings  
24 constructed without prior site plan approval prior to  
25 issuance of any CO.

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2           CHAIRMAN STAROBIN:  A motion to approve as to John  
3 Cappello's summary?

4           BOARD MEMBER ZAMONSKY:  Motion.

5           CHAIRMAN STAROBIN:  Stosh.

6           BOARD MEMBER RUSSEK, III:  Second.

7           CHAIRMAN STAROBIN:  And that's Joe.

8           A vote.

9           BOARD MEMBER GREEN:  Aye.

10          BOARD MEMBER GOODMAN:  Aye.

11          BOARD MEMBER COLLIER:  Aye.

12          BOARD MEMBER RUSSEK, III:  Aye.

13          BOARD MEMBER ZAMONSKY:  Aye.

14          CHAIRMAN STAROBIN:  Aye.

15                               (The motion was approved and carried.)

16          CHAIRMAN STAROBIN:  Unanimous.  You have it.

17          Congratulations.  As per the conditions.

18          MR. NEIDL:  Thank you.

19          BOARD MEMBER GREEN:  I just want to note that I did  
20 find it upsetting that we had a conditional approval vote  
21 on June 28, 2016 and we're here on May 22nd, 2018 and those  
22 conditions just weren't met.

23          BOARD MEMBER ZAMONSKY:  And the camp was used.

24          BOARD MEMBER GREEN:  And the camp was used.

25          MR. CAPPELLO:  What I would suggest that the Board

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2 grant that site plan approval and the minutes reflect that  
3 the special use permit is extended for a one year period  
4 and that by February of 2019, that the Applicant come back  
5 before the Board to demonstrate continued compliance with  
6 all the conditions and at that point we consider extending  
7 it for the two year period.

8           MR. NEIDL: I'm not saying this to be argumentative,  
9 but I just want to be clear, sir. There was a robust  
10 correspondence in 2016. My colleague left it, in his final  
11 correspondence of July, his belief, that all conditions  
12 were satisfied save the one. And it's been explained how  
13 it happened. This was not some reckless disregard. And as  
14 I said, we initiated review this year because we wanted to  
15 be proactive about it.

16           BOARD MEMBER ZAMONSKY: Well, then why wasn't the  
17 septic built, I mean if he thought he had all the  
18 conditions?

19           MR. NEIDL: Mr. Marshall has been working with DOH for  
20 like a year on the septic design. The correspondence is  
21 pretty robust here, too. We made many submissions, many  
22 comments came back. The final approval, they take their  
23 own time, DOH. But it finally came in and that was issued.

24           BOARD MEMBER ZAMONSKY: But that was part of the  
25 conditional approval, so obviously, it wasn't met I guess

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2 is my, my point; right? Part of the conditional site plan  
3 approval was that the septic be completed. It wasn't  
4 completed and then they used the camp.

5           MR. NEIDL: I don't really know if it was a condition  
6 to use. We --

7           MR. CAPPELLO: We're arguing history. We have to do  
8 our job of compliance. But I don't agree with what the  
9 attorney said. I'm not the secretary for the prior  
10 attorney. The prior attorney should have followed up to  
11 confirm because his letter said outstanding conditions of  
12 the Paggi letter. There was no follow-up. But that's  
13 water under the bridge. That's why next year we'll make  
14 sure it happens. We'll make sure that it's done before the  
15 CO. And going forward, hopefully, we don't have to go  
16 through this again.

17           And also, it is zoning revision time. We need to  
18 make, not just for this. Unfortunately, this isn't the  
19 first time that a camp has been before us in -- it's  
20 actually good. This is May. Usually, it's the June  
21 meeting and people are on their way, driving up from the  
22 city to come to the camps, where we hit this issue. We  
23 need to have a code is that very clear on the requirements  
24 so we coincide with the Health Department and everybody  
25 knows who's on first and avoid these situations and make

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2 Mary's job a little bit easier.

3 CHAIRMAN STAROBIN: Well, that's a good segue into the  
4 next issue which is the festival.

5 MR. CAPPELLO: Why don't you just make that vote on  
6 the amendment vote. Make a motion to accept the amendment.

7 BOARD MEMBER ZAMONSKY: Which is the one year; right?

8 MR. CAPPELLO: Yes.

9 CHAIRMAN STAROBIN: Okay. A motion?

10 BOARD MEMBER GOODMAN: Motion.

11 CHAIRMAN STAROBIN: Alex.

12 Second?

13 BOARD MEMBER COLLIER: Second.

14 CHAIRMAN STAROBIN: Erik.

15 A vote.

16 BOARD MEMBER GREEN: Aye.

17 BOARD MEMBER GOODMAN: Aye.

18 BOARD MEMBER COLLIER: Aye.

19 BOARD MEMBER RUSSEK, III: Aye.

20 BOARD MEMBER ZAMONSKY: Aye.

21 CHAIRMAN STAROBIN: Aye.

22 (The motion was approved and carried.)

23 CHAIRMAN STAROBIN: Okay. It's unanimous.

24 Okay.

25 MR. CAPPELLO: The next issue, we probably should have

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2  Mary in here, but I will read for the Board.  It's going to  
3  be Mary's decision.

4           This had been mentioned to me last month that someone  
5  saw an advertisement for the festival.  I said to Mary get  
6  in touch with them right away so they're not caught  
7  flat-footed in September with things that they didn't know.  
8  So in essence, we're here to help you comply and to  
9  perceive problems that might come up three or four months  
10 from now.

11           MR. NEIDL:  Yes.  And that's part of my inquiry I made  
12 to Mr. Cappello.  What we're trying to do is we're trying  
13 to figure out what is the nature of this animal, what is  
14 the nature of this festival.  Is it an accessory use of the  
15 camp?  Your town's definition of a summer camp is not  
16 necessarily exclusive to summer campers.  It does have a  
17 season summer camps can operate which, which end on October  
18 15th, I think.  This event would fall inside that.  As  
19 Mr. Cappello is saying, it's the building inspector's duty  
20 in the first instance to interpret the code, determine  
21 whether she thinks that an accessory use or not.  But  
22 that's sort of where we are.  That's the dialogue with  
23 Mr. Capello, is what are we calling this event.  You know,  
24 what do we categorize that as under your code.  That's the  
25 question we're at.  I don't think it's been answered yet.

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2 We're happy to -- you know, if the Board has any advisory  
3 to say on it, we're happy to discuss it. Mr. Rosenbluth is  
4 here. He can talk about what it consists of. But that's  
5 where we're at with that.

6           MR. CAPPELLO: Before we hear the presentation I just  
7 wanted to read the provision in the zoning code, at least.  
8 Then I'm going to look through the code.

9           But the definition of camp, an we've been through  
10 this, if the Board recalls, with Camp Kaylie which sought  
11 to do some events before the June day where the children  
12 arrived to the camp and after Labor Day when the children  
13 had left. In those instances there was some connection  
14 between the activities and the camp activity, was Mary's  
15 finding, and we did allow a limited number of uses to  
16 occur.

17           Camp, summer: One or more temporary or permanent  
18 shelters, buildings or structures, together with a large  
19 tract of land established or maintained as living quarters  
20 for temporary occupancy and not arranged or intended for  
21 such occupancy except during the period or part of the  
22 period from May 15th to October 15th in any year. So we're  
23 within that.

24           Then it says: Said facilities may provide recreation  
25 and/or other programs offered for the benefit of the

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2 occupants.

3 So in the case of Camp Kaylie, the people who were  
4 going for those events in September and October were  
5 occupying the camp and they were programs for people  
6 staying and occupying in the camp as a weekend program.  
7 There were, like, four programs after September and two  
8 programs before June. We'll let the Applicant explain what  
9 they are proposing to do in order to make a determination  
10 if it comes under that definition or there's something else  
11 required. The Board is listening, the Planning Board is  
12 listening, but Mary makes the initial decision on the  
13 definition.

14 BOARD MEMBER GREEN: By occupants, do they mean people  
15 that are actually occupying the camp during the summer or  
16 just people that are occupying it that weekend?

17 MR. NEIDL: Why don't you explain it.

18 MR. ROSENBLUTH: Yes, sure.

19 MR. NEIDL: Identify yourself.

20 MR. ROSENBLUTH: Sure. My name is Scott Rosenbluth.  
21 I am the associate director at Camp Echo and I work with  
22 Jeff full-time.

23 For the last few months we have been working with  
24 several partners on the Catskills Wine and Food Festival.  
25 I know that sometimes when you hear the word "festival" you

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2 think 30, 40, 50 thousand people.  That is not the type of  
3 event that this is.  It's super intimate, 1500 people,  
4 2,000 people.  The majority of them are being shuttled from  
5 local hotels, resorts, including Resorts Catskills and some  
6 of those.

7           The majority of the people attending this event are  
8 Camp Echo alumni, Camp Echo parents, Camp Echo staff and  
9 other people who are coming to the area.  But an  
10 overwhelming majority of are those who are familiar with  
11 Camp Echo and what we do in our larger network.

12           And I can answer any of the questions that you have.

13           BOARD MEMBER ZAMONSKY:  What is the festival comprised  
14 of?

15           MR. ROSENBLUTH:  I'm sorry?

16           BOARD MEMBER ZAMONSKY:  What is the festival comprised  
17 of?

18           MR. ROSENBLUTH:  Sure.  So the festival is a  
19 combination of several different things.  Intimate cooking  
20 demonstrations with celebrity chefs; Josh Capon, Alex  
21 Guaraschelli, Gail Simmons.  They're all on Food Network.  
22 There's about 20 to 25 cooking demonstrations that are  
23 happening on an intimate basis.  And I know that we have  
24 been in touch with the Department of Health with whatever  
25 is required for those particular demonstrations to take

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2 place.  Then there's also the music component.  The  
3 Revivalists, Chris Robinson Brotherhood and Moon Taxi, Lord  
4 Huron, who are all headliners around this area, on tour  
5 nationwide, global wide, will be attending and performing.  
6 It's really a combination of both, plus the use of some OF  
7 the recreational facilities at the camp; basketball,  
8 volleyball, things that our camp families and alumni and  
9 staff are familiar with and excited to return to a place  
10 where they grew up or where they have children for a pretty  
11 unique experience.

12           BOARD MEMBER GREEN:  Are they going to be staying over  
13 at the camp or just coming to the festival?

14           MR. ROSENBLUTH:  The majority of people are staying  
15 at, you know, the hotels in the area, Middletown.  Resorts  
16 Catskills is going to be a pretty big partner of the event.  
17 There will be -- we're expecting 500 people, total, to stay  
18 on the site.  That includes both paying attendees and  
19 really overwhelmingly volunteers and staff of the actual  
20 event.

21           BOARD MEMBER GREEN:  The why reason I ask is, I didn't  
22 get my question answered before, is in the code it says  
23 occupants.

24           MR. ROSENBLUTH:  Uh-huh.

25           BOARD MEMBER GREEN:  And I just want to know does that

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2 mean occupants that are people at the summer camp or would  
3 that include people that come to stay the weekend, because  
4 then you certainly would be doing something for their  
5 benefit.

6           MR. CAPPELLO:  Camp Kaylie --

7           BOARD MEMBER GREEN:  Right.

8           MR. CAPPELLO:  -- was the program.  People were coming  
9 to the camp to stay and attend the program.  I don't know  
10 if we took a census to see whether anybody attended the  
11 program who didn't stay, but that was how it was portrayed  
12 to us, is that people, that weekend, would be attending a  
13 weekend camp.  So it was a summer camp --

14          BOARD MEMBER GREEN:  Right.

15          MR. CAPPELLO:  -- a separate camp, really.  They  
16 weren't the children --

17          BOARD MEMBER GREEN:  Right.

18          MR. CAPPELLO:  -- but they were occupants that  
19 weekend.

20          BOARD MEMBER GREEN:  Right.  To me, the code would  
21 then cover it.

22          CHAIRMAN STAROBIN:  Don't we have an age bracket that  
23 we consider for summer camps?

24          MR. CAPPELLO:  I didn't see anything in there, in the  
25 code.

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2           CHAIRMAN STAROBIN:  Let me tell you.  We've had some  
3 pretty substantial problems with these festivals, but we  
4 want to encourage them because the Town is going toward  
5 ecotourism so we're here to make sure that things go  
6 smoothly for you.  Some of the problems, for example, that  
7 were unanticipated were traffic problems.  One lane roads,  
8 it became an issue of fire safety, ambulance access, things  
9 like that.  The other thing was the noise bothered people  
10 in the locality.  Another issue was the sale of alcohol on  
11 the site.  And I think there was a septic issue.

12           MR. ROSENBLUTH:  Okay.

13           CHAIRMAN STAROBIN:  So in your case, there's going to  
14 be -- how many campers do you have?  Five hundred campers  
15 on the property?

16           MR. ROSENBLUTH:  Uh-huh.

17           CHAIRMAN STAROBIN:  You're bringing 1500 people on  
18 site there and, you know, port-a-potties and all that.  So  
19 all these things have to be addressed, I think.  That's  
20 going to Mary's issue.  Is that the case?

21           MR. CAPPELLO:  Well, Mary's issue is the initial  
22 determination of whether it fits under the definition.  If  
23 it fits under the definition we would have between now and  
24 -- well, these guys would want to know before October.  We  
25 would have a time frame to review yet another amendment to

1                   - RE: CAMP ECHO -

2 the site plan that we just granted. It's in a special use  
3 permit, actually, to include an activity and put any type  
4 of limits that we would want. The other avenue could  
5 potentially address, and once again, we may have to split  
6 timing here, to figure out if it could be accomplished this  
7 year and who would view it. The Town, I was just looking  
8 the code, beyond the zoning code there is a public assembly  
9 provision in the code. That's where events over 5,000.

10           BOARD MEMBER ZAMONSKY: Five thousand, yes.

11           I mean couldn't we use that as a mechanism for this?

12           MR. CAPPELLO: That's what I mentioned to the Town.

13 So I'm not sure. Events that are part of an ongoing camp  
14 may be different than special events that could occur not  
15 only at a camp but in a field somewhere or, I believe we  
16 were talking in the work session, the garlic festival in  
17 Saugerites, it's just at a field. But that is well over  
18 5,000. But there are harvest fests and apple fests and  
19 every fest you can think of in the area. Each municipality  
20 has it different. But usually, it's you make sure they  
21 have insurance, you make sure they have port-a-potties,  
22 hours of operation, noise, traffic control.

23           Do you have any plans to have --

24           MR. ROSENBLUTH: Yes. I was glad to hear some of your  
25 concerns because those were all things that were starting

1                   - RE:  CAMP ECHO -

2 points in planning this.  There are a lot of other  
3 consultants involved who have run much larger, 90,000  
4 person festivals, and they're helping us scale this down  
5 and thinking about things like port-a-potties, like traffic  
6 control, security, security checks, noise.  We plan to  
7 invite all of the neighbors on, you know, Camp Echo's dime.  
8 We know that noise, especially up and down Echo Road, is  
9 going to be something that, at least until 11 o'clock or so  
10 is going to be, I don't want to call it a problem, but it's  
11 going to be there.  So we want to invite them.  We want to  
12 encourage the neighbors to come.  And those are some of the  
13 things we have thought about.  Things like traffic and  
14 security are all being handled professionally by the same  
15 security and traffic companies that operate Saratoga, that  
16 operate Forest Hills Pence Arena.  So they've done this  
17 before.  They're really working with us on emergency plans  
18 coordinating with, you know, the local emergency services,  
19 having emergency services on site for anything that may  
20 arise.  So we're really taking all of those things into  
21 consideration.

22               And the other good driver of this is we've been  
23 incredibly involved with the Sullivan County Tourism Bureau  
24 who has really thought to get this event to this area.  
25 Working with Roberta, she has been great in answering a lot

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2   of our questions and setting up a lot of partnerships,  
3   including Pure Catskill, getting local farmers involved.  
4   There's a big farmer's market on Sunday so everyone leaves  
5   with a taste of the Catskills and the local area.  So I'm  
6   glad to hear some of your concerns are things that have  
7   already been talked about.  We're working on plans now and,  
8   you know, we want to continue to work with you to refine,  
9   however we can.

10           CHAIRMAN STAROBIN:  Just one note.  One of the  
11   problems that we are having with camps in our communities,  
12   their loudspeaker systems --

13           MR. ROSENBLUTH:  Yeah.

14           CHAIRMAN STAROBIN:  -- they're exceeding the Town code  
15   on that substantially

16           MR. ROSENBLUTH:  Uh-huh.

17           CHAIRMAN STAROBIN:  It's something that you might want  
18   to look into for your summer operations --

19           MR. ROSENBLUTH:  Sure.

20           CHAIRMAN STAROBIN:  -- because Mary gets the  
21   complaints.

22           MR. ROSENBLUTH:  Okay.  Yeah.

23           CHAIRMAN STAROBIN:  Okay.

24           MR. CAPPELLO:  What I might want to suggest, let's  
25   wait for Mary to make a determination.  We presented it.

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2           I may be calling you to suggest, because as I was  
3 talking to Mort today, frankly, when we were talking the  
4 other day, I forgot that we had gone through this with  
5 another camp in and the Town did come to some type of  
6 agreement, I believe, but then the festival wasn't actually  
7 held.  But I think we had an -- I need to find out what the  
8 framework for that agreement was and what would justify it  
9 because you might want to approach the Town Board.  It may  
10 be on a one time special event, really, the board to handle  
11 this and kind of issue like a license or a one time  
12 approval as we examine it.  But I think with --

13           MR. NEIDL:  We're all ears if you have an idea on  
14 that.

15           MR. CAPPELLO:  Yes.  I'll contact you in the next day  
16 or two and let you know what the next step would be after I  
17 talk to Mary.

18           MS. GRASS:  Could I just ask a question?

19           MR. CAPPELLO:  Sure.

20           MS. GRASS:  You said 1500 to 2,000 people.  How are  
21 you going to limit that to that number?

22           MR. ROSENBLUTH:  So the ticketing platform only  
23 permits that amount of money.  I'm sorry.  That amount of  
24 people.  It's set and capped there.

25           MS. GRASS:  Period.

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2             MR. ROSENBLUTH:  Period.

3             And as a first time event, you know, there is -- you  
4 know, we don't want any more than that.  The idea is to  
5 keep it intimate.  And as I said, the tickets --

6             MS. GRASS:  So you can only show up if you have a  
7 ticket.

8             MR. ROSENBLUTH:  Correct.

9             MS. GRASS:  And where is parking going to be?

10            MR. ROSENBLUTH:  So for the people who are parking on  
11 site, you know, will park on a baseball field, with our  
12 perfect scenario, on one of our back ball fields.  But just  
13 to reiterate, again, the majority of people, through  
14 partnerships with local hotels, are shuttling in.  There  
15 would be drop-offs and then be able to shuttle back and  
16 forth to their hotel.  But the nature of these festivals is  
17 people don't stay for 48 hours or two full days, they come  
18 and go as they like.  So the shuttling is a big part of  
19 what we're doing.

20            MS. GRASS:  Okay.

21            And we do have a noise ordinance --

22            MR. ROSENBLUTH:  Uh-huh

23            MS. GRASS:  -- in the town.

24            MR. ROSENBLUTH:  Okay.

25            MS. GRASS:  So we would have to meet with that, as

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2 well.

3           MR. ROSENBLUTH:  Okay.

4           MS. GRASS:  I guess I can talk to you.

5           MR. CAPPELLO:  Yes.  I think with the other one, a  
6 different property, they were required to show where the  
7 stage was and you have some sound.  That one backed up on  
8 the lake, was that?

9           MS. GRASS:  Yes.

10          MR. CAPPELLO:  It had some, like, dampening mechanisms  
11 behind the stage.  Your layout would be somewhat different,  
12 but those would be the types of things I think the Town  
13 would want to make sure they saw, to see know where the  
14 noise would travel and how --

15          MR. ROSENBLUTH:  From a music standpoint, Live Nation  
16 is most likely producing.  From the music standpoint,  
17 they're the largest producer in the world.  And noise is  
18 something that we've already brought up to them and they  
19 know about.  They're happy to work with whatever  
20 requirements that, you know, you're putting forth.

21          CHAIRMAN STAROBIN:  Well, if you give a specific shut  
22 off time the neighbors are going to live with it.

23          MR. ROSENBLUTH:  Exactly.  And that's what our plan  
24 is.  I think 11:30 was the last, was when the music kind of  
25 stopped, and that's, you know, our plan to move forward.

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2  There was one question of a late night performance, but if  
3  it has to be moved we will do that for the neighbors.

4           CHAIRMAN STAROBIN:  Okay.

5           BOARD MEMBER ZAMONSKY:  You said 1500 to 2,000  
6  tickets, and then there's the additional 500 people on  
7  staff?

8           MR. ROSENBLUTH:  No.

9           BOARD MEMBER ZAMONSKY:  No.

10          MR. ROSENBLUTH:  No.  2,000, all.

11          BOARD MEMBER ZAMONSKY:  Total.  Okay.

12          I think this is an amazing event.  I really do.  I  
13  mean I don't live too far away and the Town will be lucky,  
14  I think, if it's done properly, to have this here.  I'd  
15  seen it advertised on Catskill, the one you had just  
16  mentioned.

17          MR. ROSENBLUTH:  Catskill Wine and Food Festival?

18          BOARD MEMBER ZAMONSKY:  Yes.  Well, that other, the  
19  group that does all the local food and stuff.

20          CHAIRMAN STAROBIN:  Okay.  We're finished with this?

21          MR. NEIDL:  Yes.  Thank you very much again.  Have a  
22  good night.

23          CHAIRMAN STAROBIN:  Thank you.

24          A motion to close the meeting?

25          BOARD MEMBER RUSSEK, III:  Motion.

1                               - RE:  CAMP ECHO -

2       BOARD MEMBER GOODMAN:  Second.

3       CHAIRMAN STAROBIN:  Joe.  Second, Alex.

4       Vote.

5       BOARD MEMBER GREEN:  Aye.

6       BOARD MEMBER GOODMAN:  Aye.

7       BOARD MEMBER COLLIER:  Aye.

8       BOARD MEMBER RUSSEK, III:  Aye.

9       BOARD MEMBER ZAMONSKY:  Aye.

10      CHAIRMAN STAROBIN:  Aye.

11                               (The motion was approved and carried.)

12                               (Time noted:  8:24 p.m.)

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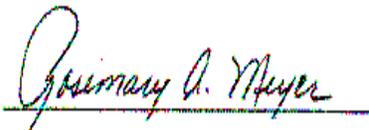
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REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record of the proceedings in the matter of Camp Echo, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.

A handwritten signature in blue ink that reads "Rosemary A. Meyer". The signature is written in a cursive style and is positioned above a horizontal line.

ROSEMARY A. MEYER

Date Transcribed: July 17, 2018

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