

ZONING BOARD OF APPEALS

MINUTES

ZOOM MEETING

MAY 28, 2020

TOWN HALL

WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORDAS, Chairman

CATHY DAWKINS, Board Member

GEORGIA RAMPE, Board Member

KENT FINDLEY, Board Member

MATTHEW MORREALE, Board Member

HOLLY ROCHE, Alternate Board Member

STEVEN MOGEL, ESQ., Attorney

KYRA PLATT, Building Department

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
ZONING BOARD OF APPEALS

----- X
Camp Echo (Shab Holdings LLC) ZOOM
Modification to Granted Variance MEETING
Tax Map Section 10; Block 1; Lot 50.1
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
May 28, 2020
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, Board Member
- MATTHEW MORREALE, Board Member
- HOLLY ROCHE, Alternate Board Member
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: John Fuller, P.E.,
On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
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(845) 252-3515

Reported by: Rosemary A. Meyer

1 - RE: CAMP ECHO -

2 CHAIRMAN MORDAS: I'd like to welcome everybody to the
3 Mamakating Zoning Board of Appeals meeting for May 28th.

4 I'm your chairman, Matthew Mordas. I generally start
5 the meeting with a roll call.

6 Georgia.

7 BOARD MEMBER RAMPE: Here.

8 CHAIRMAN MORDAS: Matt Morealle.

9 BOARD MEMBER MORREALE: Here.

10 CHAIRMAN MORDAS: Kent Findley.

11 BOARD MEMBER FINDLEY: Here.

12 CHAIRMAN MORDAS: Cathy Dawkins.

13 BOARD MEMBER DAWKINS: Here.

14 CHAIRMAN MORDAS: All right. And our alternate, Holly
15 Roche.

16 ALTERNATE BOARD MEMBER ROCHE: Here.

17 CHAIRMAN MORDAS: Jon Fournier.

18 (No verbal response.)

19 STENOGRAPHER: He's not answering. He isn't on the
20 line.

21 CHAIRMAN MORDAS: Okay. All right.

22 Please be at attention for the reciting of the Pledge
23 of Allegiance.

24 (The Pledge of Allegiance was recited.)

25 CHAIRMAN MORDAS: Thank you.

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2 All right. Has everyone on the Board had a chance to
3 review the February meeting minutes?

4 BOARD MEMBER RAMPE: Yes.

5 CHAIRMAN MORDAS: Do I have a motion to accept the
6 February --

7 BOARD MEMBER DAWKINS: Yes.

8 CHAIRMAN MORDAS: -- meeting minutes?

9 BOARD MEMBER DAWKINS: So moved.

10 BOARD MEMBER FINDLEY: I make a motion.

11 CHAIRMAN MORDAS: Do we have a second?

12 BOARD MEMBER MORREALE: Second.

13 CHAIRMAN MORDAS: All in favor?

14 BOARD MEMBER RAMPE: Aye.

15 BOARD MEMBER DAWKINS: Aye.

16 BOARD MEMBER FINDLEY: Aye.

17 BOARD MEMBER MORREALE: Aye.

18 CHAIRMAN MORDAS: Aye.

19 (The motion was approved and carried.)

20 CHAIRMAN MORDAS: All right.

21 MR. MOGEL: Matt, ask -- Matt, ask if there's any
22 objections just because it might be -- we can't tell if
23 everybody said aye or not.

24 CHAIRMAN MORDAS: Yes. And I'm sorry for not
25 introducing you. Our counsel, Steve Mogel, thank you very

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2 much.

3 Any, any objections?

4 (No verbal response.)

5 CHAIRMAN MORDAS: Okay, Rosemary, you got that? I
6 believe it's all in favor.

7 STENOGRAPHER: Thank you.

8 CHAIRMAN MORDAS: All right. We have a cancellation.
9 Well, cancellation is a bad word, but a reschedule for the
10 applicant, Marlene Arlotta, and so we're going to go right
11 to Camp Echo, Shab Holdings LLC. I think Mr. Rosenbluth is
12 here and Mr. Fuller. And I believe Mr. Grabow might be a
13 new face to these proceedings. If not, I apologize.

14 MR. FULLER: Yes, that's correct. Can you hear me?
15 This is Mr. Fuller talking.

16 CHAIRMAN MORDAS: Yes. Please introduce yourself when
17 you talk. That would be helpful.

18 MR. FULLER: Okay.

19 CHAIRMAN MORDAS: This is my first Zoom meeting so
20 please be a little patient with me, as the chairman.

21 MR. FULLER: Under, understood.

22 CHAIRMAN MORDAS: I gather you want to have, adapt our
23 variance that we granted over a year ago to include, to
24 allow for the building of an enclosure on the pavilion that
25 you had constructed a little over a year ago, last season.

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2 Is that correct?

3 MR. FULLER: Yes, that's correct, sir. We -- we had
4 submitted -- this Board had granted a variance last year
5 to, for height specifically, to allow them to rebuild a
6 pavilion that had been destroyed the year prior due to
7 severe weather that had gone through the camp. This board
8 granted, over a year from now, the approval for the height
9 variance for them to construct a new pavilion. A condition
10 was put on there that it would be an open pavilion. They
11 -- as we indicated in a prior representation, we'd like to
12 enclose a portion of the building, just one bay at the end
13 of the pavilion --

14 STENOGRAPHER: Excuse me. Could you repeat that,
15 please? You got a little garbled. The one bay?

16 MR. FULLER: Oh, I'm sorry.

17 STENOGRAPHER: That's okay.

18 MR. FULLER: We want to -- yeah. Yeah.

19 If I may, I, I have the submittal electronically. I
20 could share it on the screen for clarity, if I'm able to do
21 that?

22 CHAIRMAN MORDAS: Well, I guess this is your
23 presentation. So whatever visual aids you feel you need to
24 present for your case, I think would be the time to do it.

25 MR. FULLER: Yeah. I -- I don't know who's the host

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2 for the meeting. If they could allow me to share the
3 screen, to share right now.

4 CHAIRMAN MORDAS: All right. Kyra.

5 MS. PLATT: Matt.

6 CHAIRMAN MORDAS: Mr. Fuller would like to --

7 MS. PLATT: I heard.

8 CHAIRMAN MORDAS: Okay, good.

9 MR. FULLER: Okay. She's, she's now granted.

10 So I'll, I'll -- I'll share, first, the, the plan. If
11 I think all can see it now.

12 This is the pavilion currently. It's 100 by 144.
13 Again, this board granted a, a variance to allow us to
14 construct it, which was a height variance.

15 What we'd like to do, if you'll follow the mouse here
16 at the far end, is to create an enclosure in order to
17 provide an activity room during times of, of inclement
18 weather, you know, which will allow the campers who at the
19 camp to be able to congregate in there for safety and other
20 indoor activities when the outdoors will not allow them to
21 be, to exercise activities outside.

22 I'll just blow up a little bit. We're calling it an
23 activity room. It has plenty of means of egress out of the
24 space.

25 When I say one bay, as you -- this pavilion is

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2 actually a metal frame structure, has 24 foot what we call
3 bays or 24 foot width where the main frames or the main
4 structure is, is constructed. So we'd like to enclose one
5 24-foot section in order to create the, this, this activity
6 room.

7 This is what the pavilion looks like currently, if you
8 follow my mouse here, just an open bay pavilion with steel
9 posts and a metal roof. And what we'd like to do is just
10 enclose the one end and create this activity room with
11 plenty of windows and doors to provide light and
12 ventilation for that area.

13 I also, if I may, I can just share some pictures
14 currently of, of what it looks like if you have not had the
15 opportunity to go to the camp.

16 This what the, the current area is. And this
17 gravelled area is the, the portion of the pavilion we were
18 eluding to. As you can see, this is what we call one bay
19 where these steel columns separate. This would be the area
20 that, at the, at the end that we would like to create this.
21 And these are just some varying pictures to show you what
22 the pavilion looks like. As I indicated, these are bays.
23 This will all remain open out here. So the one area that
24 we're asking for is just this, this corner bay here,
25 pictures. Obviously, it's a great blessing that allows

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2 them to do all kinds of activities underneath a roof in the
3 pavilion and provides a lot of benefit.

4 And I'll let Mr. Rosenbluth add some insight here in a
5 moment. But I just wanted to walk through the materials to
6 share with you tonight. And then I'll show you the site --
7 well, and then as we speak, I'm happy to go back to any of
8 these imagines.

9 So this was a site plan that we had submitted last,
10 last year showing the pavilion and the footprint. It was
11 actually built over top of an existing tennis court that
12 the camp no longer had need of and provided a great benefit
13 because we did not have to increase a whole lot of
14 impervious area in order to comply with stormwater
15 regulations.

16 So again, this is the scope of the, of the pavilion.
17 And what we'd like to ask the, the Board to do is, is to
18 reconsider to allow us to amend the variance to enclose the
19 end of the pavilion.

20 So with that, I'll, I'll allow Mr. Rosenbluth, if you
21 want to add, add anything at this point.

22 MR. ROSENBLUTH: Thank you, John. I think you covered
23 it really well.

24 For us as a camp, especially have gone through that
25 serious weather event two years ago, we're always looking

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2 for better use of space indoors, especially considering how
3 dramatic that particular storm event was. We always want
4 to provide indoor space for our campers in the event of
5 inclement weather. That pavilion has been a blessing for
6 us, to allow us to play multi sports in it. But we also
7 believe that this indoor section is critical for a variety
8 of reasons, especially just to get as another indoor space.
9 We don't have a tremendous number of those on our, on our
10 camp. As we move forward, it's definitely something that
11 we would like and also something that we believe is a super
12 safe place in the event that we did have another weather
13 event like that one.

14 CHAIRMAN MORDAS: Okay. Thank you, Mr. Rosenbluth.

15 Any other parts of the presentation still weighing,
16 Mr. Grabow or Mr. Fuller, before I ask the Board members if
17 they would like to ask some questions?

18 MR. GRABOW: Thank you for asking and thank you for
19 having us. I think Scott probably covered everything, so
20 appreciate it.

21 CHAIRMAN MORDAS: All right. Mr. Mogel --

22 MR. MOGEL: Matt, yes.

23 CHAIRMAN MORDAS: In regards to the potential for
24 scheduling a rehearing, are we going to need a unanimous
25 vote from the Board to go forward with potentially

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2 scheduling a rehearing?

3 MR. MOGEL: That's correct. So let me just read a
4 little bit of the law here.

5 What is being requested, this applicant had previously
6 a rehearing back in October which was denied because a
7 unanimous vote of the membership was not attained. Now,
8 since there has been no rehearing to date, they are still
9 entitled to request a rehearing. This is set forth in Town
10 Law Section 267-A, Subsection 12. What that says is that a
11 motion for the Zoning Board of Appeals to hold a hearing to
12 review any order, decision or determination of the Board
13 not previously reheard may be made by any member of the
14 Board. A unanimous vote of all members of the Board then
15 present is required for such rehearing to occur. And then
16 if that's the case, if there is unanimous vote of the Board
17 to have a rehearing, then they would be subject to the same
18 notice provisions.

19 So, you know, the Applicant has paid their fee,
20 they've appeared, they've requested this rehearing. And at
21 this juncture, you know, once the board members have asked
22 whatever questions and as soon as the Chair has decided
23 it's the appropriate time, there would have to be a motion
24 by a member, seconded, for a rehearing of the application
25 and then that, that vote would have to be a unanimous vote

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2 to have rehearing.

3 CHAIRMAN MORDAS: All right. I was reading a letter
4 from Mr. Fuller. On the second paragraph on the page one
5 dated May 7, 2020, I just want a point of clarification.
6 He states the open pavilion was erected in accordance with
7 the variance and the building was used during the 2019
8 season. In the fall of 2019 an application was submitted
9 to the Zoning Board for modification to the variance to
10 allow for enclosure. But this is the part I need some
11 clarification. But a year had not passed for the granting
12 of the original variance, period. Therefore, the
13 application could not be accepted.

14 Is that true?

15 MR. MOGEL: I -- I do not believe that's correct. I,
16 I didn't look at the, the minutes. But the -- if, if that
17 was my opinion at the time, then I was mistaken because
18 the, the provision that is being referred to, 199-58-C, it
19 only applies when a variance has been denied, not granted.
20 In the case of this camp, the, the application, the
21 variance was granted. And clearly, what they were looking
22 to do was have a rehearing to remove the conditions that
23 were set forth on the variance. So I don't think 199-58-C
24 is, is applic, is applicable in this case 'cause, as I
25 said, it was a, a variance that was granted.

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2 CHAIRMAN MORDAS: Okay. So there really is no time
3 constraint in regards to requesting a rehearing on a
4 granted variance that might have some conditions.

5 MR. MOGEL: That's correct.

6 CHAIRMAN MORDAS: Okay. I just want to get that
7 clear.

8 Okay. Now, board members, any questions for the Camp
9 Echo team?

10 BOARD MEMBER DAWKINS: Matt, it's Cathy.

11 ALTERNATE BOARD MEMBER ROCHE: I have a question.

12 BOARD MEMBER DAWKINS: I have a couple questions. I'm
13 sorry, I'm getting feedback.

14 So in the presentation Mr. Fuller indicated that what
15 he is requesting is an amendment to the variance to allow
16 them to close in this 24 by hundred foot segment. But
17 looking at the drawings, that he showed in the second
18 picture, it appear that there, and it appears from what
19 we've got, that there's going to be a second story added,
20 as well. There are stairwells and it appear that were
21 windows at a second story above the first story. If my
22 memory is serving me correctly, did we put a stipulation
23 that required this would be a single story building?

24 CHAIRMAN MORDAS: That's a good question.

25 BOARD MEMBER DAWKINS: And would that not be --

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2 CHAIRMAN MORDAS: I recall no --

3 BOARD MEMBER DAWKINS: I think that would be a second
4 variance.

5 CHAIRMAN MORDAS: No plumbing, no walls.

6 BOARD MEMBER DAWKINS: Well -- right.

7 And, and I would -- I would question how you can close
8 in this 24 by hundred foot section and have a second story
9 without having some sort a sprinkler system. So are we
10 also talking about removing the stipulation regarding water
11 and, water in the building?

12 CHAIRMAN MORDAS: I'm not sure about the criteria for
13 requirements of a fire suppression system, like a sprinkler
14 system. That's --

15 BOARD MEMBER DAWKINS: Yeah, I don't -- I don't know.
16 So my ques -- my question is just flat out, flat out to the
17 Applicant, are you planning to put water in that closed in
18 section.

19 MR. FULLER: I'll speak and then I'll let Scott speak,
20 as well.

21 No, we -- our application does not include water or
22 plumbing. You are correct. We -- the design had included
23 having a mezzanine, I'll call it, for additional storage
24 space for the camp to store games, product or whatever.
25 But they -- we were not intending on putting plumbing in

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2 there, and currently, none of our drawings represent it.

3 Now, to answer your question about sprinkler
4 requirements, what I -- I, I do this very often. Sprinkler
5 requirements are driven by two things. One is a size of
6 space, the other is the use of the space. What I can tell
7 you is based on this enclosed footprint, which is about
8 2400 square feet, almost every use that's allowed in the
9 building code would not require sprinklers. The only ones
10 that would ever require sprinklers in this type of setting
11 would be sleeping rooms or residential which is not the
12 case and it's not part of what we're intending to do with
13 this. But all other uses, you know, the footprint of a
14 2400 square foot space would not require any sprinklers in
15 any manner.

16 BOARD MEMBER DAWKINS: Okay. Thank you.

17 So with regard to the second story, so you depicted
18 windows and you depicted stairwells. You're planning to
19 have a second story for storage? Is that how I heard you?

20 MR. FULLER: Yes. We -- yes. Because of the benefit
21 of the, the high ceilings of the pavilion which you, you
22 granted for the 26 foot space, and the fact that it's a
23 steel building and has a large vaulted ceiling, it's a
24 great opportunity for them to store materials like game
25 materials and things of that nature. So we would like to

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2 include a second story strictly for storage purposes.

3 BOARD MEMBER DAWKINS: Thank you.

4 ALTERNATE BOARD MEMBER ROCHE: I have a question.

5 That area seems to be the only part of the entire pavilion
6 that isn't, that's got stone in it and, and not paved. Why
7 is that and what is it used for presently? Because it's
8 different than the rest of the building.

9 MR. FULLER: Well, the, the real reason why it's --
10 the rest of the area was paved because it had been,
11 originally, a tennis court and so it was a great
12 opportunity for them to, to build on top of the tennis
13 court. So when they erected the pavilion last year, that
14 additional area, which is the additional footprint, as I
15 said, the building pavilion was slightly larger than the
16 original tennis court area, so when they built it, they
17 built towards that end. And that point, they hadn't paved
18 it or, or add any, any additional impervious area. That's
19 the only real reason.

20 CHAIRMAN MORDAS: Okay. I --

21 MR. FULLER: So I, I think the only thing I would,
22 would be if we were to get an approval to enclose it, that
23 would give us the opportunity to pour a concrete slab so we
24 would have a floor there.

25 CHAIRMAN MORDAS: All right. My question is isn't a

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2 pavilion inherently for weather protection? What kind of
3 weather are you trying to protect the campers from with
4 this enclosure?

5 MR. ROSENBLUTH: I could take that one, John.

6 MR. FULLER: Scott, would you?

7 MR. ROSENBLUTH: You know, the, the -- yeah. The, the
8 pavilion is great to allow us to have a multi sport
9 facility in the event of rain, but our campers do a lot of
10 different things like arts and crafts or Legos or robotics.
11 The pavilion would not be a great use of space for
12 something like that. An indoor first floor would be a
13 great spot for that, and, you know, that is really how we
14 see us using it, as almost a, a craft shop of, of sorts or
15 having a flexible indoor space where we can do more things
16 along those lines.

17 CHAIRMAN MORDAS: All right. Is this space -- is
18 there a plan to put a heating unit in this space?

19 MR. ROSENBLUTH: No --

20 MR. FULLER: Scott, I can answer --

21 MR. ROSENBLUTH: -- to put a ...

22 MR. FULLER: Scott, if you want to answer it, no.

23 MR. ROSENBLUTH: Okay.

24 CHAIRMAN MORDAS: All right. Also --

25 BOARD MEMBER DAWKINS: And what about air

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2 conditioning? Matt, I just wanted to, to ask a rejoinder
3 on your question. You asked about heating but I want a
4 rejoinder on air conditioning.

5 CHAIRMAN MORDAS: Go right ahead.

6 BOARD MEMBER DAWKINS: That's the question.

7 MR. FULLER: Okay. I think they would like the
8 opportunity to add air conditioning in there. I mean one
9 of the ideas of creating an activity room, although most of
10 the -- and Scott, I'll let you speak to that. You know,
11 most of the cabins that are up, they don't have air
12 conditioning. But I'm not sure we would rule the
13 flexibility of putting air conditioning in out during
14 severe hot stretches.

15 What's your thoughts?

16 CHAIRMAN MORDAS: All right --

17 MR. ROSENBLUTH: I mean I would -- I would agree. We
18 would love that.

19 CHAIRMAN MORDAS: Okay. It seems that there's a, kind
20 of a history with the old pavilion succumbing to high
21 winds, some kind of tornado like or near tornado condition.
22 Is this building going to have any kind of -- this addition
23 to the existing building, would this have any kind of, of
24 wind velocity rating? What, what kind of storms? There's
25 a lot of talk about this being a kind of shelter in place

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2 room for inclement weather. What kind of winds are we
3 talking about with this building, this addition to this
4 building be able to withstand?

5 MR. FULLER: Well, what I, what I can tell you is that
6 the pavilion was designed and when, when we purchased it
7 and ordered it, the building, and this would include the
8 enclosure, but most certainly, the pavilion itself, the
9 structure, was designed for all current building code
10 requirements. So any type of extremely ...

11 STENOGRAPHER: I'm sorry, could you repeat that again?
12 Extremely? You got cut off.

13 CHAIRMAN MORDAS: Yeah, Mr. Fuller, you need to --

14 MR. FULLER: Okay. Yeah. So what I was saying is
15 that this pavilion was designed to withstand all current
16 building code requirements. That, that certainly requires
17 high winds. And that your current regulations for our area
18 is 115 miles per hour which is an extreme hurricane force
19 wind.

20 As far as tornado, that's -- obviously, tornados is a,
21 is an extreme, extreme condition. You know, and hopefully,
22 that never occurs again. But certainly, this, this
23 enclosed area during a severe thunderstorm will provide an
24 area of refuge during the summer for campers to get out of
25 the elements during high wind thunderstorms where you might

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2 have 70, 80 mile an hour gusts and things blowing around.

3 CHAIRMAN MORDAS: I need a little help from my fellow
4 board members. I apologize for my lack of recollection and
5 probably preparedness. What were the three ci, criteria
6 that we had, had added to the granting of the previous
7 variance, the three conditions? No second story, was that
8 one?

9 MS. PLATT: If I may.

10 CHAIRMAN MORDAS: Yes.

11 MS. PLATT: No exterior walls may be added to the
12 proposed structure; no second story or mezzanine may be
13 added to the proposed structure; and no plumbing may be
14 added to the proposed structure were the three stipulations
15 for the variance.

16 CHAIRMAN MORDAS: All right. So we're looking to --
17 our friends here from Camp Echo are looking to, how shall I
18 say, renegotiate two out of the three conditions that were
19 applied to the granting of the previous variance.

20 MR. FULLER: Yes, that's correct. We aren't looking
21 for any plumbing. Certainly, we're asking to enclose a
22 portion of the exterior. And again, the second story, just
23 to be specific, would only be used for storage. We have no
24 other intention for it other than use it for storage.

25 CHAIRMAN MORDAS: Okay.

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2 BOARD MEMBER FINDLEY: This property, a special use
3 permit; correct?

4 MR. FULLER: Yes, that's correct.

5 BOARD MEMBER FINDLEY: Are there stipulations in the
6 special use?

7 MR. FULLER: I'm -- I'm certain there are. I -- the
8 camp is represented by Mr. Larry Marshall in regards to the
9 site plan that's been presented multiple times before the
10 Planning Board so I'm not, you know, up to speed
11 necessarily on all the stipulations of the special use. I
12 don't know if Scott or Jeff can share any insight in
13 regards to that.

14 MR. ROSENBLUTH: I -- I certainly might --

15 MR. GRABOW: As far as I know --

16 MR. ROSENBLUTH: -- the question.

17 STENOGRAPHER: One at a time, please. Go ahead,
18 Scott.

19 MR. ROSENBLUTH: Yeah. It, it -- there's a little
20 lag.

21 I guess the big question is what's the special use,
22 what's specific to the special use can, can we --

23 STENOGRAPHER: You keep coming in and out. Could you
24 just repeat that again, please?

25 BOARD MEMBER FINDLEY: I just think it'd be important.

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2 MR. ROSENBLUTH: I, I was asking what specific part of
3 the, is there, is the question, I guess, that we might be
4 able to help answer.

5 BOARD MEMBER FINDLEY: I think it just would be
6 important to know any restrictions or stipulations in the
7 special use permit through the various things.

8 And the next question is, and I'd have to check the
9 zoning, is this now a nonconforming, existing nonconforming
10 special use or, or is it only special use?

11 MR. FULLER: I'm pretty confident that we're not a, a
12 non, like a preexisting nonconforming use. We are
13 conforming and we are a, in that regard, permitted. But I,
14 I think for, you know, certainly for a future meeting, we
15 can clarify all the conditions of the special use permit
16 for you.

17 MS. PLATT: This property still lies in the BR Zone
18 and summer and day camps are still a permitted special use.

19 BOARD MEMBER FINDLEY: Okay. Thank you.

20 Now, the other thing that troubles me slightly is
21 according to your web site and also other applications that
22 you have not come to the Board for, you didn't actually
23 show, you were planning a large, and I don't know how large
24 it was, but it was large enough that you were seeking a
25 permit or that you didn't need a permit for hosting a very

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2 large cooking event or some sort of food event and I'm not
3 sure those events would be an allowed occurrence with your
4 special permitted special use. And this building that you
5 are proposing would lend very nicely to hosting further
6 events, as such. And although I would be in favor of your
7 facility hosting those events, I am not sure that it would
8 be permitted under your special use permit, which would
9 concern me.

10 MR. ROSENBLUTH: I can speak to that part. I know
11 that as we went through that process two years ago we spent
12 a, a lot of time with the Planning Board and with the, the
13 Town Board to seek that approval. But it was made clear,
14 you know, as we go each year to, I guess get our special
15 use permit renewed, that any type of overnight event, like
16 pre and post camp groups, are permitted as long as people
17 are staying overnight. But what is very clear, in
18 partnership with the Town, in partnership with all of you
19 and as a good neighbor, any type of event that is not
20 summer camp or an overnight retreat or something along
21 those lines, we would always go through the appropriate
22 channels to seek that approval. And if that is to this
23 group or to the Planning Board or town supervisor, whoever
24 that is, we will always do the right thing. But that is --
25 but that is, is not why we are seeking this particular

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2 project. This is truly a multi-purpose facility. And the
3 indoor space is an activity space, an indoor space that we
4 desperately need.

5 CHAIRMAN MORDAS: Thank you, Mr. Rosenbluth.

6 Any other questions from my fellow board members?

7 (No verbal response.)

8 CHAIRMAN MORDAS: All right.

9 BOARD MEMBER DAWKINS: So can I -- can I clarify one
10 more time that the occupancy criteria for the second floor
11 would be zero?

12 MR. FULLER: Yeah. So in order to clarify that, what
13 -- it would be zero relative to places of assembly. So
14 when we say storage, obviously, the, the worker at the
15 (inaudible) will carry storage up there. So they'll go,
16 drop off whatever and then go back downstairs. He's not
17 going to stay there. We're not going to do activities up
18 there. So I think in the building code, you know, you
19 allow one occupant for every 500 square feet storage space.
20 But again, it's specifically only for storage of equipment.

21 BOARD MEMBER DAWKINS: Thank you.

22 CHAIRMAN MORDAS: Counsel Mogel, if we do go ahead
23 and, by unanimous vote, schedule a rehearing, would we
24 still be able to apply some further conditions to this
25 particular project?

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2 MR. MOGEL: Yes. You would be -- I mean you're
3 rehearing it so you would essentially have the same
4 authority to attach any reasonable conditions that you had
5 when you made the or, the original. You can make any
6 modification. You can -- you can condition the removal of
7 those conditions, put on additional reasonable conditions.
8 That's -- that's all perfectly legitimate.

9 CHAIRMAN MORDAS: Okay. All right. I guess this is
10 where the --

11 BOARD MEMBER FINDLEY: I think --

12 CHAIRMAN MORDAS: I'm sorry. Go ahead, Kent.

13 BOARD MEMBER FINDLEY: I think Holly had a question at
14 one point but was talked over. I could be wrong.

15 CHAIRMAN MORDAS: What did you say, Holly?

16 ALTERNATE BOARD MEMBER ROCHE: No, I, I -- my question
17 was answered.

18 CHAIRMAN MORDAS: Okay.

19 MS. PLATT: Sorry. Just one thing. Before you go
20 through with the vote, when you read it out, what it is
21 that you're voting on, if you could just ask each and every
22 board member what their decision is. That way, Rosemary
23 can get everything simply.

24 CHAIRMAN MORDAS: Mr. Mogel, correct me if I'm doing
25 this the wrong way. I'm going to ask for a motion to vote

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2 on a rehearing. And if that motion is seconded, then we go
3 to a vote on the rehearing and that has to be unanimous.

4 MR. MOGEL: I think under these conditions I would ask
5 that you simply ask, ask to, all of favor of rehearing this
6 application. You know, you could make that motion, someone
7 will second that and then all in favor rather than having
8 two separate votes.

9 CHAIRMAN MORDAS: All --

10 MR. MOGEL: But I'll, I'll leave that up to you. I'm
11 just talking about logistically speaking. It has no legal
12 relevance.

13 CHAIRMAN MORDAS: All right. For the sake of our
14 record-keeping, I'm going to ask each individual person on
15 how they vote on this, as I usually do.

16 But, I'm going to ask for a motion to schedule a
17 rehearing for Camp Echo on this particular application. Do
18 I have a motion?

19 BOARD MEMBER FINDLEY: I'll make the motion.

20 CHAIRMAN MORDAS: Do I have a second?

21 BOARD MEMBER RAMPE: I'll second.

22 CHAIRMAN MORDAS: Okay. So I'm going say to Georgia
23 is a yes?

24 BOARD MEMBER RAMPE: Yes.

25 CHAIRMAN MORDAS: Kent Findley is a yes?

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MR. FULLER: Thank you.

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

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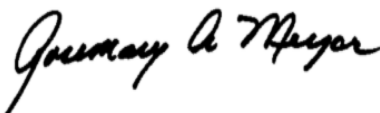
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REPORTER'S CERTIFICATION

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 (Shab Holdings LLC), 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 1, 2020

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