

TOWN OF MAMAKATING  
PLANNING BOARD MINUTES  
ZOOM MEETING  
June 9, 2020  
TOWN HALL  
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

LORRENCE GREEN, Chairman  
MORT STAROBIN, Board Member  
ERIK COLLIER, Board Member  
FRANK GIRALDI, Board Member  
DOUGLAS STANTON, Alternate Board Member  
RANDAL ROCHE, Alternate Board Member  
KYRA PLATT, Building Department  
JOHN CAPPELLO, ESQ., Attorney  
LAWRENCE PAGGI, P.E., Engineer  
ADRIANA BELTRANI, Planner

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 ZOOM  
PLANNING BOARD MEETING  
----- X  
JG Resort LLC  
Proposed Amended Site Plan  
Tax Map Section 25; Block 2; Lot 1  
Mountain Greenbelt Zone  
----- X

Town Hall  
Town of Mamakating  
June 9, 2020  
7:00 P.M.

PLANNING BOARD MEMBERS :

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- MORT STAROBIN, Board Member
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- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Zachary Peters, P.E. on behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: J.G. RESORT LLC -

2           CHAIRMAN GREEN: All right. So let's get started. I'd  
3 like to call the meeting to order.

4           And I will apologize. My computer video decided to  
5 pick this afternoon to just go out on us, and so did the  
6 audio so I'm actually doing this through the phone.

7           So if I could have everybody rise and join me in the  
8 Pledge of Allegiance.

9                   (The Pledge of Allegiance was recited.)

10          CHAIRMAN GREEN: Okay. Do I have a motion to open the  
11 meeting?

12          BOARD MEMBER STAROBIN: Motion. Mort.

13          CHAIRMAN GREEN: Okay. A second?

14          BOARD MEMBER COLLIER: Second.

15          CHAIRMAN GREEN: Okay. Is that Erik?

16          BOARD MEMBER COLLIER: Yes.

17          CHAIRMAN GREEN: Okay. I want to, just again, remind  
18 everybody that is now the public portion of the meeting and  
19 so this is being recorded.

20          I see that we have a two alternates, Doug and Randy  
21 here. So you're going to be full voting members this  
22 evening.

23          ALTERNATE BOARD MEMBER STANTON: Okay.

24          CHAIRMAN GREEN: Do I -- do I have a motion to accept  
25 the minutes? We all got the minutes.

1                   - RE: J.G. RESORT LLC -

2           BOARD MEMBER STAROBIN: Motion to accept. Mort.

3           CHAIRMAN GREEN: Okay, it's Mort.

4           Second?

5           BOARD MEMBER COLLIER: Second.

6           CHAIRMAN GREEN: Okay. All in favor?

7           BOARD MEMBER STAROBIN: Aye.

8           BOARD MEMBER COLLIER: Aye.

9           BOARD MEMBER GIRALDI: Aye.

10          ALTERNATE BOARD MEMBER STANTON: Aye.

11          ALTERNATE BOARD MEMBER ROCHE: Aye.

12          CHAIRMAN GREEN: Aye.

13          Okay. Anyone opposed?

14                   (No verbal response.)

15          CHAIRMAN GREEN: All right. Good.

16          The first item on the agenda this evening is JG Resort  
17          LLC, proposed amended site plan to build four 26-by-144  
18          foot greenhouses to grow vegetables and proposed additions  
19          to resort. The property is located at 385 Gumaer Falls  
20          Road, Tax Map Section 25; Block 2; Lot 1. Property lies in  
21          the Mountain Greenbelt Zone and is approximately 186.7  
22          acres.

23          So who's speaking?

24          MR. PAGGI: Zack?

25          CHAIRMAN GREEN: I think he's muted. Have we mute ...

1                               - RE: J.G. RESORT LLC -

2           MS. PLATT: Oh.

3           STENOGRAPHER: He's muted.

4           CHAIRMAN GREEN: Okay.

5           MR. PETERS: Can you hear me?

6           MS. PLATT: Yep.

7           CHAIRMAN GREEN: Yes.

8           MR. PETERS: Okay. Yeah, so I guess I'm going to just  
9 then give a brief summary of where we're at for everybody.

10           Since we were last before the Board in the beginning  
11 of March we made a couple minor changes to the plan which  
12 we had discussed about at that time.

13           The biggest change is instead of four greenhouses  
14 being proposed, we've removed one. There's only three  
15 proposed. The reason for this was to avoid having to do a  
16 SWPPP. Because of the agricultural nature of the project,  
17 it wasn't really worth it for the owner to go through that  
18 whole exercise and expense associated with that. So we got  
19 rid of one of the buildings and then addressed most of the  
20 other comments.

21           We did go through and work with DOH and get a sign-off  
22 from them on the water system and the sewage disposal  
23 system that's proposed.

24           CHAIRMAN GREEN: Thank you.

25           Okay. Larry, comments?

1                               - RE: J.G. RESORT LLC -

2           MR. PAGGI: We, we kind of reviewed all of our, our  
3 comments from our letter. They've addressed most of our  
4 comments. We just would like them to put a couple of  
5 details, or a couple of notes on the plans relative to the  
6 soi, to the topography.

7           And, you know, we had, in the past, when this  
8 application was back, I think this even predates, Zack,  
9 your involvement with us, we just ask for a certification  
10 that any areas where we don't have updated topography,  
11 that, that they, that the areas are in conformance with  
12 town regulation. And my recollection was that was not an  
13 issue. So hopefully, that's not an issue for you. You'll  
14 see that in our comment letter.

15           We discussed the, the clarification of the occupancy  
16 that's going to be addressed.

17           And then the issue with the, the town road extending  
18 into the property, Zack's going to approach the town  
19 highway super and ask for, for his input on that.

20           And he's -- Zack's also going, going to investigate  
21 defining that, a portion of the town road, with, with metes  
22 and bounds that John and I'll look at together.

23           CHAIRMAN GREEN: Adriana.

24           MS. BELTRANI: All right. So we just submitted, to  
25 Zack, our memo. What we just -- our, our comments are

1                   - RE: J.G. RESORT LLC -  
2 primarily related to the completeness of the application,  
3 just making sure, since we've gotten a couple pieces of the  
4 application over time, we want to make sure that the  
5 application, that the packet itself is updated to reflect  
6 the project. Just double-check to make -- I mean the EF --  
7 the EAF is definitely updated, so we did review that.

8           Check the agricultural data statement. I believe that  
9 the full parcel was listed, but two acres is in production.  
10 That just needs to be updated.

11           Again, we also had questions related to the capacity  
12 of the building and the number of people staying there  
13 versus visiting there, overnight guests and permanent  
14 residents and employees. So just, we request that an  
15 updated narrative be submitted that captures the three  
16 greenhouses, the resort use, the, you know, the shed, the  
17 use of the entire property and kind of what that entails.

18           We also noted that previous plan submissions have  
19 included floor plans and building elevations and we just  
20 want to make sure that that's included as part of the  
21 submission because we did discuss capacity issues  
22 previously so we want to make sure that that's still  
23 consistent.

24           And then other than that, procedurally, this is an  
25 unlisted action. And the Lead Agency notice was mailed out



1                   - RE: J.G. RESORT LLC -

2 on April 10th and we did not receive any responses, so the  
3 Planning Board is the Lead Agency for this project.

4           I filled out a short Part II EAF which identified no  
5 significant, moderate or large significant adverse impact.  
6 So the Board can approve that, that Part II tonight if  
7 you've had a chance to review it.

8           And other than that, special permit procedures require  
9 that there be a public hearing at the next meeting so the  
10 Board can schedule that public hearing tonight, notice it,  
11 and we can review a, a SEQRA Neg Dec and any conditions of  
12 the approval at the, at the next meeting.

13           CHAIRMAN GREEN: Okay.

14           Are there any comments from the board members?

15           BOARD MEMBER COLLIER: Is this year-round ruse, use or  
16 seasonal use of it?

17           MR. PETERS: It's the -- the overall resort will, will  
18 be -- it'll be a yearly use. It will depend on the season,  
19 probably, how frequently it'll be used, but it's intended  
20 to be year-round.

21           CHAIRMAN GREEN: Any other comments?

22                           (No verbal response.)

23           MR. CAPPELLO: I'd just -- you know, when the Board  
24 makes a motion for the hearing, I just would relate to the  
25 rest of the board member what we discussed in the session

1                   - RE: J.G. RESORT LLC -

2    is I, I think Adriana may have mentioned, is that the  
3    occupancy should be clearly set forth for all the buildings  
4    so we can, if the Board does consider and adopt a Negative  
5    Declaration under SEQRA, it would clearly state it was  
6    based upon blank number of people occupying this facility  
7    at any one time. And that the, then any approvals would  
8    also reference that so if, in the future, more people or  
9    more uses are on the property, it would be very clear that  
10   the Applicant would have to come back before this board to  
11   amend that approval.

12           CHAIRMAN GREEN: Okay.

13           MR. PAGGI: Hey, John and Adriana. The, the -- the  
14   concluding discussion that we had in the workshop about the  
15   storage building, I just want to make sure if we do a Neg  
16   Dec that that could be included in that.

17           MR. CAPPELLO: Yeah.

18           MR. PAGGI: Go ahead.

19           MR. CAPPELLO: And that should be in the narrative,  
20   should be amended and then included as to what the use of  
21   that building is and what the size of that building is. So  
22   it could be, you know, con -- even to the extent, I don't  
23   know if it was calculated, but they did enclose. Well, I  
24   guess the roofed areas wouldn't cause any more stormwater,  
25   but just enclosing something that had a roof on it already.

1                                 - RE: J.G. RESORT LLC -

2     So --

3             MR. PAGGI: Right.

4             MR. PETERS: I can -- I can add that in the area of  
5     that building.

6             MR. CAPPELLO: Yeah.

7             MR. PETERS: And I did check the narrative and we  
8     noted that it's, the storage building is to be used for  
9     items related to the agricultural use of the site. So --

10            MR. CAPPELLO: Okay.

11            MR. PETERS: -- we can expand upon that a little bit  
12     more if you want. But that -- that's what we have in there  
13     right now.

14            MR. CAPPELLO: Yeah.

15            MS. BELTRANI: And, you know, just make sure that it's  
16     clear because you're proposing quite a few different sized  
17     sheds and garages. So just make sure that it's clear, what  
18     you're referencing, from, between the site plan and the  
19     narrative so that we don't -- it's just kind of hard to  
20     keep track of all of these, you know, new improvements.

21            MR. PETERS: I can go through, if it's, if it's  
22     easier, and not to change things at this point, but I can  
23     go through and relabel the buildings with numbers or  
24     letters or something like that so that it's clear which  
25     one's which.

1                   - RE: J.G. RESORT LLC -

2           MS. BELTRANI: I think that would be helpful for  
3 everybody, yeah.

4           MR. PETERS: That's not a problem.

5           MS. BELTRANI: Okay.

6           BOARD MEMBER COLLIER: Has the fire department  
7 reviewed this?

8           STENOGRAPHER: I'm sorry. Who was that and what did  
9 you say?

10          BOARD MEMBER COLLIER: This is Erik, Erik Collier.  
11 Has the fire department reviewed this project?

12          MR. PETERS: We haven't sent anything to them. We can  
13 do that if, if the Board would like.

14          CHAIRMAN GREEN: I have a comment. This, the issue of  
15 the shed came up during the workshop. Is that going to do  
16 anything that's going to put the project over any of the  
17 limits for a SWPPP?

18          MR. PETERS: It, it shouldn't because the only changes  
19 that were made to that from the building department  
20 violation was just the enclosure of, of those roofed areas.  
21 So there wasn't any other disturbance.

22          MR. PAGGI: Yeah. Lar -- Lorry, it's actually shown  
23 as existing condition, the footprint. So ...

24          CHAIRMAN GREEN: Right.

25          MR. PAGGI: It's not identified as any disturbance

1 - RE: J.G. RESORT LLC -

2 area.

3 CHAIRMAN GREEN: Okay.

4 MR. PAGGI: And I, I would ac -- I would agree with  
5 Zack that, you know, if, if it was a, if it was a whole  
6 entire addition, that even though it was existing, it  
7 should be included in the disturbance area because it was  
8 not approved. Kind of like what we did for, I think it was  
9 Echo, Camp Echo. But if it was just enclosing an existing  
10 roofed area, then it definitely would not be considered a,  
11 a, a land disturbance.

12 CHAIRMAN GREEN: Okay.

13 Any other comments?

14 (No verbal response.)

15 CHAIRMAN GREEN: So is our next action, then, to  
16 schedule a public meeting for next month?

17 MS. BELTRANI: Yes.

18 BOARD MEMBER COLLIER: Yes.

19 MS. BELTRANI: Public hearing.

20 CHAIRMAN GREEN: Okay. A public hearing. Sorry.

21 So do I have a motion to schedule a public hearing on  
22 this project next month?

23 BOARD MEMBER STAROBIN: Motion. Mort.

24 CHAIRMAN GREEN: Okay. Second?

25 BOARD MEMBER COLLIER: Second.

1                   - RE: J.G. RESORT LLC -

2           CHAIRMAN GREEN: Is that Erik?

3           BOARD MEMBER COLLIER: Yes.

4           CHAIRMAN GREEN: Okay. All in favor?

5           Aye.

6           BOARD MEMBER STAROBIN: Aye.

7           BOARD MEMBER COLLIER: Aye.

8           BOARD MEMBER GIRALDI: Aye

9           ALTERNATE BOARD MEMBER STANTON: Aye.

10          ALTERNATE BOARD MEMBER ROCHE: Aye.

11          CHAIRMAN GREEN: Anybody opposed or abstaining?

12                   (No verbal response.)

13          CHAIRMAN GREEN: Okay, unanimous.

14                   (The motion was approved and carried.)

15          MR. CAPPELLO: So Kyra, you're going to, you're going  
16 have to work on the, the, the resolutions, make sure it  
17 includes all the appropriate. This'll be our first public  
18 hearing. And I imagine there may be some ability to occupy  
19 the building, but it's going to be on a limited basis. So  
20 I think we probably should at least plan on having some  
21 kind of electronic capability for someone who doesn't feel  
22 comfortable, if we're allowed to. There may be people who  
23 are uncomfortable doing so yet so they may want to provide  
24 them with the ability. So we'll, we'll have to work that  
25 as we get a little closer.

1                               - RE: J.G. RESORT LLC -

2           MS. PLATT: I mean honestly, we could just do it, plan  
3 it like it would be a Zoom meeting. I'll have the link  
4 ready and everything, same as we do now. I'll have the  
5 user name and ID prepared for everybody. And then when the  
6 time comes and we find out that the Board can move here,  
7 I'll just set it up so that the laptop is facing the Board  
8 and anybody who joins in, they'll be able to do it from  
9 there.

10           MR. CAPPELLO: Okay.

11           CHAIRMAN GREEN: Okay? Right.

12           MR. PAGGI: Lorry, just one other, just one other  
13 item. Erik, Erik had actually brought up a question about  
14 whether the fire department should be contacted, and, you  
15 know, maybe just give the Applicant some direction on  
16 whether the answer to that is yes is no.

17           CHAIRMAN GREEN: Okay. Do we routinely do that? Is  
18 this something where we routinely send them the request for  
19 the projects anyway; right?

20                               (No verbal response.)

21           CHAIRMAN GREEN: When we have projects don't we  
22 routinely send them to the fire department and also to the,  
23 the highways?

24           MS. BELTRANI: I don't know if that's a routine.

25           CHAIRMAN GREEN: Okay.

1                               - RE: J.G. RESORT LLC -

2           Okay. Any -- anybody have any thoughts on the matter?

3           BOARD MEMBER GIRALDI: I think, you know, speaking as  
4 a fire fighter, they might be interested in the access  
5 routes. And all those vehicles weigh, you know, north of  
6 40,000 pounds, whether or not they need a ladder, that kind  
7 of thing.

8           CHAIRMAN GREEN: Yeah. My thought is because it is  
9 like, you know, a very -- it's not that wide of a road,  
10 because I've been up there. And it's sort of back in the  
11 woods and it might be a good idea to have them take a look.

12           MR. PETERS: Yeah, we can send it to them. I don't  
13 think that's an issue. Do you know --

14           CHAIRMAN GREEN: Okay.

15           MR. PETERS: I'm not familiar. So just is there one  
16 local fire department there that it would go to?

17           BOARD MEMBER GIRALDI: Yeah, it should definitely go  
18 to Wurts -- well, one of us is servicing -- I'm not sure if  
19 that -- it's probably Wurtboro.

20           BOARD MEMBER COLLIER: Wurtsboro or Summitville. I'm  
21 not sure.

22           BOARD MEMBER GIRALDI: Where is the -- the address is  
23 Wurtsboro; right?

24           MR. PETERS: Yes.

25           BOARD MEMBER GIRALDI: So send it to Wurtsboro and



1                   - RE: J.G. RESORT LLC -

2 then ...

3           MR. PETERS: Okay. So we'll send it to the fire  
4 department and the highway superintendent.

5           BOARD MEMBER COLLIER: Yeah, yeah.

6           MR. PETERS: And then we'll, we'll reach out to Kyra,  
7 I guess, about the notice. Or, or John, will you, you send  
8 that when it's ready? How, how does that work?

9           MR. CAPPELLO: Well, you'll have to -- we'll  
10 coordinate with Kyra on the list. I'm not -- does the --  
11 do we send it out, the Applicant, or do they ...

12           MS. PLATT: So, I compile the people they have to send  
13 it to and I make the type that they have to send. But then  
14 they're actually -- Zack, you would, you or Mr. Chen would  
15 be responsible for notifying the, the people on the list.

16           MR. PETERS: Okay. Okay. So we'll just -- we'll wait  
17 and, and whenever that's ready, you'll send it over.

18           Do you know the, when the date of that next meeting  
19 would be?

20           MS. PLATT: Yep. It's going to be July ...

21           CHAIRMAN GREEN: July 14th.

22           MS. PLATT: Yep, July 14th.

23           So they have to go out at least ten days before the  
24 meeting. So sometime next week I'll probably have the list  
25 ready for you. It is a hundred dollar fee.

1                               - RE: J.G. RESORT LLC -

2           Also, while you're here, the escrow is still good, but  
3 it will need to be replenished soon. So just keep that in  
4 mind. We can talk over e-mail about that. But the \$100  
5 fee for the public hearing is due before I send the list to  
6 you. So I'll let you know when I have it ready. You can  
7 send the fee over and then I can e-mail the list and the  
8 letter.

9           MR. PETERS: Okay.

10          CHAIRMAN GREEN: Okay.

11          MR. PETERS: Okay. Thank you.

12          MS. PLATT: Oh, also. It is in the Wurtsboro Joint  
13 Fire District.

14          MR. PETERS: Okay. Thank you.

15          CHAIRMAN GREEN: Thank you.

16                               (Time noted: 7:26 p.m.)

17                                       \* \* \* \* \*

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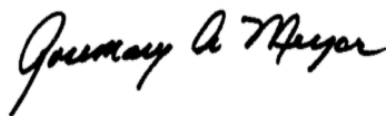
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REPORTER'S CERTIFICATION

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 JG Resorts 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 9, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM  
 PLANNING BOARD MEETING  
 ----- X  
 Back River Hope Campground  
 Amended Site Plan  
 Tax Map Section 14; Block 1; Lot 22.2.  
 Mountain Greenbelt Zone  
 ----- X

Town Hall  
 Town of Mamakating  
 June 9, 2020  
 7:26 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ERIK COLLIER, Board Member
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- ADRIANA BELTRANI, Planner

Also Present: Jim DeWinter, P.E. on behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: BACK RIVER HOPE -

2           THE CHAIRMAN: Okay. The next project on the agenda  
3 is the extension of the Back River Hope Campground for  
4 amended site plan. The property is located 811 Mount  
5 Vermont Road, Tax Map Section 14; Block 1; Lot 22.2. The  
6 property lies in the Mountain Greenbelt Zone and is  
7 approximately 45 acres.

8           I think Jim, that's you.

9           MR. DeWINTER: Can you hear me?

10          CHAIRMAN GREEN: Yes.

11          MR. DeWINTER: Okay.

12          STENOGRAPHER: Could he speak up just a little bit  
13 louder?

14          MR. DeWINTER: Sure, I'll try.

15          STENOGRAPHER: That's good, Jim. Thank you.

16          MR. DeWINTER: Yeah. We would like to have an  
17 extension on the, the approval. A lot of the activity has  
18 kind of slowed real down because of the virus issue. The  
19 applicants are residents of New York City so they're kind  
20 of resigned to staying home.

21          Just so you know, since I wrote the letter, February  
22 letter, we have received the NOI for the project and we  
23 have also received the permit for the wetlands disturbance  
24 permit. So I mean they're -- once, once they start doing  
25 things and they can start actively meeting with people, we

1                   - RE: BACK RIVER HOPE -

2 get the, the, some of the violations resolved, they're  
3 going to start that.

4           MR. CAPPELLO: When do you want an extension until?  
5 What are you requesting?

6           MR. DeWINTER: I -- whatever -- you know, whatever  
7 they can give me, I'd appreciate it. It's going to take a  
8 while. We still have to do water testing and so forth,  
9 so ...

10          MR. CAPPELLO: And do you plan on opening next season,  
11 or ...

12          MR. DeWINTER: Yeah. Well, at this point, yes. This  
13 season's lost because of ...

14          MR. CAPPELLO: Yeah.

15          MR. DeWINTER: We don't --

16          MR. CAPPELLO: The Board may want to consider doing it  
17 until May of 2021. Then if, you know, it's, it's done by  
18 then, they could go. But at least we would know and get a  
19 report before the next season starts so we're not ...

20          MR. DeWINTER: And, and I will continue to provide you  
21 with the bimonthly status report that's part of the  
22 conditional approval.

23          CHAIRMAN GREEN: Okay. Well, I want to thank you for  
24 that, by the way. We've been getting them and, you know,  
25 yours, I believe, was the first project where we had

1                   - RE: BACK RIVER HOPE -

2   instituted that, where we had the applicants that had  
3   gotten conditional approval reporting back to us every two  
4   months just so that we could do a better job at keeping  
5   track. So thank you for having sent those.

6           MR. DeWINTER: You're, you're welcome.

7           CHAIRMAN GREEN: Any discussion?

8                   (No verbal response.)

9           CHAIRMAN GREEN: Okay. So do I have a motion to  
10   extend this project until the May meeting in 2021?

11          BOARD MEMBER GIRALDI: I make the motion.

12          BOARD MEMBER STAROBIN: (Inaudible.) Okay.

13          BOARD MEMBER GIRALDI: Okay.

14          CHAIRMAN GREEN: Okay. Who seconded it?

15          BOARD MEMBER STAROBIN: Mort.

16          CHAIRMAN GREEN: All in favor?

17          CHAIRMAN GREEN: Okay. All in favor?

18          BOARD MEMBER STAROBIN: Aye.

19          BOARD MEMBER COLLIER: Aye.

20          BOARD MEMBER GIRALDI: Aye.

21          ALTERNATE BOARD MEMBER STANTON: Aye.

22          ALTERNATE BOARD MEMBER ROCHE: Aye.

23          CHAIRMAN GREEN: Aye.

24          Anyone opposed or abstaining?

25                   (No verbal response.)

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- RE: BACK RIVER HOPE -

CHAIRMAN GREEN: Okay, unanimous approval.

(The motion was approved and carried.)

CHAIRMAN GREEN: Okay.

MR. DeWINTER: Thank you.

CHAIRMAN GREEN: You're welcome.

(Time noted: 7:30 p.m.)

\* \* \* \* \*



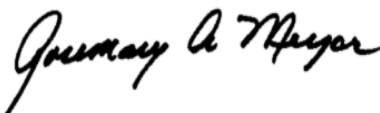
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REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record of the proceedings in the matter of Back River Hope Campground, 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 9, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM  
PLANNING BOARD MEETING  
----- X  
Jewel Zhang  
Proposed Site Plan and Special Use  
Tax Map Section 17; Block 5; Lot 7  
Hamlet Center Zone  
----- X

Town Hall  
Town of Mamakating  
June 9, 2020  
7:30 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ERIK COLLIER, Board Member
- FRANK GIRALDI, Board Member
- DOUGLAS STANTON, Alternate Board Member
- RANDAL ROCHE, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Jim DeWinter, P.E., on behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                                 - RE: JEWEL ZHANG -

2             CHAIRMAN GREEN: Okay. The next project on the agenda  
3 is extension for Jewel Zhang, proposed site plan and  
4 special use for a restaurant with apartment above. The  
5 property is located at 3967 State Route 209, Tax Map  
6 Section 17; Block 5; Lot 7. The property is approximately  
7 .65 acres and lies in the Hamlet Center Zone.

8             Jim, is that you, also?

9             MR. DeWINTER: Yes, it is.

10            CHAIRMAN GREEN: Okay.

11            MR. DeWINTER: Just to keep you updated, DOT has been  
12 very slow. I, I, I -- I applied for the occupancy permit  
13 back in November and because of the coronavirus, a lot of  
14 their people were reassigned so things weren't happening.  
15 I just reached out to them today and they said the request  
16 has been approved by the regional director and is waiting  
17 for approval from the main office. Once they have that,  
18 they're going to forward me the, the paperwork. So I mean  
19 basically, it's been approved, it's just paperwork now.  
20 But you know, it's been, like I said, it's been an ongoing  
21 issue trying to get them to get that occupancy permit done.

22            Also, the water, re, regard the water with the  
23 Department of Health, we've done all the water testing and  
24 we, we are -- I have not gone too far with the design.  
25 There was some, some iron issues with the water. So we're

1                                 - RE: JEWEL ZHANG -

2 going to have some filters, et cetera. But trying to get,  
3 the Health Department's been very busy with the coronavirus  
4 and they have not gotten back to me as, as quickly as I  
5 would like to. But I'm going to try to reach out to them  
6 shortly now that things are starting to loosen up so we can  
7 get those. So we would like to get an extension on that  
8 approval, as well.

9             CHAIRMAN GREEN: Okay. How long are you looking for?

10            MR. DeWINTER: I -- you know, whatever you would,  
11 would like to give us. You know, just make sure that if we  
12 have an issue with DOT. You know, it's just a matter of  
13 time. It's not my timing. If I could tell you how quick  
14 it would be done by the agencies I, I could tell you  
15 better. I'll give you six months and then if we need  
16 another extension I'll, we'll come back in.

17            CHAIRMAN GREEN: Okay. Any comments?

18                                 (No verbal response.)

19            CHAIRMAN GREEN: Yeah, I'm fine with six months.

20            Anybody have any objections?

21                                 (No verbal response.)

22            CHAIRMAN GREEN: Okay. Do I have a motion to extend  
23 this project for this conditional approval for six months?

24            BOARD MEMBER STAROBIN: Motion. Mort.

25            CHAIRMAN GREEN: Okay. Second?

1                   - RE: JEWEL ZHANG -

2           BOARD MEMBER GIRALDI: Frank.

3           CHAIRMAN GREEN: Frank, second.

4           All in favor?

5           Aye.

6           BOARD MEMBER STAROBIN: Aye.

7           BOARD MEMBER COLLIER: Aye.

8           BOARD MEMBER GIRALDI: Aye.

9           ALTERNATE BOARD MEMBER STANTON: Aye.

10          ALTERNATE BOARD MEMBER ROCHE: Aye.

11          CHAIRMAN GREEN: Okay.

12                   (The motion was approved and carried.)

13          MS. PLATT: So just to clarify, that's December 2020?

14          CHAIRMAN GREEN: Uh, what have we got? Yes.

15          MS. PLATT: Okay.

16          CHAIRMAN GREEN: Yes, December 2020.

17          MR. DeWINTER: Kyra, you beat me to the punch. I was  
18 going to ask the same question.

19          CHAIRMAN GREEN: Okay, six months.

20          Okay. So there were no nays or abstentions on that  
21 one so it unanimously passed.

22          CHAIRMAN GREEN: Okay. Next project on the agenda --

23          MR. DeWINTER: Thank, thank you very much. Thank you.

24          CHAIRMAN GREEN: You're welcome.

25          MR. DeWINTER: And everyone stay safe.

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- RE: JEWEL ZHANG -

CHAIRMAN GREEN: You, too.

MR. DeWINTER: All right. Bye-bye.

(Time noted: 7:34 p.m.)

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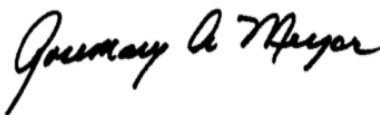
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REPORTER'S CERTIFICATION

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ROSEMARY A. MEYER

Date Transcribed: July 9, 2020

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COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM  
PLANNING BOARD MEETING  
----- X  
Olga & Elizabeth Horvath  
9 Lot Subdivision  
Tax Map Section 27; Block 2; Lot 22  
Burlingham Residential Zone  
----- X

Town Hall  
Town of Mamakating  
June 9, 2020  
7:34 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ERIK COLLIER, Board Member
- FRANK GIRALDI, Board Member
- DOUGLAS STANTON, Alternate Board Member
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- ADRIANA BELTRANI, Planner

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 GREEN: The next item on the agenda is  
3 extension, Olga and Elizabeth Horvath, nine lot  
4 subdivision. The property is located on Burlingham Road,  
5 Tax Map Section 27; Block 2; Lot 22. The property lies in  
6 the Burlingham Residential Zone and involves 23.68 acres.

7           MS. PLATT: I don't have them in the waiting room. I  
8 don't have an e-mail from them and I haven't received any  
9 phone calls so I'm not sure what's going with them.

10          CHAIRMAN GREEN: Okay. Well, I'm sort of not in favor  
11 of doing anything if they're not here.

12                Anybody have any comments?

13          MR. CAPPELLO: Just in case -- does it -- does it  
14 expire?

15          CHAIRMAN GREEN: Theirs actually expired. We had  
16 given them a six month approval on November 12th, 2019. So  
17 technically, it expired in May.

18          MR. CAPPELLO: Well, this is -- this is subdivision,  
19 though; right?

20          CHAIRMAN GREEN: Yes.

21          MR. CAPPELLO: So if it's -- can I -- can I suggest  
22 that, you know, because you never know the reasons, that  
23 you consider a extension to your next meeting to allow them  
24 the opportunity to come in and explain? I hate to hear  
25 that, you know, someone was ill or they're -- you know, and

1                   - RE: OLGA & ELIZABETH HORVATH -

2 we're in strange times, so ...

3           CHAIRMAN GREEN: That -- that sounds reasonable.

4           Anybody have any comments?

5                   (No verbal response.)

6           MR. PAGGI: I, I actually thought Zack would hang on  
7 for this because I think this was a, you know, a Mercurio  
8 and Norton project.

9           MR. CAPPELLO: I think this was --

10          MS. PLATT: They were.

11          CHAIRMAN GREEN: I had -- I had John Tarolli on my,  
12 yeah, on my distribution list --

13          MS. PLATT: Yeah.

14          MR. PAGGI: -- list.

15          CHAIRMAN GREEN: Okay.

16          MS. PLATT: No, that's -- I had just e-mailed Frank  
17 Nutt about it. He's the one that had sent in the --

18          CHAIRMAN GREEN: Right.

19          MS. PLATT: -- request for extension. So maybe I  
20 should have e-mailed John instead.

21          CHAIRMAN GREEN: Okay, because he's the one that's  
22 been appearing.

23          MS. PLATT: Right, Frank.

24          CHAIRMAN GREEN: Right, right. Frank has. Okay.

25          Again, I'm fine with that, extending it to the July

1                   - RE: OLGA & ELIZABETH HORVATH -  
2 2020 meeting.

3 MS. PLATT: Okay.

4 CHAIRMAN GREEN: Okay. Any comments?

5                   (No verbal response.)

6 CHAIRMAN GREEN: All right. All in fav -- oh.  
7 Can I have a motion to extend it to July 2020?

8 BOARD MEMBER COLLIER: Motion. Erik.

9 CHAIRMAN GREEN: Okay. A second?

10 BOARD MEMBER GIRALDI: I'll second it. Frank.

11 CHAIRMAN GREEN: Frank second.

12 All in favor?

13 BOARD MEMBER STAROBIN: Aye.

14 BOARD MEMBER COLLIER: Aye.

15 BOARD MEMBER GIRALDI: Aye.

16 ALTERNATE BOARD MEMBER STANTON: Aye.

17 ALTERNATE BOARD MEMBER ROCHE: Aye.

18 CHAIRMAN GREEN: Aye.

19 Anyone opposed or abstaining?

20                   (No verbal response.)

21 CHAIRMAN GREEN: Okay. We have unanimous extending  
22 the approval to the next meeting.

23                   (The motion was approved and carried.)

24 CHAIRMAN GREEN: Okay. Any other comments about  
25 anything?

1                   - RE: OLGA & ELIZABETH HORVATH -

2           MR. PAGGI: I guess we're anticipating that our next  
3 meeting will probably continue to be a Zoom meeting?

4           CHAIRMAN GREEN: I would imagine at least some  
5 component of it will.

6           MR. CAPPELLO: Yes.

7           CHAIRMAN GREEN: That even if we're allowed to meet  
8 here in Town Hall that we probably will allow the public  
9 access through the Zoom.

10          Okay. Well, again, my thanks to Kyra who has done a  
11 masterful job.

12          MR. CAPPELLO: Yes.

13          CHAIRMAN GREEN: And also for her assistance when my  
14 computer camera and audio decided going to zip out about  
15 ten minutes before we started. My apologies to everyone  
16 for that.

17          Do I have a motion to close the meeting?

18          BOARD MEMBER STAROBIN: Motion to close. Mort.

19          CHAIRMAN GREEN: Okay. A second?

20                         (No verbal response.)

21          CHAIRMAN GREEN: No one? Go ahead, you haven't did  
22 anything.

23          BOARD MEMBER GIRALDI: I'll second it.

24          CHAIRMAN GREEN: Okay. That was Frank.

25          All in favor?

1                   - RE: OLGA & ELIZABETH HORVATH -

2           BOARD MEMBER STAROBIN: Aye.

3           BOARD MEMBER COLLIER: Aye.

4           BOARD MEMBER GIRALDI: Aye.

5           ALTERNATE BOARD MEMBER STANTON: Aye.

6           ALTERNATE BOARD MEMBER ROCHE: Aye.

7           CHAIRMAN GREEN: Aye.

8           Good. Anybody opposed?

9                   (No verbal response.)

10          CHAIRMAN GREEN: Okay. Good.

11                   (The motion was approved and carried.)

12          CHAIRMAN GREEN: Well, stay safe. We'll see you all  
13 next month.

14          BOARD MEMBER GIRALDI: A great job.

15          MS. PLATT: Thanks, guys.

16          BOARD MEMBER GIRALDI: Take care everyone. Thanks,  
17 Kyra.

18          MS. BELTRANI: Thanks, Kyra.

19          CHAIRMAN GREEN: Yep.

20          MS. PLATT: Have good night.

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

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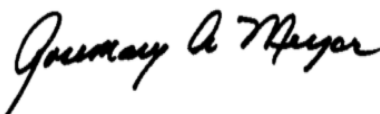
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ROSEMARY A. MEYER

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