

**In The Matter Of:**  
*Town of Mamakating*  
*Comprehensive Plan Committee*

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*Public Hearing*  
*7-20-17*  
*July 20, 2017*

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TOWN OF MAMAKATING  
COMPREHENSIVE PLAN COMMITTEE  
MEETING MINUTES  
July 20, 2017  
7:00 P.M.  
TOWN HALL  
MAMAKATING, NEW YORK

COMPREHENSIVE PLAN COMMITTEE MEMBERS :

ANDY WEIL, Chairman  
FRED HARDING  
PAULA MEDLEY  
MATT MORDAS  
LYMAN HOLMES  
MATT TAYLOR  
BILL HERMRMANN, Supervisor  
BOB FIORE, Deputy Supervisor  
J. BENJAMIN GAILEY, ESQ. - Attorney  
MATT RYAN, Planner

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Reported by: Rosemary A. Meyer

1                   - RE: DRAFT COMPREHENSIVE PLAN -

2                   CHAIRMAN WEIL: I declare this meeting open.

3                   Just to remind everyone, there is a sign-up sheet if  
4 you would like to speak, and we surely would love to have  
5 your input because this is your town. We want to get it  
6 right and we want to do it the way people want it. So,  
7 please.

8                   MR. GAILEY: Just to clarify, Mr. Chairman declares  
9 the public hearing on the draft Comprehensive Plan open.

10                  CHAIRMAN WEIL: And my name is Andy Weil.

11                  I am going to turn this over to Matt at this time who  
12 is going to brief you a little bit on what's going on and  
13 where we're going with this thing, and then we're going to  
14 have it open to the public.

15                  MR. RYAN: Thank you, Andy.

16                  We're going to try to keep this 15 minutes or less,  
17 hopefully. There is quite a lot of material in this  
18 presentation mainly because I was able to borrow some of  
19 the slides from the initial presentation that we did make  
20 to the Town Board, Town Council. If you have any questions  
21 about any of the material that you see, feel free to raise  
22 your hand or, as Andy said, sign your name on the list and  
23 come up and ask your question.

24                  So we've already kind of gone through the Committee.  
25

1 - PRESENTATION -

2 I just want to shed light on how the public was intertwined  
3 throughout this entire process and go over some of the  
4 existing conditions, data and map data that we, as the  
5 consultants, provided to the Committee, especially since  
6 the past plan for Mamakating, which I have a copy of it  
7 right here, from February 2001, a lot of the data in there  
8 was quite obsolete. We needed to definitely bring in some  
9 updated demographic information of the population here,  
10 socioeconomic data, and also what's most important, is all  
11 the graphic and mapping data that depicts environmental  
12 conditions, environmental constraints, as well as zoning,  
13 land use and agricultural resources. There's a whole bunch  
14 of maps in the plan if you've reviewed the copy. So,  
15 again, distilling down the public involvement, we were able  
16 to develop kind of a leading vision statement for this plan  
17 which is revised substantially from the 2001 plan, and then  
18 from there, we go into a framework of goals and objectives.

19 I'll just shed light on some of the plan changes and  
20 then we'll talk a little bit about implementation, SEQRA,  
21 the environmental review process and so forth.

22 So I don't need to go through this. We've already  
23 gone through this with the steering committee members.

24 So who here, did anybody participate in the initial  
25 SWOT exercise at the public visioning session?

1 - PRESENTATION -

2 (Members of the public raised their hands.)

3 MR. RYAN: Great. Okay.

4 We held that in June of 2016. I can't believe that  
5 was more than a year ago. What's known as a SWOT exercise,  
6 it stands for, it's an acronym for strength, weaknesses,  
7 opportunities and threats. We had several breakout tables  
8 according to various topics, like land use, transportation.  
9 Members of the public were able to circulate from table to  
10 table, provide their comments, feedback, and that is  
11 recorded immediately and is made a part of the draft plan.  
12 When I talk about results in voting, members of the public  
13 are literally given stickers, I think four stickers each,  
14 and they can place a marker on a comment that they felt  
15 particularly interested in or felt that it was important.

16 So later on, in September, we held a focus, a  
17 charrette. A lot of people asked what is a charrette. The  
18 best way I can describe it is a design focus center  
19 oriented discussion in which members from the public and  
20 facilitators and notetakers from your community looked at  
21 these four principal areas in the town that we want to  
22 further develop our goals and objectives and other critical  
23 plans. So we looked at what's known as the Wurtsboro and  
24 Bloomingburg village centers which are the areas that  
25 surround the village, the incorporated villages, but are







1 - PRESENTATION -

2 again, at the focus area charrette.

3 So throughout all of this, and again, all the existing  
4 conditions now being reported, as we did, in addition to a  
5 lot of the feedback that was synthesized, we came up with  
6 this future land use map, which you have to remember that  
7 the past plan of 2001 was also inclusive of Wurtsboro and  
8 Bloomingburg. Wurtsboro is also pursuing their own  
9 comprehensive plan at this time and so our plan wasn't  
10 necessarily, it was not discounting villages, but we needed  
11 to focus more so on the portions of the town and the areas  
12 immediately surrounding the villages, as well as the rest  
13 of the valley and the town.

14 The major changes that we did, the past plan had large  
15 scale, were known at EDAs, economic development areas.  
16 Several of them were removed outright. Some of them were  
17 converted into what we know as incentive development areas,  
18 or in the case of the Wurtsboro Airport, we call it the  
19 Airport Development Area. We also added three new areas  
20 located at the three critical interchanges along the  
21 highway known as interchange commercial zones. We further  
22 refined the location, the spatial area, of the hamlets  
23 centers and developed this whole concept of the village  
24 adjacent area which is a 200 foot buffer surrounding the  
25 villages. But as you'll see when I get into a later map,

1 - PRESENTATION -

2 we wanted to limit the growth of the villages in the  
3 surrounding portion of the town, but we want to establish  
4 growth boundaries so that we don't have this relentless  
5 spread of development essentially from the edges. We also  
6 did put location references on this map to existing  
7 boundaries within the map.

8 There were some zoning changes that we have been  
9 recommending throughout all of this as a means of  
10 implementing the plan. You can find all of them in the  
11 draft plan. I'm not going to go over all of these line by  
12 line. But some of them, some of the major ones that we  
13 felt pretty strongly about were with the ridge and valley  
14 protection zone which consists of the Shawangunk Ridge. We  
15 wanted consistent treatment of all parcels that are located  
16 there with regard to restriction of density and the type of  
17 uses that are permitted there.

18 We looked at mines and quarries throughout the town,  
19 and again, this is based off of consensus and public  
20 participation and input. The vast majority of the public  
21 felt that future mines within the town should be restricted  
22 or prohibited as a use. As a part of that, we actually did  
23 eliminate the industrial office zoning district to more so  
24 focus the placement and the location of these mines within  
25 their own respective zoning sheds.

## 1 - PRESENTATION -

2 We did explore various density measurements for the  
3 zoning districts. There were several different, what we  
4 call the residential agricultural districts. There is one  
5 for Burlingham, there is one for Winterton and there is one  
6 known as the Mountain Agricultural District that's way up  
7 in the northern, northwestern portion of the town. So we  
8 kind of merged all of those so that they have common  
9 treatment and that we can get established common bulk  
10 requirements for that sort of land use. And again, areas  
11 surrounding the interchanges, we wanted to use that  
12 particularly for travel, convenience businesses. We did  
13 establish the Interchange Commercial District and we did  
14 shrink that area, which, prior to this, was a half mile  
15 radius, and that's now only a quarter mile radius to keep  
16 things relatively tightly compact relevant to the actual  
17 interchanges.

18 So again, I don't want to touch on this on all of  
19 these. For the hamlet centers we tried to explore various  
20 means by which the public can broaden their views of  
21 historic structures and enable different options for  
22 historic assets within hamlets for uses that are not only  
23 residential, but also cater to, like you said in the  
24 example of Westbrookville, the case of tourism. Obviously,  
25 that caters to bed and breakfast, country inns, dining

## 1 - PRESENTATION -

2 establishments and so forth. We have a recommendation that  
3 requires architecture. It is recommended that the plan  
4 recommend requiring architectural review within the hamlet  
5 centers because of their unique perspective, architectural  
6 character, community design attributes. And lastly, what  
7 we refer to again, as tourist related businesses.

8 A lot of the input that we received with regard to  
9 environmental areas throughout the town, such as the Basha  
10 Kill Wildlife Management Area, the Shawangunk Ridge and so  
11 forth, we recommend a designation of those areas as what's  
12 known as a critical environmental area which is an official  
13 designation that the New York State DEC recognizes. That  
14 is tied into the formal environmental review process,  
15 SEQRA, for all development projects. So if somebody  
16 proposes a project within a certain distance of the CEA,  
17 that gets triggered and can entail various additional  
18 levels of environmental review to ensure that there's no  
19 impact on that critical resource.

20 We also established a framework, or we did establish a  
21 framework, and we are doing our best to try to explain  
22 what's known as TDR, or transfer development rights. I  
23 think this will explain it a little bit better get when I  
24 get to the TDR map. But essentially, this permits higher  
25 densities in certain areas, very specific areas of the

## 1 - PRESENTATION -

2 town, as a means of taking density that would normally be  
3 permitted in other districts, such as the Mountain  
4 Greenbelt or the Shawangunk Ridge, I'm sorry, the RVP, and  
5 kind of transferring or sending the density that would be  
6 permitted on those lots within those areas and transferring  
7 it to various receiving districts, such as the hamlet  
8 centers, so that we can focus development within areas that  
9 are equipped to support it either from an infrastructure  
10 perspective or transportation. But also, it's really about  
11 preserving the open space character and nature of the  
12 town's more dispersed low density areas, keeping the  
13 character of that, particularly the environmental resources  
14 there.

15 So this is the map I was referring to. It's a little  
16 hard to read, but you see a couple of red splotches  
17 throughout. That consists of, again, the interchange  
18 commercial, the hamlet center areas and the village  
19 adjacent areas. So we call these receiving districts  
20 because this is where we want to focus future density  
21 within the town and as a means of taking away from, or I  
22 should say transferring and sending density from the more  
23 environmentally sensitive districts, such as the Mountain  
24 Greenbelt, RVP and so forth, what I mentioned earlier. We  
25 also did cover lands that contain prime agricultural soils





## 1 - PRESENTATION -

2 continued public hearing, looks like it's going to be on  
3 July 31st, but we'll have a more definite date for you at  
4 the end of this hearing. And then once that hearing is  
5 completed, there will be the public hearing before the Town  
6 Board. At that point, we will also be completing what's  
7 known as a Final Environmental Impact Statement.

8 Following the adoption of the actual plan, the zoning  
9 updates and all these draft changes will also be brought  
10 forward to the Town Board, codified, and also, a SEQRA  
11 review brought forward for the potential environmental  
12 impacts associated with those proposed recommended changes.

13 There were also some other issues that are well  
14 explained throughout the plan that the Committee wanted to  
15 address throughout this entire process. For example,  
16 revising and exploring the definition of building height  
17 and other regulation with regard to home occupation. These  
18 are very specific items that the Committee has discussed,  
19 came up throughout the public participation process and are  
20 addressed within the draft plan.

21 So at this point, I don't if Ben or Andy have anything  
22 to else to add, but ...

23 MR WEIL: Yes, a couple things.

24 Rosemary, I'm going to enter into the public record  
25 the members that here tonight. It's Fred Harding, Paula

1 - PRESENTATION -

2 Medley, Lyman Holmes, myself, Andy Weil, Matt Taylor, Bill  
3 Herrmann, Bob Fiore.

4 MR. LUCAS: Matt Mordas.

5 CHAIRMAN WEIL: Matt Mordas.

6 I will also enter into the public record that this was  
7 delivered to me today, a public comment from Stack Law  
8 Office of Syracuse, New York. I am in receipt of that.

9 We're going to move into public comment now. We're  
10 looking forward to that. I'm going to go in order of this  
11 list. The first one on there is Leslie Weinstein.

12 MS. WEINSTEIN: So one thing that I didn't hear and I,  
13 unfortunately, haven't been able to make it to the other  
14 meetings, was the definition of camps within Mamakating  
15 because we've had any number of camps up here before the  
16 Planning Board and there seems to be no definition of what  
17 a camp entails. I think it's really important because  
18 there are camps that are schools, there are camps that have  
19 families, there are camps that are allowed to have musical  
20 events with numerous amounts of people. It's created  
21 issues within the Planning Department and it really needs  
22 to be defined, and specifically, so that this situation  
23 doesn't appear again and again and again. It does every  
24 year. Every Planning Board meeting there's at least three  
25 people who show up with a camp, and when they're defining

1                   - LESLIE WEINSTEIN / PUBLIC COMMENT -

2   it, it has nothing to do with what a camp means to you and  
3   me. So I think that's really important.

4           Thank you.

5           CHAIRMAN WEIL: It's great point.

6           We're going to do definitions next, right?

7           MR. RYAN: Yes. That's part of the zoning and code  
8   updates and changes --

9           CHAIRMAN WEIL: Yes.

10          MR. RYAN: -- will follow the plan.

11          CHAIRMAN WEIL: Thank you, Leslie.

12          Steve Duffy, I believe you put a line through your  
13   name so you're not? Okay.

14          Greg Fischer.

15          MR. FISCHER: Hi. I'm Greg Fischer and I have a  
16   specific interest in Phillipsport. I'm actually fourth  
17   generation there. I have an interest out there, and I am  
18   part of siblings who are five.

19          But there are a couple things that I was concerned  
20   about. Phillipsport seems to get hit pretty heavy on  
21   things because, of course, it pays taxes for schools.  
22   Also, if you look at the maps, we're talking, in the plans,  
23   of no development within 300 feet of any estuary or  
24   wetland. It pretty much zones Phillipsport out because  
25   it's the low spot. That's where the canal boats came to

1                   - GREG FISCHER / PUBLIC COMMENT -

2 sit where there was a canal, where there's a kill. So  
3 something has to be thought of, if you're going to preserve  
4 it as a historic or heritage area, to allow some kind of  
5 development within 300 feet of any kind of wet spot,  
6 especially even if you're going to develop Phillipsport  
7 Road, Route 209. Much of that is within 300 feet of an  
8 estuary. And actually, that 300 feet would go over 209.  
9 So that has to be, I think a consideration. If you're  
10 going to turn that into a tourist attraction, nobody's  
11 coming to see just one house.

12           The next thing would be this plan could take a while  
13 to perfect. There's been no financial impact or  
14 justifications yet. Where is the money going to come from,  
15 that has to be thought of. The TR plan isn't fully worked  
16 out. When you talk about sustainability you have to think  
17 about how the money's going to cycle around and if it's  
18 going to affect the tax base. We really need to consider  
19 monitoring pressures, like the population shift from 2012  
20 to the present. Now, last fiscal year New York State ended  
21 July, and I'm very curious to see what's going to happen at  
22 the end of this month, but New York State lost 77,000  
23 people. That's huge. So what has happened in the other  
24 years and where are we now and where are we headed. It's  
25 something to consider. As well, we can see in the report

1                   - GREG FISCHER / PUBLIC COMMENT -

2 and we can see from online, median income has dropped a lot  
3 so that impacts a lot of what is happening here and the  
4 exodus we're suffering.

5           From this, I'm really asking for one accommodation by  
6 the Board, just out of need. When you knock down a  
7 historic structure it's like extinction. Nobody's going to  
8 go back to rebuild that historic structure. Once it's  
9 gone, it's gone. And like all extinction, it's an ecology.  
10 If you knock that one piece, other pieces fall, as well.

11 So what I'm going to ask immediately of the Board is to put  
12 a quasi moratorium that might cause or encourage people to  
13 knock down structures because right now, if we look at the  
14 economics of rehabilitation versus demolition, demolition  
15 wins. Demolition wins almost every time in an area like  
16 Phillipsport, especially on pressure from the inspectors  
17 and Building Department, because in the code are criminal  
18 sanctions, 15 days in jail for every day of violation, that  
19 anybody who's thinking clearly will say: I'm knocking this  
20 down. I got the letter yesterday, I'm knocking it down  
21 tomorrow. So, you know, we want to have some kind of  
22 moratorium immediately to prevent that kind of scenario  
23 because we do want to rebuild, we do want a preservation.  
24 Otherwise, that's another dimension on which we would zone  
25 out historic hamlet because we do have a lot. As I said,

1                   - GREG FISCHER / PUBLIC COMMENT -

2 probably half of the buildings in Phillipsport probably  
3 have code in one way or the other. You don't want to just  
4 run around and knock down half of them now. It would be a  
5 bad idea. And I had a great discussion with the supervisor  
6 about that. I did exchange some e-mails with the deputy  
7 supervisor about that. I think that's an urgent condition,  
8 to provide a moratorium if we're going to have a historic  
9 hamlet. If you're going to go through --

10           And just to give you a little of my background, I was  
11 actually -- when I lived here I was a corrections officer  
12 and (Inaudible) was my superior officer. I was a member of  
13 the Summitville Fire Department. I have a huge romantic  
14 interest in this town. That's why I responsible for the  
15 property. I would like to see development, of course I do.  
16 When I was younger there was lots of population and lots of  
17 bungalow colonies and the Homowack was flourishing. I  
18 first loved it, and it was okay. So, you know, I have a  
19 real romantic interest in seeing things turn around and  
20 improve. I still am responsible for a couple of historical  
21 properties, or I've become responsible through the years  
22 with the other members of my family passing. At age 60,  
23 being the oldest living adult in the family, it's scary.  
24 You know, now I'm responsible and I'd like to see those  
25 rebuilt.

1                   - GREG FISCHER / PUBLIC COMMENT -

2           Now, along with the historic designation for the  
3 hamlet could make easier getting funding, special  
4 treatment, help with tourism, or anything that might aid,  
5 tangential things that might aid in the redevelopment of  
6 the historic buildings. There are some that have been  
7 sitting for quite some time. So again, the moratorium  
8 while we get our thoughts together, while we have the  
9 historian working on, working hard, the tools we need,  
10 because we all need tools. We got here for a reason. Now  
11 we have to develop the tools to get out of where we are, to  
12 improve where we are.

13           So some of my background, recent business, I was a  
14 consultant for Price Waterhouse, Pete Mitchell, 35 years in  
15 consulting. I had my own company. I'm willing to be  
16 available to help get onto other levels. I've also been a  
17 state senate candidate so I have contacts and knowledge of  
18 state politics and how to get things moved a little bit.  
19 So I'm available.

20           But again, I leave as my request that we have a  
21 moratorium, that we save what's left. That's what we're  
22 trying to do. We're really trying to save what's left.  
23 That could be the mantra for what we're doing with historic  
24 hamlet. Let's save what's left.

25           And thank you very much for your time.

1                   - GREG FISCHER / PUBLIC COMMENT -

2           And thank you very much for your work and commitment.  
3 I know it's been a monumental task. Thank you very much.

4           CHAIRMAN WEIL: Thank you, Greg.

5           Bill Lucas.

6           MR. LUCAS: Well, thank you for having this meeting.  
7 I appreciate it. I'm here to praise the process. I know  
8 most of you and I think the process of volunteering your  
9 time and giving it the thoroughness for the benefit of the  
10 town is amazing and I think you should all be applauded  
11 individually and collectively for spending the time to get  
12 it right. I know this is a complex project. There's been  
13 elements of it that I don't quite understand. There's a  
14 lot of jargon to choose and a lot of acronyms that could be  
15 cleaned up that are kind of confused. But I think the  
16 intent and the effort and the results all are great. I  
17 think the town benefits from this.

18           And Bill, good for initiating this and finding the  
19 right people to do the job and the right people showing up  
20 all the time to do it.

21           I had the honor of handling Paula's e-mail. I saw  
22 countless correspondence back and forth about this most  
23 minuscule aspect of this and it collectively meant  
24 something. There effort was there. I was glad to pass  
25 along that for Paula so she can make sure she had her mark

1                   - BILL LUCAS / PUBLIC COMMENT -

2 on this project and that she got the hydrological study  
3 that she wanted.

4           There's a lot of talk about collusion. This is the  
5 best kind of collusion that is possible. You guys built  
6 something from the bottom up. You didn't have the planning  
7 company come and tell you what to do, you told the planning  
8 company what you wanted and why you wanted it and why it  
9 made sense. It was transparent, it was effective. You  
10 held hearings. People showed up for the hearing. People  
11 showed up, gave their input, and the input is in the  
12 document. It didn't just get left out there or something.  
13 This is an amazing effort.

14           Andy, nice job. You did a great job.

15           And everybody else, as well, I want to compliment you  
16 for the town for what you put into it.

17           Hopefully we get the right Town Board in place, to  
18 stay in place, to make these zoning changes happen, and be  
19 enforced and be written in a way that can be effectively  
20 adhered to. It's all worthwhile, the whole process. Thank  
21 you.

22           CHAIRMAN WEIL: Thank you, Bill. That means a lot to  
23 us. And thank you for all you do out in Phillipsport. It  
24 takes a village.

25           Mary Allison Farley.

1                   - MARY ALLISON FARLEY / PUBLIC COMMENT -

2           MS. FARLEY: Well, I am joining Bill in his many  
3 comments of praise. Although I wasn't able to participate  
4 in the early public participation sessions, I'm really  
5 happy to say it was a pleasure, and that kind of surprises  
6 me, to review this draft document which lays out such a  
7 robust and balanced vision for Mamakating's future. So  
8 first, again, echoing Bill and others tonight, I want to  
9 thank all of the committee members here; the Chair, Matt  
10 Ryan, the professional planner, and other professionals,  
11 for your hard work which resulted in this impressive,  
12 thoughtful document.

13           Special thanks to Committee Member Paula Medley,  
14 President of the BKA. Of course, I wasn't at the meetings  
15 but I have no doubt that she provided great guidance and  
16 direction regarding many of the environmental issues  
17 involved in this draft plan.

18           So if I could, I just want to highlight a few positive  
19 accomplishments and changes that I think I see in the draft  
20 document. Just a real quick overview.

21           Again, I'm echoing Cathy Owens, the Sullivan County  
22 legislature, in saying what a major accomplishment for this  
23 committee to have secured a baseline hydrologic study for  
24 Mamakating. The absence of such a study during the lengthy  
25 review for the proposed Yukiguni Maitake project would have

1                   - MARY ALLISON FARLEY / PUBLIC COMMENT -

2    been a great advantage in our town as we attempted to look  
3    at the environmental ramifications of the project,  
4    especially its inordinate impact on water resources. So  
5    it's just amazing kudos that that was part of your process  
6    here and it's been accomplished and will be with us going  
7    forward.

8                   Another high point, no pun intended, changing the  
9    definition of steep slopes to 20 percent from the higher 25  
10   percent is going to effectively allow the town to better  
11   protect the water and soil resources. Out on South Road,  
12   alone, which runs along the Basha Kill, we've seen really  
13   silty runoff coming from development on steep slopes that  
14   feed into the Basha Kill, and we won't have to see that  
15   kind of the degradation going on anymore as a result of  
16   this.

17                  I'm pleased to see the addition of a buffer zone where  
18   you added Mountain Greenbelt zoning in the Wurtsboro  
19   Airport Development Area, so you're going to be protecting  
20   the D and H Canal Towpath. As we all know, that towpath is  
21   a historical and natural resource that serves as an  
22   important part of Mamakating's economy and which,  
23   therefore, deserves adequate protection from development.

24                  And another highlight, this will be the last one I  
25   would point to, would be the tremendous positive impact on

1                   - MARY ALLISON FARLEY / PUBLIC COMMENT -

2   our town by going to mandated design guidelines for all new  
3   development. As a 25-year resident of Sullivan County, and  
4   the Town of Mamakating, it just seems like the helter  
5   skelter quality of much of the building in the county has  
6   really been a deterrent for tourists. I know when I go  
7   other places and I see kind of a symmetry in design and  
8   style, that's really appealing. I think that's going to be  
9   a real plus for our town going forward.

10           Now, if I could make a couple gentle suggestions here,  
11   just a couple. To me, it doesn't make sense to ask the DEC  
12   for use of some of their wildlife management land at the  
13   Westbrookville and Town Park. I need to propose an  
14   alternative which I would vote for, which would be that the  
15   Town Park would be along Pine Kill Road. I think it would  
16   be a great addition there to the town's outdoor and  
17   recreational resources. To me, it might be a little  
18   confusing to sort of append the park to the Basha Kill,  
19   just as a personal opinion.

20           Here's another one. If you're going to include maps,  
21   which are great tools, I could be speaking for my age here  
22   now, please make every part of it readable. I can't read  
23   those inserts.

24           MR. RYAN: The print?

25           MS. FARLEY: The text isn't dark enough. The little

1                   - MARY ALLISON FARLEY / PUBLIC COMMENT -

2 square inserts, I can't read them.

3           MR. RYAN:    Okay.

4           MS. FARLEY:  Again, it could be me.

5           And also, the text isn't dark enough some of the time.

6           Did you notice that, Fred?  Maybe.  I don't know.  Not  
7 to put you on the spot.

8           CHAIRMAN WEIL:  An aging community.

9           MS. FARLEY:  And then finally, in the section that you  
10 have about how to make Westbrookville more of a hamlet  
11 center, reference is made to adding a fishing lane on the  
12 Haven Road Bridge which goes right over the Basha Kill.  
13 What a great idea in terms of both recreation and public  
14 safety.  Support this wholeheartedly, but with a special  
15 emphasis that now is the time.  The County owns the bridge  
16 and they were just there repairing it, I believe it was  
17 last week.  Was it?  Yes.  DPW folks told some of us that  
18 it's going to be rebuilt in a year or two with two much  
19 wider lanes, but no mention of the add-on lane which could  
20 be such a valuable add-on.  For those of us who live out  
21 that way, there's constant safety issues with people  
22 fishing off the bridge, sitting in their chairs,  
23 disregarding motorists.  I mean they're offended that we're  
24 coming through.  Now, as somebody who loves the Basha Kill,  
25 supports recreation, to me, it's just a fabulous

1                   - MARY ALLISON FARLEY / PUBLIC COMMENT -

2 opportunity. I turn to one of our Sullivan County  
3 legislators, Cathy Owens, and I would ask that you and  
4 Nadia Rajsasz really lobby DPW that this change gets put in.  
5 I also think we could go to Senator Bonacic and  
6 Assemblywoman Gunther. Why couldn't they budget this and  
7 make it just the centerpiece of the Basha Kill which, of  
8 course, is the roadway leading up to the soon to be  
9 completed Environmental Education Center. We don't want  
10 the fishermen falling off the bridge as the motorists come  
11 through. So anyway, I just think it could be a great  
12 centerpiece there.

13                 So in conclusion, I want to thank you again for this  
14 vision for Mamakating's future which effectively calls for  
15 smart growth in this still economically depressed county,  
16 while also protecting the natural resources that are truly  
17 a key part of Mamakating's economic engine.

18                 Thank you so much.

19                 CHAIRMAN WEIL: Thank you, Mary Allison. Cathy will  
20 pass that on.

21                 MS. FARLEY: You're welcome.

22                 MS. UNIDENTIFIED SPEAKER: And also, in Bloomingburg,  
23 there are all those people fishing off of that bridge --

24                 CHAIRMAN WEIL: Okay.

25                 MS. UNIDENTIFIED SPEAKER: -- coming ...

1 - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -

2 MS. GIRALDI: They've been doing that for years,  
3 Bloomingburg, and over by the Basha Kill on Haven Road.  
4 People have been fishing there for many, many years in  
5 there. I used to take my daughter there.

6 CHAIRMAN WEIL: The last one on this list, of course,  
7 it's going to be the hardest one for me to read. Roslyn.

8 MS. KALIFOWICZ-WALETSKY: Yes.

9 CHAIRMAN WEIL: Do you want to help me out, Roslyn?

10 MS. KALIFOWICZ-WALETSKY: Kalifowicz-Waletsy.

11 CHAIRMAN WEIL: I think the stenographer is going  
12 to ...

13 MS. KALIFOWICZ-WALETSKY: I guess I'll talk into the  
14 mic.

15 My name is Roslyn Kalifowicz-Waletsy. I moved here  
16 about eight months ago with the intention of buying land to  
17 make a farm because I am a cancer survivor, open-heart  
18 surgery survivor, and I discovered all kinds of phenomenal  
19 nutrition and sources for healing and curing disease while  
20 I was stuck for ten months, couldn't move, was not allowed  
21 to move. Anyway, I made phenomenal discoveries. And I  
22 would sit for three years doing research every single day.

23 So I thought I was going to be buying this land, a 98  
24 acre lot on top of Little Brook Mountain on Mountain Road.  
25 In the end, I didn't get it because some, whoever wanted

1           - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -

2 the houses got it and I didn't get it. Anyway, I came into  
3 the office here, the Buildings Department office,  
4 building/zoning/planning. I was just shocked how, I don't  
5 know why, I don't know why, but I was told basically,  
6 quote, This is how -- I told her I'm not going to get the  
7 98 acres, now I'm looking at the two lots right next door.  
8 I was informed by the secretary, quote, It's not that we  
9 don't want you here, but, blah, blah, blah. And what they  
10 were seeming to do is it to give you all kinds of what  
11 looks like partly correct, partly misleading information to  
12 make me go away. I don't know why. I've always been  
13 deathly afraid that they think that I'm some kind of a  
14 proxy for Mr. Shalom Lamm who I don't know and have nothing  
15 to do with. I'm not a Satmar, I'm not Hasidic, but I have  
16 no idea why.

17           So the first they told me is that -- and I've asked  
18 both Fiore and Bill how come this is. Agribusiness is  
19 defined as a commercial non-animal agricultural operation.  
20 Everybody knows that a farm, and I just checked with at  
21 least ten dictionaries, a farm includes agricultural crops  
22 and animals. The old zoning laws say non-animal. They  
23 explained to me -- they know very well what I want to do.  
24 They explained to me that if I have crops, I can't have  
25 goats and/or sheep, it's an either/or. And I said: I'm

1           - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -

2 looking at two lots that are 129 acres. Why wouldn't I  
3 have room for 30 goats? She says: You've got to pick one  
4 or the other. Why is this important? I have no idea how  
5 long it will take for new rules and corrections of rules  
6 and the whole Master Plan to be put into place, but there  
7 is a problem here now and I think it needs correction. I  
8 think that the rules of what is has to be the defined for  
9 the people in the office as they're giving the information.  
10 They can't just decide on their own what they're going to  
11 tell someone who comes. When I told Bob and Bill that they  
12 told me that when it comes to the zoning areas, all of a  
13 sudden -- I wasn't told that the first time I came, but  
14 now, I was told I have to pick only one activity, I can't  
15 have two activities. If I put the house on the 71 and a  
16 half acre lot I cannot do anything else whatsoever. If I  
17 have crops on the 56 and a half acre lot, I can't do  
18 anything else on that lot. Is there a reason for this? So  
19 Mary Grass says, That's how the rules were written.

20           When I has talked to Bob Fiore for a long time about  
21 this, he explained to me that the problem Mamakating had is  
22 they used to have commercial chicken farms and chicken  
23 coops where chickens were placed in these very large caged  
24 areas that would smell like crazy. Well, there is a rule  
25 for density of animals that says you can have a chicken

1           - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -  
2   only per .2 acres. Well, in 129 acres I can have 280 fowl.  
3   That's perfectly fine with me. That's, you know, fine.  
4   But there really is no reason, if the fear is that we're  
5   going to have large commercial, enclosed, caged, fowl,  
6   chickens or ducks or whatever, that the basic definition  
7   for something like an agribusiness or agricultural or the  
8   term "farm" should be defined as produce or livestock. Is  
9   there a reason for this? Can somebody explain this to me?  
10   Because they knew I wanted to have goats and sheep; 30  
11   goats, hopefully, 50 sheep, I don't know. I have 129  
12   acres. If I can't have that, I'll have to go somewhere  
13   else. Was that the goal? Does a secretary in that office  
14   get to decide and say and present terms to people who come  
15   looking to develop something? A farm specifically. I'm  
16   not interested in anything else, just farming. And I'm a  
17   thousand percent right in the purview of what the stated  
18   goal for the Town of Mamakating is, and that's farming and  
19   rustic. I'm not looking to make a dude ranch or a resort  
20   or, I don't know, an animal preserve, any one of these  
21   options they gave me. I'm doing the absolute first goal of  
22   what's stated, farming, and I'm told I can't have  
23   livestock.

24           Now, I have no idea, and I'm sorry I -- because it was  
25   raining I could not get here fast enough and I don't know

1           - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -  
2 if you announced it, when the new rules would be applied,  
3 would be installed, operative. I don't know. But can you  
4 please fix this now? This is not a big matter. The animal  
5 density rules should cover this. Nobody, today, is going  
6 to put chickens in caged, long caged chicken coops or  
7 chicken houses. That's not what's going to be. Is there a  
8 reason that 129 acres I shouldn't be able to have goats to  
9 make goat cheese? I mean is this what the goal is? You  
10 have to decide that. I know you're looking at various  
11 things, but something as small as this, or seemingly  
12 detailed, does this somehow just got -- you're not even  
13 thinking about this, you won't even notice this. Why is --  
14 agricultural operation and farm defined as, and I checked I  
15 don't know how many dictionaries and the United States  
16 Federal Government's ruling of definitions of all these  
17 terms, they define it as the -- they gave me this page. I  
18 thought it was a page they just made it for me. But no,  
19 no, that's exactly how it's written in the rules. A  
20 commercial enterprise involved in the cultivation and sale  
21 of crops, fruits, vegetables, horticultural specialties  
22 or the raising and sale of livestock, poultry or  
23 agricultural products or products related to the raising  
24 and selling of livestock. Why is it either/or? Who tells  
25 the farmer that if they want to have some, I don't know, a

1           - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -  
2    cow, a horse or whatever, they can't have that? Can  
3    someone please fix this as soon as possible, because,  
4    otherwise, they know I'm going to have to go look  
5    elsewhere. I've done some looking elsewhere. This seems  
6    like a minor, minor point, but it's critical. Bob Fiore  
7    says: You know, we don't have anyone who's come wanting to  
8    create a farm here. And I said that because he meets the  
9    ladies, then, that chase whoever comes away with something  
10   ridiculous like this. And I'm sorry, but that's not the  
11   end.

12           So when they gave me the rules of what the various  
13   possible activities are in the various zoning areas, all of  
14   a sudden, a line, like -- the text is so small, I can't see  
15   either. A minimum lot width is suddenly defined not as  
16   minimum lot width so that you can't create more narrow  
17   lots, but that is the road frontage that you need. The  
18   term "frontage" in this definition and rules that are given  
19   to you does not mean frontage. No, no, it means the  
20   distance between your house to the road. I don't believe  
21   that whoever wrote this up meant that. Why am I told these  
22   things? Why do you, does a secretary have the power to  
23   tell me something like this? When she first said it, Mary  
24   Grass looked at her like she was crazy so I knew there was,  
25   the second reason to think there's something really askew

1           - ROSLYN KALIFOWICZ-WALETSKY / PUBLIC COMMENT -

2 here. I came back a second time because Darlene, the  
3 secretary -- Mary Grass is telling me yes, I could only  
4 pick one. Bob told me he's been on the Planning Board,  
5 he's never heard that you only get to pick one activity.  
6 Bill said: I didn't hear anything like that. I never  
7 heard anything like that either, you've got to pick one  
8 activity here. I'm trying to do two or three or four. I  
9 have 129 acres. I don't think you need to fear so much.

10           So please take care of this or rewrite this or have an  
11 addendum to something seemingly minor, but it's really,  
12 really big in my life because I just lost one year and I  
13 can't do anything until next spring. So it's really  
14 critical for me.

15           Thank you.

16           CHAIRMAN WEIL: Thank you. Hopefully, that can be  
17 looked into and we can get some answers.

18           That is the last public comment on this list.

19           Is there anyone else that --

20           MS. GIRALDI: I wasn't planning on it.

21           CHAIRMAN WEIL: Brenda, sure.

22           MS. GIRALDI: First off, thank you very much for all  
23 the work that every one of you did on the Master Plan.  
24 Just wonderful, wonderful. I'm so proud of all of you.  
25 That's about as far as I can go with that right now.

1                   - BRENDA GIRALDI / PUBLIC COMMENT -

2   There's A lot of dedication and a lot of hard work, so  
3   thank you.

4           Question on the height of buildings, commercial  
5   buildings, whether we're talking hotels, whether we're  
6   talking assisted living, whether we're talking doesn't  
7   matter. I'm sure we will have small hotels. We talked  
8   about the height of a building. I'm not sure what that's  
9   going to be. My recommendation would be to talk to some of  
10   the fire services because in Mamakating we do not have a  
11   ladder truck. So I believe that anything three floors and  
12   up, I might be wrong, they will correct me very quickly if  
13   I'm wrong, but I think it's three floors and up, that you  
14   have to have a ladder truck in order to get people from the  
15   third story floor down in a safe manner. So I would maybe  
16   pick their brains and hone in on their expertise and see  
17   what they have to offer as far as what they think would be  
18   a reasonable height because if you don't, our nearest  
19   ladder truck, I believe, is Ellenville and Otisville. So  
20   it would take quite a while for somebody to get here.

21           That's all I have to say. Thank you.

22           CHAIRMAN WEIL: Thank you, Brenda.

23           So that's it for public comment. We really appreciate  
24   your input.

25           If anyone on the committee has anything they'd like to

1                   - RE: DRAFT COMPREHENSIVE PLAN -

2 add, feel free to do so.

3                   (No verbal response.)

4           CHAIRMAN WEIL: Ben, do you want to lay out where  
5 we're going from here?

6           MR. GAILEY: Yes. As Matt Ryan stated earlier, the  
7 Committee is going to continue this public hearing on  
8 another night. I'm not sure if we have a definite date  
9 yet. I think what we should do is just, in terms of the  
10 public hearing aspect, we can go off the record now and  
11 just let the Board discuss among themselves whether we have  
12 an agreeable date.

13           CHAIRMAN WEIL: Okay.

14           Just give us a moment, folks, and we'll iron this date  
15 out.

16                   (Whereupon the Comprehensive Plan Committee  
17 held an off record discussion.)

18           CHAIRMAN WEIL: So we're going to leave public comment  
19 open for written comment. We also are going to have one  
20 more public forum. That will take place July 31st. It's a  
21 Monday night. It'll be at seven p.m. There will be a  
22 legal notice that will go in. The document will remain  
23 available. We welcome your comments. At that point, we  
24 will vote as a board for adoption.

25           MR. GAILEY: You can. You don't have to that night.

1                   - RE: DRAFT COMPREHENSIVE PLAN -

2           We will put another legal notice in the newspaper, but  
3   legally speaking, the legal notice is what the Board is  
4   giving tonight with the continued public hearing.

5           CHAIRMAN WEIL:   Okay.

6           MR. GAILEY:   And I think as Andy mentioned, at the  
7   next meeting, on July 31, the Board may close the public  
8   hearing at that time and they may also choose, at that  
9   time, to vote to make a recommendation to the Town.

10          SUPERVISOR HERRMANN:   Just as point of process, and  
11   maybe this would, again, just from Rosyln's concern, so  
12   when the Committee now turns the final document over to the  
13   Town Board and the Town Board ultimately accepts that, at  
14   that point, that is when work on the zoning regs come into  
15   effect.  Part of the zoning regs would be cleaning up some  
16   of the definitions --

17          CHAIRMAN WEIL:   Yes.

18          SUPERVISOR HERRMANN:   -- which I know this committee  
19   has worked a lot on, I think ad nauseam, cleaning up all of  
20   those things.  The definitions are not clear.  We know  
21   that, we recognize that.  None of us did that.  But I know  
22   the Committee has worked very hard on that.  So that would  
23   be part of that next step process.  And it's this Town  
24   Board's commitment to try to have this cleaned up by the  
25   end of this year.

1                   - RE: DRAFT COMPREHENSIVE PLAN -

2           CHAIRMAN WEIL: Great.

3           And as far as backyard farming, I believe the  
4 Committee is in favor of that. We think that's a good  
5 thing. We hope that you can see your way to it, and wish  
6 you luck.

7           So now we would officially close the meeting. We're  
8 leave the public hearing open.

9           MR. GAILEY: Right.

10          CHAIRMAN WEIL: Last call, anyone else have any  
11 comment?

12                                   (No verbal response.)

13          MR. FIORE: When written comments have to be  
14 submitted, is there a deadline for that?

15          CHAIRMAN WEIL: Time limit on the written comments?

16          MR. RYAN: The 31st.

17          CHAIRMAN WEIL: So the time limit will be July 31st  
18 also for written comment. It gives you a little bit more  
19 time to think about things and make suggestions.

20          Thank you everyone for coming out tonight. We really  
21 appreciate it.

22          We just need a motion to adjourn. Sorry.

23          Do you want to make a motion on the committee?

24          MR. HARDING: Motion.

25          MS. MEDLEY: I second.

1                   - RE: DRAFT COMPREHENSIVE PLAN -

2           CHAIRMAN WEIL: Fred made the motion and Paula  
3 seconds.

4           All in favor?

5           MR. FIORE: Aye.

6           MR. HARDING: Aye.

7           MS. MEDLEY: Aye.

8           CHAIRMAN WEIL: Aye.

9           MR. HOLMES: Aye.

10          MR. MORDAS: Aye.

11          MR. TAYLOR: Aye.

12                   (The motion was approved and carried.)

13                   (Time noted: 8:27 p.m.)

14                           \* \* \* \* \*

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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 herein, 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 black ink that reads "Rosemary A. Meyer". The signature is written in a cursive, flowing style.

ROSEMARY A. MEYER

Date Transcribed: February 10, 2018

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\* \* \* \* \*

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