

DONNA AKERLEY

*Town Clerk, Registrar
Tax Collector
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE
TOWN OF FALLSBURG

P.O. Box 2019
19 Railroad Plaza
South Fallsburg, New York 12779
Phone: (845) 434-8810 Ext. 1
Fax: (845) 434-8809

COUNTY OF SULLIVAN: TOWN OF FALLSBURG
TOWN BOARD

----- X

Public Hearing in the Matter of:

PROPOSED LOCAL LAW # _3_ 2016
MORATORIUM ON RESIDENTIAL DEVELOPMENT

----- X

Woodbourne Firehouse
Firehouse Road
Woodbourne, New York
June 20, 2016
5:53 P.M.

PRESENT:

STEVEN VEGLIANTE, Supervisor
ARNOLD SELETSKY, Councilman
MICHAEL WEINER, Councilman
NATHAN STAGER, Councilman
JOE LEVNER, Councilman
ELIZABETH MALAVE-SANTOS, Deputy Clerk
LINDA INGBER, Supervisor's Secretary
PAULA KAY, ESQ., Attorney
MOLLIE MESSENGER, Code Enforcement Officer

ABSENT:

DONNA AKERLEY, Town Clerk

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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LEGAL NOTICE TOWN OF FALLSBURG

Notice of location change for Fallsburg Town Board Public Hearing & Work Session Meeting

The Town of Fallsburg Town Board has changed the location for their scheduled Public Hearing & Work Session Meeting on **Monday, June 20, 2016**

Said Meeting will be moved from the South Fallsburg Community Center to the Woodbourne Fire House, State Route 42 (Fire House Road), Woodbourne, New York 12788

BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD

Dated: Thursday, June 16, 2106

Donna Akerley

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Registrar, Marriage Officer, RMO,
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LEGAL NOTICE TOWN OF FALLSBURG

Notice of location change for Fallsburg
Town Board Legislative Session (Special Meeting) & Public Hearing

The Town of Fallsburg Town Board has changed the location for their scheduled **Monday, June 20, 2016** Legislative Session(Special Meeting) & Public Hearing to be held at the Fallsburg Senior Center, 12 Laurel Avenue, South Fallsburg, NY 12779.
Legislative Session (Special Meeting) & Public Hearing will commence as follows:

5:45 pm = Public Hearing relative to" proposed" Local Law # ____ 2016 entitled "Moratorium on Residential Development"

6:00 pm = Town Board Legislative Session (Special Meeting)

BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD

Dated: Friday, June 10, 2016

Donna Akerley

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- MORATORIUM ON RESIDENTIAL DEVELOPMENT -

SUPERVISOR VEGLIANTE: I'll ask everyone to quiet down. We're about to get started.

I need a motion to open the public hearing regarding Local Law, to be numbering, establishing a moratorium residential development.

COUNCILMAN SELETSKY: Motion.

COUNCILMAN WEINER: Second.

AUDIENCE: We can't hear you.

SUPERVISOR VEGLIANTE: We only have one mic. All we did, what I asked for was a motion, it was made by Arnold Seletsky and seconded by Mike, to open the public hearing. So I apologize.

Any of the comments will be on the mic so you'll be able hear it. I will be handing the mic down for those comments. If I speak and I don't have the mic, I'll try and yell.

The public hearing is open. Right now I'm going to ask the clerk to read the notice.

DEPUTY. CLERK MALAVE-SANTOS: Legal Notice, Town of Fallsburg. Notice of location change for Fallsburg Town Board Legislative Session Special Meeting and Public Hearing.

The Town of Fallsburg Town Board has changed the location of its scheduled Monday, June 20, 2016 Legislative

- PRESENTATION -

Session Special Meeting and Public Hearing to be held at the Fallsburg Senior Center, Laurel Avenue, Legislative Session Meeting; 5:45 Public Hearing relative to proposed law, Local Law 2016 entitled Moratorium on Residential Development. Six o'clock, Town Board Legislative Session.

"Legal Notice, Town of Fallsburg, Notice of Location Change of Fallsburg Town Board for a Public Hearing and Work Session Meeting.

"The Town of Fallsburg Town Board has changed the location for the scheduled Public Hearing and Work Session meeting on Monday, June 20; said meeting to be moved from the South Fallsburg Community Center to the Woodbourne Firehouse, State Route 42, Woodbourne, New York."

SUPERVISOR VEGLIANTE: Thank you.

Before we have the public comment, I'd ask everyone to rise for a pledge to the flag.

(The Pledge of Allegiance was recited.)

SUPERVISOR VEGLIANTE: I'm going to ask Paula Kay to do a brief outline of the purposed moratorium law.

MS. KAY: Thank you.

Many of you have probably seen the draft proposal for the moratorium. It envisions a one year moratorium which may be extended by the Town Board for up to six months; and

- PRESENTATION -

it may be less than one year, depending on the work that the Town, the committee on comprehensive plan and the Town consultants get done. However, the purpose of the proposed moratorium is to allow the Town to amend its comprehensive plan, amend its zoning and regulate the impact on our local infrastructure, especially including our sewer system.

Again, it is anticipated for a period of one year and it impacts residential development. We define residential development as all dwelling units, dormitories, hotel, motel, lodging, guest units and similar type of hotel units. It applies to all site plans that do not have conditional final approval and a Negative Declaration, and all subdivisions of five lots or more that do not have a Negative Declaration and preliminary approval.

There is an appeal process that has to take place within 60 days of the Town Board's enactment of the local law. The appeal process is described in Section 4. It's an appeal before the Town Board. The Town Board will make a determination on a case by case basis of whether or not to allow a site plan or subdivision to continue through the Planning Board during the moratorium.

In addition, so that we've all very clear, this does not impact or affect single-family homes, single-family homes that want to build new or put an alteration or

- PRESENTATION -

addition to their existing home.

SUPERVISOR VEGLIANTE: Just to go really quickly over the ground rules, again, if you're going to make a public comment, unless you're physically unable to come to the podium, we would ask you to come to the podium. You'll be given the mic. We're going to ask everyone to please keep your comments to three minutes. We have almost 30, right now, signed up, so we're going to be here for quite some time. If someone has made a point, you can reference it again and indicate your support, but we ask you not to make the same points repeatedly. We are interested very much in hearing how the public feels about this moratorium law and an overall look at our overall comprehensive plan and zoning.

At this point, I'm going to go down the list. We're going to call people in the order in which they signed in. At the end of that, if there's still people that want to speak, we'll do our best to accommodate. Again, please limit your comments to three minutes.

When you come up, you're going to be asked for your name and address for record. Your name and your legal address.

The first speaker tonight is Gene Benson.

MR. BENSON: I'm not going to stand at the podium, I'm

- GENE BENSON/ PUBLIC COMMENT -`

going to stand here. I'm not going to stand with my back to this crowd.

Thank you. My name is Gene Benson. I live in Glen Wild, New York.

The first thing I want to say is as I was driving around town this morning I saw these "no moratorium" signs up. I understand people want to come here to live and build, and I think that's a great thing. However, if this is the place you want to live and build, you should know how to spell Fallsburg. That's No. 1.

I'm speaking as a retired town employee. I was there for 35 years as a water and sewer plant operator. I know what kind of a strain this puts on the infrastructure, especially water and sewer, but it also puts a strain on our roads, it puts a strain on our employees and it puts a strain on our taxpayers. We have to have the town look at their comprehensive plan and redo that because we need sustainable jobs, not just construction jobs for a few months. We need jobs that are going to be here every day, all year, for years and years and years. That's what we truly need.

We also need to include everybody in this. We have to stop the bickering amongst different groups. We're a township. We're supposed to be a community. We used to be

- LUTHER HITT / PUBLIC COMMENT -

a community. I'd like to see us become a community again.

But we need responsible, responsible construction.

Thank you.

SUPERVISOR VEGLIANTE: Thank you.

Luther Hitt.

MR. HITT: My name is Luther Hitt. I live in Woodbourne and I also in the Town of Fallsburg.

I'm in full support of the moratorium, as well as I'm in full support of Supervisor Vegliante and all the members of the board.

This moratorium is not about slowing or stopping growth, nor is it about "they," whoever "they" are. The moratorium is about sewer and water capacity. The moratorium is about the long term survival of Fallsburg and all of its residents, not just a handful.

In the end, it should be obvious to all that you cannot put six gallons of poo in a five gallon pail.

Thank you.

SUPERVISOR VEGLIANTE: Belinda McKenny.

MS. MCKENNY: I'm going to pass.

SUPERVISOR VEGLIANTE: You're going to pass?

Erna Hutchinson.

MS. HUTCHINSON: I feel like we must have the moratorium.

- ERNA HUTCHINSON / PUBLIC COMMENT -

SUPERVISOR VEGLIANTE: Name and address.

MS. HUTCHINSON: Erna Hutchinson, Mountaindale, New York.

We need to take the time to see what this extra building, how it affects our community. They're talking about water and sewer, they're talking about roads. They're talking about do we need traffic lights. They're talking about snow removal. So we're talking about the quality of life. We're talking about the air. Right now, in Mountaindale, our water quality changes in the summertime because there's more people drawing from the wells. So obviously, there's a problem already.

This is not a popularity contest. It needs the time to actual figure out things, look at cost and see how things can work. We can't give up everything for short term jobs like people have spoken already. We really need to take the time for everybody's benefit.

We moved here because we like the way our community is. We like the air, we like the nature, we like clean water. We can't let that be gone because people want to build. There's just too much in this small state. We don't want to be in New York City anymore.

SUPERVISOR VEGLIANTE: Kalika Stern.

MS. STERN: Hi, I'm Kalika Stern and I'm from the Town

- KALIKA STERN / PUBLIC COMMENT -

of Fallsburg.

What I want to say, I live in Timber Hill which is, you know, right near LaVista Drive. It's kind of at the bottom of where a new development may be happening up on the top of Columbia Hill where I believe there are 439 new buildings proposed there. Well, I can tell you that the water will come right down the hills and come right down to my house. I've had it before in a minor way, and water did come down to my house and raise the back deck 11 inches, so that's a minor thing. But with 439 new buildings, it's going to be a flood, so I don't want that to happen.

Thank you.

SUPERVISOR VEGLIANTE: Thank you.

Tom Black. Tom Black.

MR. BLACK: Yes.

SUPERVISOR VEGLIANTE: Thank you. Your name and address.

MR. BLACK: Tom Black, Woodbourne, New York.

I just have a little bit to say about the sewer because I know a lot about that. I worked at a treatment plant, and back in the '80s, I believe it was, when Brian Ingber was in, you guys approved a sewer project. I suppose some of the people here remember that. The following year, after that was completed, it was declared

- TOM BLACK / PUBLIC COMMENT -

obsolete. Now, that was back in the '80s. I don't have exact figures or anything, but I just wanted to add that to the program here tonight.

Thank you.

SUPERVISOR VEGLIANTE: Jay Zeiger.

MR. ZEIGER: My name is Jay Zeiger. I'm an attorney with the law firm of Kalter, Kaplan, Zeiger and Forman in Woodbourne. I'm surprised, but also pleased. I'm the first one that's going to speak in opposition to the moratorium.

I want the Town Board to know I strongly oppose the moratorium and I oppose it on several levels. First, as a general rule, I think a moratorium is just bad legislation. It doesn't isolate a problem, speak about what the problem is and then say how we're going to resolve it. It simply says we don't know what we're going to do so give us time to think about it. The level of construction that's been going on in the town has been around for at least ten years, maybe more, and there's been plenty of time to look at it and for the Town Board to see what areas they like, what areas they don't like. I suggest that it's a much better legislation to target what it is that they don't want to see happen and focus on that as opposed to focus on everything.

- JAY ZEIGER / PUBLIC COMMENT -

During the last five or six years the prior town board adopted a new comprehensive plan and total new zoning law that's only six or seven years old. The Town Board, four years ago, did a comprehensive change in their duplex law legislation, and two years ago there were a lot of significant changes made to the zoning laws. I submit that the problem is not the zoning laws that's the problem, I'm hearing it's about the sewer and the water. I say fix those problems, you don't need a moratorium to that do.

Speaking on the moratorium specifically -- and Steve, please indulge me, I represent a lot of the developers that are here, and if I need a few more minutes I'd ask that you accommodate them.

Speaking on the --

(Audience interruption.)

SUPERVISOR VEGLIANTE: No, no, no, no.

MR. ZEIGER: Speaking on the legislation -- ma'am, please put the sign down.

Speaking on the legislation itself, the legislation talks about they want to prevent the race of diligence by new projected being submitted, and that's fine if that's the focus. But there's a problem in that there's many, many projects. Some of them are almost at the completion stage. The developers that are at the completion stage

- JAY ZEIGER / PUBLIC COMMENT -

have spent generally in excess of \$100,000, maybe more, in getting to that stage. They paid town consulting fees, they paid the town engineer, they paid me, they paid their own engineer. They've been to the Planning Board many times. Some of these projects are less than a month away, perhaps maybe two or three, of getting approval. And I say it's terribly unfair for those projects to be stalled. The effective date of this legislation is the date of enactment. I ask that either there be an exclusion for projects to be approved within the next 90 days or given a list of projects that have been on the Planning Board agenda for all of these months and ask that those projects be excluded.

(Audience interruption.)

SUPERVISOR VEGLIANTE: Let me make this very clear. This is a chance for this board to hear information. We've asked everybody to keep it to three minutes. We are going to make that decision. If it's important to hear information, we're going to extend it. If someone, at any point, wants more time, they can request it. The most important thing for our board is to hear information tonight.

So when someone else is speaking, I would ask everyone --

- JAY ZEIGER / PUBLIC COMMENT -

UNIDENTIFIED SPEAKER: You didn't start off with that.

SUPERVISOR VEGLIANTE: What I said was --

UNIDENTIFIED SPEAKER: Now you're changing the rules.

SUPERVISOR VEGLIANTE: What I said was we were asking everyone to keep it to three minutes. If you can't, you can let us know.

UNIDENTIFIED SPEAKER: There are other supporters that can speak to Jay's side.

SUPERVISOR VEGLIANTE: Do you need more?

UNIDENTIFIED SPEAKER: I respect Jay because he's my lawyer. However, however, we are representing ourselves individually and some of the people who oppose the moratorium carry on. Jay had his three minutes. I'm entitled to three minutes.

SUPERVISOR VEGLIANTE: This is a very solemn decision that this board needs to make. We would like all the information possible. If we would like to give more time, that would be up to the Board to do.

(Audience interruption.)

SUPERVISOR VEGLIANTE: At the end of the day it'll come up to the Board, whether we're going to give more time. We're going to ask that you keep it to three.

Jay, your comments.

MR. ZEIGER: Steve, in an effort to be brief, I'll

- JAY ZEIGER / PUBLIC COMMENT -

only make one other observation on the law itself, and that is on the hardship exception. I think the hardship exemption is very unfair and a very difficult standard. In particular, the statement including credible dollars and cents proof that the applicant cannot make a reasonable use of its property for whatever the uses are allowed. With a residential moratorium, and you're in a R-1 Zone, that's basically saying you can have a one-family house or a two-family house. If you ignore the hundreds of thousands of dollars that the developer paid for the property and paid for the development, they can't satisfy that standard. The hardship is in all the time, the effort, the property acquisition, the engineering fees, the consulting fees, the dollars and cents that the developers have already invested in getting their projects to the point that it is. I ask that that be the criteria rather than showing that there's no other use that they can make of the land because it's a standard that's just, in my opinion, much too burdensome.

Thank you.

SUPERVISOR VEGLIANTE: Thank you, Jay.

Tina Hazarian.

MS. HAZARIAN: My name is Tina Hazarian. I live in South Fallsburg. I've been a homeowner for 26 years, a year-round resident, and I'm also a member of the Pleasure

- TINA HAZARIAN / PUBLIC COMMENT -

Lake Community of a hundred members.

This is one of the e-mails you're going to receive which represents the thinking of our club. It's not too long.

"My name is Jerry Chiocchio of the Fallsburg Fishing and Boating at Pleasure Lake. I'm writing this to let you know that I'm in full support for this moratorium in the Town of Fallsburg.

"Everywhere we look there are now sites being built and it's becoming a strain on our town. The summer traffic is getting bad, making it dangerous for both cars and pedestrians. The town's infrastructure cannot support more building. We need the town to implement this moratorium so that they have proper time to consider the zoning regulations that are proper for this town.

"The residents in Fallsburg should all understand that we need the town to look more appealing not only for residents, but for local business. We need to attract folks to invest in and establish businesses in this town so it can get the tax base to grow.

"The bottom line, I am in full support of this moratorium.

"Best regards, Jerry Chiocchio."

And I, myself, also am in support of the moratorium.

- TINA HAZARIAN / PUBLIC COMMENT -

I would like to retain some of the beauty and rural nature of this area.

Thanks.

SUPERVISOR VEGLIANTE: John Wallace.

MR. WALLACE: My name is John Wallace. I live in the Town of Woodbourne.

I work for the town And I actually work in the wastewater department. Somebody made a comment about just fix it. It's not that easy. People drive past the Fallsburg sewer plant in the summer and you smell that smell? That is not a lack of us doing our job, that is the point in which our treatment plant cannot process what is coming in. The same thing applies in the Loch Sheldrake sewer plant where we are in the process of trying to upgrade it. These are huge dollar amounts that are going to affect us, and the only way to get these jobs done so that we can keep our environment, which is what I'm involved in, working, keeping our rivers safe. When you flush the toilet, you forget about it, then we see it.

They mentioned the sewer and the system, the stress it's putting. You don't work in it, you don't see it every day. We're a forgotten industry and part of the town.

(Audience interruption.)

MR. WALLACE: You smell it, yes.

- JOHN WALLACE / PUBLIC COMMENT -

I think that this is a great idea. I think it's a day late and a dollar short, in my opinion. I think this should have been talked about five or ten years ago, then at this point, the town would be able to say: Okay, now we can start letting development come back in and do it the right way.

There's a lot of stuff that goes on behind the scenes, you know, and not everybody notices it. Everybody hates the traffic in the summer. You know, I don't like it either, but it's part of our community. You know, the people that come here in the summer are part of our community in the summertime, and we need to respect them just like we do the people that are here in the winter. You know, they contribute to our community in the three months that they're here. They're here. Our summer guests are here, they're not going away. Okay? But we need to do this the right way. And like I said, I think it's a day late and a dollar short, but I think it's a great idea and it can only help us in the future.

I know there's a lot of construction people here that are saying we're going to put you out of work and put you on welfare. We're not. You know, I don't think this moratorium has anything to do with taking jobs away from you. There are still probably 20 things that are going on

- JOHN WALLACE / PUBLIC COMMENT -

that are in the process of being built right now. People see the Point O Woods, see the Palms. There's more going on. There's still work.

(Audience interruption.)

MR. WALLACE: -- the sewer plant updated to the capacity that we can actually handle all of this building, and then let's build it. If you build it, they will come.

Thank you.

SUPERVISOR VEGLIANTE: Eli Brezel.

MR. BREZEL: Eli Brezel. Six months of the year is in Brooklyn and the half of year is here in Woodridge. 26 Mapleview Court.

I'm a developer in this town. I've been working in the town for over 10 years now. I don't want to talk about the ten years that I worked here because, you know, we could be talking for a very long time. But the first thing I would like to say is contrary to some people's belief, I really feel that this town is a town that you can work with, and I have only good things to say about the people in the town.

Starting with Mr. Steven Vegliante, I think he's a person that is here to help, not always give you what you want, but if there's something that he could help you with, he's always available to help. And I guess that trickles

- ELI BREZEL / PUBLIC COMMENT -

down to his board, as well.

The same for the Building Department. I think Mollie and her staff are doing a great job.

I would like to say just one little thing because I think that the public maybe doesn't really know of the positive impacts that these developments do, and I think it's very important that when the town does review this moratorium, if it does happen to take place, I think that's a very important factor to be looked at because it's very easy to say don't build and don't build. But you also have to see what does this building do, whether for the tax coffers, for the town itself, or for the businesses over here. I think if you drive in the town, there aren't too many businesses around that aren't related to the construction industry, so we don't have alternatives. I think we first have to look at alternatives before we shut down what we have because the only big businesses that I know that exist are basically the plumbing supplies, the lumberyard, and then there's all this ripple effect that that these businesses have. Whether the guys that are working on the site are buying gas locally, buying cigarettes, buying their lunch, that all affects all of the stores that are local, that if you don't have something else for the same people, whether it's construction or

- ELI BREZEL / PUBLIC COMMENT -

something else, if they don't have what to do, then it's all these other businesses, not only shutting down so-called construction, it's almost shutting down a town because there's nothing else for these people because everyone, if a person makes money, he's spending money. If he's not making money, they can't spend money.

I just want to give you a short example because I'm in the middle of building a project called Tribeca Estates. It's right off the Gamble Road, 42. It's going to be a development of 74 houses. Most people don't know that it's there because it's really far off the road, you know, off of 42. If you don't know it, you don't know that it's happening. But it's important for people to understand what this project is contributing to this town. We paid, to the town, \$408,000 of connection fees, that's for water and sewer, in order to be able to connect our project to the town. Same thing with the permit fees. For every single house that we build, we have to pay a permit fee. I believe I paid \$989 per dwelling, so if you add that up, I think it's like \$85,000, and you have, you know, the school and some other things that we have. Besides that, we pay, for every house that you build in this town, we pay a fee that's called up recreation fee, which is \$750 toward that town that gets used in the town at their discretion, they

use it however they want, to enhance the town for the public. And then overall, when this project is completed, this is a project that is going to continue on a daily, on a yearly basis, to contribute to the tax base.

A matter of fact, I personally have a project in front of the Planning Board that's not approved as of yet, it's very close to getting approved, that is being built on a non-for-profit owned land, and the understanding and the agreement, we told the town we're going to make this a for profit place. We're not building on a place, we're not going to build homes on this property and not pay taxes on this. So what I'm meaning to say is that not everyone is looking for a loophole and everybody wants to contribute to the town. I feel that we get a lot from the town, we also give a lot to the town.

I think when it comes to this moratorium, I think there has to be a better way than saying let's shut it down for a year because really, for a year, it means more than one year because we all know no one's going to go ahead with any kind of proposed development not knowing what the outcome is going to be. And we all know that to get something approved in this town, because it's a very diligent process where they have, besides the town's experts, they also have a company called Keystone which

- ELI BREZEL / PUBLIC COMMENT -

also does a great job --

SUPERVISOR VEGLIANTE: Wrap it up.

MR. BREZEL: Yes, I'll wrap it up.

And I believe that that's going to be, even if this is to happen, a one year moratorium, we're really looking at two years of moratorium before anything could happen again.

So I think we have to look at what are the town's options as far as business is concerned, and could we try to think out of the box and try to work a little bit of a shorter moratorium. Thanks a lot, everybody.

SUPERVISOR VEGLIANTE: Rebecca Pratt.

MS. PRATT: My name is Rebecca Pratt. I live in South Fallsburg.

We can barely manage the number of residents we have here right now in terms of our roads, sewage is reaching capacity, water. I support the Town Board's decision to implement a moratorium, propose some zoning regulations in our new comprehensive plan. To be responsible in considering how to best take of our town and the people who live here year-round and in the summer, we must think about whether or not we have enough water, safe roads, the sewage system which accommodates the town's needs, the environment and town services to support the population at peak times.

Presently, we have some wells which are not producing

- REBECCA PRATT / PUBLIC COMMENT -

in residents' homes. We have back country roads which are not safe to drive or walk on during the height of the summer, and we have the sewer plant reaching its maximum capacity. It's time to rethink and plan for the future of Fallsburg. Any town has to consider all these factors in order to sustain the environment, water availability, sewage, roads and safety. The Town of Fallsburg has reached that point.

By not implementing the moratorium we would be responsible to the town and all the residents who live here, and that means in summer and year-round, all of us, here. This is not about no more development. There are 1200 developments which have been approved. There's going to be plenty of work for the next year and a half, or however long the moratorium takes place. The point is we have to stop somewhere. To Jay's point, there's always going to be, in the pipeline, projects that are at a certain point. There's never going to be a point when you can stop and say: You know what? We can't stop because we need to approve this project. We have to stop now.

So I want to repeat, this is not about no development, this is about responsible development. It's about creating a sustainable and responsible plan for the Town of Fallsburg for generations to come. This is about creating

- REBECCA PRATT / PUBLIC COMMENT -

a positive, thoughtful and compelling vision for Fallsburg's future, a vision which translates to inspire action. This is important for every single person in this room.

Thank you.

SUPERVISOR VEGLIANTE: Chris Villareal. I don't know if I said that right. Oh, I guess I did.

MR. VILLAREAL: My name is Chris Villareal. I live in South Fallsburg. I'll be reading something from a resident who couldn't come today, Gordon Gilbert, also from Fallsburg.

"My name is Gordon Gilbert. I have 35 years experience as a registered architect, practicing in five states in the northeast and the south. I have lived and practiced architecture in Fallsburg area the last 12 years. I am absolutely in favor of the one year development moratorium to study and update the town planning and zoning regulations and the comprehensive plan. This effort will pay great dividends for the future.

"In my career I've seen many instances where poor planning, lack of oversight and acquainted regulation have ruined the quality of life in once beautiful towns. Please take this responsibility and unique opportunity seriously so as to ensure the future well-being of our community and

- CHRIS VILLAREAL / PUBLIC COMMENT -

to enhance our beautiful Catskills landscape.

"Thank you for your good efforts. Gordon Gilbert."

I live here year-round with my family. We're four.

We're absolutely for the moratorium. We don't want sewage flowing into our lakes and rivers.

Thank you.

SUPERVISOR VEGLIANTE: Sara Budde.

POLICE OFFICER: The fire department is going to have a drill at seven o'clock and there are a few cars parked in front of the ambulance. So if someone got sick right now --

AUDIENCE: Can't hear you.

POLICE OFFICER: If you parked in the parking lot right here by the firehouse, you are blocking the ambulance. So if someone got sick right now, I can't get the ambulance out. So there are a few vans that are parked over here in front of the bay to get out the ambulance. I can run the plates, I can tow, I can write tickets. But if you parked over here, go move it. Thank you.

MR. BUDDE: Hello. My name is Brett Budde, and I come up here with my two children. I live in Mountaindale. My wife and I moved up here. We've built a farm and a business up here. We love the beauty of this area. We think it's fantastic here.

- BRETT BUDD / PUBLIC COMMENT -

Lots of wonderful people are going to come here if we protect what we have. Keep it beautiful. Don't let people screw up our streams and destroy our water and our air and our road and our infrastructure. We paid for that infrastructure. Don't let it get ruined.

Thank you.

SUPERVISOR VEGLIANTE: Ken Walter.

MR. WALTER: I'm going to lose my script here.

Ken Walter. I presently reside in Grahamsville. I grew up and went to school here. I still have a farm up by THE college, and I've known this town all my life. I always call Fallsburg home for many reasons.

The town needs to take a breath. We have been moving at a geometric progression. The economy has improved and demand has improved, and it has improved, so there's more people who want to do things, and we have to take a breath.

If anybody was around for the new district, when that was designed, that was originally designed for one house per parcel of land, parcels of land that may have 40, 50, 100 houses of developing on it now. That new district was never designed for that number of houses. I don't know how you're coming along on that one, but you've got to do something with that.

When I look at the trades, all these houses are coming

- KEN WALTER / PUBLIC COMMENT -

in on a truck so there's no framers, there's no sheetrockers, there's no plumbers. There's a whole lot of trades that are not involved like they used to be. They used to be people in our area. So it's a different ball game, the way houses are being built.

Water, short supply, and it's going to get shorter. It's critical for all of us. That's always the main thing. Without water, our sewer system doesn't work, and so forth.

Taxes, there is an up side to what I call the gated community because I always looked at them as factories. The gated communities do not require the same services that you and I, the year-round, would use, like schools and so forth, and so they offset the cost. Without those gated communities your school taxes would be much higher.

As far as a comment for the sewer, I'm going to pass this on because there was a Human Rights forum over at the county this afternoon and someone wanted to get the word out. People who grow up in the city, I don't care what your background is, a lot of people are used to, Oh, there's the toilet, flush it down. Our sewer systems are not made to handle a lot of stuff that goes down that toilet. So please, only use it for the purpose that it's used for. It's not a disposal for everything. The people who run those plants would greatly appreciate that.

- KEN WALTER / PUBLIC COMMENT -

Summer traffic. You don't know what summer traffic is. If you were here during our heyday, it would take you a half hour to 45 minutes to get through Loch Sheldrake alone on a Sunday afternoon. You don't know what summer traffic is. Summer traffic was a traffic jam. That's what it was, with Old 17 on top of it. So that, to me, has already been one of those questions I didn't like.

What I would like to see happen is what I call single-families with individual septic, septic zoning, period. That would help scatter out the housing in the community and not make it so dense, and therefore, make it a lot nicer for everybody to drive around and enjoy.

And the other thing I want to leave you with is zoning is a temporary condition. It can be changed at any time. So as political things happen in any community, you can go down to Monroe or any of these communities, it depends on who's in charge. So once you have different people on a board, then if they want to change the zoning they can change it. So what you have today so is not necessarily going to be here 20 years from now, so it's a temporary condition.

Thank you.

SUPERVISOR VEGLIANTE: Emily Stussi.

MS. STUSSI: My name is Emily Stussi. I have been

- EMILY STUSSI / PUBLIC COMMENT -

living in Hurleyville for the past 20 years and I work as an architect.

I would like to thank and acknowledge the Town Board for taking their time to do a thorough assessment of all of the factors that are affecting the town's future and to make sure that this future is going to be sustainable, and to update the comprehensive plan so that it can be, that we can make sure of the best outcome for the residents here for the long term.

Thank you.

SUPERVISOR VEGLIANTE: Dan Friedman.

MR. FRIEDMAN: I'll be briefer.

My name is Dan Friedman. I have a house in South Fallsburg. I just wanted to say just a very few things.

Development and construction here is inevitable. There are going to be more people in the world. Cities get populated, this area will be developed. But the question before us is do we want high density unplanned development or do we want a planned development. I can guarantee you that if any kind of development that happens without a master plan, the one that's reasonable is going wind up making us pay more in the long run. Property values here will go down. You know, there will be a loss. So I can appreciate that the developers have put in time and effort

- DAN FRIEDMAN / PUBLIC COMMENT -

and money into their projects. I personally think that high density development is inappropriate here. But to say that you've invested \$100,000 and you guys should have had the sewage plant done two years ago or ten years ago, which is millions and millions of dollars, and then to build it and find out that things don't work, I think that's not sensible. It's nonsensical.

Thank you.

SUPERVISOR VEGLIANTE: Rivkie Pinkas.

MS. PINKAS: Hi. My name is Rivkie Pinkas. I live in South Fallsburg, New York.

The town here, whatever the short time I'm working with the town, great people. I find them looking into problems, discussing it and making whoever wants to build single-family homes or two-families or any other thing on property, they go through everything.

My question is all the development here in the past, I'll say 10 years, where's the money? Why weren't sewers done, why weren't roads done?

Another question that I have is two days, two days of the year called visiting day, that's a traffic day. Is that a reason, for two days, to shut the town? If the traffic would not be here those two Sundays, the Town of Fallsburg, this whole area would be dead. You need the

- RIVKIE PINKAS / PUBLIC COMMENT -

people coming in the summer. You know that.

And also, I'm here all year. It's only those few weeks that the traffic is up and only those two days that's disastrous.

Otherwise, we love the place, our family loves the place. More family members want to come here and live here.

And for sale signs, all over, are yelling in our faces. Everyone wants us to buy. We're not stealing property here, they're for sale for years. The longer we wait the cheaper it gets. You guys are not going to sell your property. Your kids will, and we will buy them. They'll beg us to buy them. They beg us to buy the properties. We want to enjoy this place. This place is beautiful.

I believe, according to the people who buy here, we're the future of Fallsburg. We want the town to work with us and make it possible. We want sewer and we want roads. We want sewers, we want roads. But a moratorium of one and a half years does make sense at all.

I did some research. I did not hear of such a long wait. I think that it's been a long time. I think this needs to be worked on right away. Just shutting down everything for one and a half years, minimum -- I think

- RIVKIE PINKAS / PUBLIC COMMENT -

it's more than one and a half years because after one and a half years, oh, so now what are we going to do? Start working tonight to get up this place, to get the infrastructure to have us enjoy it the way we all do, the camps, the people that come.

We are law-abiding citizens. We have the least amount of crime. We love this place. We want to see our neighbors. We want to work with the town, to continue working with you guys. We want to be friends. We don't want to have fights, we want to live here peacefully. We love South Fallsburg, we love Fallsburg, we love this town.

SUPERVISOR VEGLIANTE: Jack Schwartz. Jack.

POLICE OFFICER: While Jack is coming, Better Service, Incorporated. It's a Ford. Yes, you have to move. You're in the middle of the road.

MR. SCHWARTZ: Hello. My name is Jack Schwartz. I'm from Brooklyn, New York. I also have a house in South Fallsburg.

I'm just in the process of finishing a development call Point O Woods and I want to tell you all, I've been here since I was a little kid, my father came here since he was a little kid and we always enjoyed the summers in the Catskills.

The traffic that we have on weekends, like Rivkie

- JACK SCHWARTZ / PUBLIC COMMENT -

mentioned, has always been an issue on two weekends out of the year. Primarily, we have camps here. All I remember from memory from a childhood is that we had little bungalow shacks and it looked disgusting when you passed by. We're here to beautify the town, to bring winterized homes, although it's primarily occupied only two months out of the year.

I must say that the Town of Fallsburg does a very, very thorough research prior to giving us approvals. As a matter of fact, I, myself, before getting approvals on my place, I had to pay \$350,000 to upgrade the sewer. That's going to fix the problem, by us paying the money. It's not the locals who pay the money, it's us developers who pay thousands and thousands of dollars. As a matter of fact, I was pleading with the sewer and water department instead of putting out \$350,00 all up front, I said: Split it with me. I'll give you half now when you give me the permits. When we wrap up the development, before we close, we'll give you the other 50 percent. They said: No. We need the money now in order to input it, the facility. So my money is not in my pocket, it's actually with the Town of Fallsburg. What they did with it, I have no clue. I'm assuming they're putting it to good use. That's No. 1.

No. 2, to answer the question about modulars, yes, we

- JACK SCHWARTZ / PUBLIC COMMENT -

have modular homes here. Out of a 16 million dollar project nine million dollars went to the locals. That includes carpenters, lumberyards, plumbers, pool people. I, myself, had just wrapped up and left 16 million dollars over here in the Town of Fallsburg. That's supporting the entire community.

By having a moratorium, that's not fixing the problem. Fixing the problem is putting your money where your mouth is, spending the money, giving it to the town. That's what I have done, that's what I hear Eli Brezel has done.

As far as the traffic, we have new traffic studies. We spend hundreds of thousands of dollars on all these things. We want to beautify the town, as well. We're not here to take advantage. And primarily, like I said before, it's only occupied primarily two months out of the year.

That summer traffic, we've always had. Why do I not hear any stew the casinos? They're here. They're coming up here and they're going to be spending money for the casino, but not to the town, not to the tax. I took a piece of land that I pay \$20,000 in dollars taxes and now we went and post \$4,000 for each home. Multiply that by 70. That's 280 additional thousand dollars that's going to the town of tax dollars, and that's besides the water and sewer.

- JACK SCHWARTZ / PUBLIC COMMENT -

Now, to answer the question about the six pounds of poo putting into a three pound pail, let me tell you something. I spent \$25,000 on a grinder that take takes a six pound poo and grinds it and puts it into a three pound pail. We try to alleviate problems.

Thanks for listening.

SUPERVISOR VEGLIANTE: Michael Bogin.

MR. BOGIN: I'm Michael Bogin, Sive, Paget, Riesel, representing one of the developers.

Other than spend a whole of time reading a lawyer's four page single typed letter which I think most of you would probably just --

AUDIENCE: Can't hear you.

MR. BOGIN: Other than reading this letter, I'd like to hand it to the town clerk, hand it to you, copies of it. I'll just make a couple of comments.

I've heard a lot about the moratorium. Moratorium isn't a typical kind of enactment. A moratorium can only be imposed when there are two specific conditions. You have to have an emergency, and a moratorium has to be crafted to address that emergency. So far tonight, all we've heard about is doing comprehensive planning. Comprehensive planning is done all the time, and should be done all the time. It does not require a moratorium

- MICHAEL BOGIN / PUBLIC COMMENT -

because it's not an emergency. This is really basic law.

The second thing the law specifies is that there's a problem with sewers. Well, the developer that I represent, which is Sullivan Ventures Capital, offered millions of dollars to the town to try and fix the sewer problem. They got no response. So what do they do? They went out and decided to plan to purchase their own packaged wastewater treatment plant. In other words, their sewage is going to go through its own independent sewage treatment plant. They'll have no impact at all on the sewer issue, if there is one, in the town. So with that being the case, my clients, who have spent millions of dollars getting into this process, are being really significantly hurt by this moratorium for no good reason.

With that being said, if the moratorium does go forward, they will no choice but to litigate this matter. That is not something that's going to be good for this town. And they're not going to leave town, they're staying. They're here to stay. They paid their money; they're here to stay.

Thank you.

SUPERVISOR VEGLIANTE: Leo Castillo.

I'm going to ask you to actually please be quiet. The speaker is speaking, we're trying to keep an accurate

- LEO CASTILLO / PUBLIC COMMENT -

record and our court reporter can't hear over the crowd.

So please. And if you're speaking, please don't speak while the audience is clapping. We want the record as correct as possible.

Leo.

MR. L. CASTILLO: Hi. Leo Castillo of LC Construction in South Fallsburg.

There's been a lot of great things said tonight on both sides, but I just want to touch on -- excuse me if I get choked up. I've been doing construction with my family for 30 years. But I just want to touch on how many local residents this is going to affect. Just by a show of hands, how many people work in the construction industry or construction related trades?

(The audience responded.)

MR. L. CASTILLO: That's quite a bit.

(Audience interruption.)

SUPERVISOR VEGLIANTE: This is not going to be a give and take.

MR. L. CASTILLO: I'm not here to argue.

I think this is economic suicide for the town. That's the bottom line. I mean I keep hearing these 1200 units that are prepared to be built. Those aren't started tomorrow. I keep hearing about Point O Woods, the Palms,

- LEO CASTILLO / PUBLIC COMMENT -

Tribeca. Those are all coming to an end within the next few weeks. There is nothing that has broken ground in the last two or three months that's slated to start in the next month. If this moratorium happens, my guys will be out of work. It's a serious issue. It has to be taken seriously.

You can do all the studies you want, but it's going to affect people's pocketbooks, their families, their children. They are being forced to look elsewhere for jobs, and there is no other jobs in South Fallsburg, Fallsburg area. No matter what you say, you want to attract big business, commerce, retail, where is it? I look around; everything is related to the summer residents.

Thank you.

SUPERVISOR VEGLIANTE: Steve Gordon. Steve Gordon.

MR. S. GORDON: Hi. My name is Steve Gordon. I live in Hurleyville, New York.

We started going to the town planning board meetings. I'm telling you, there's so much going on that you can't take it all in. There's like this development, that development, fix this, fixing that. What became clear to us, you can take any take one of those developments and it would be fine. If you took two of them it would be fine. But there is no vehicle for taking all of those developments and considering them as a whole because when

- STEVE GORDON / PUBLIC COMMENT -

you consider everything as a whole you have a different perspective on it. So we wanted a moratorium and to redo the comprehensive plan in order to accommodate all of the information that we have to put together to have a town that's going to be functioning in a reasonable way. The Town Board decided to do that, which is wonderful. We support it, absolutely. You've got to sit back, take a look at what's going on. You have to have the right people looking and evaluating and deciding what our future should look like because one at a time is no way to be looking at Fallsburg.

Thank you.

SUPERVISOR VEGLIANTE: Lakin Castillo.

MS. L. CASTILLO: Hello, everyone. My name is Lakin Castillo. I live in the Town of Fallsburg, along with my entire family, for generations and generations.

I just want to start by saying that the amount of ignorance and misinformation in this room is unbelievable. It pains me to see. I feel like maybe the town should have held like a class on informing the public about what's really going on.

All I keep hearing is about sewer and water and roads. You all are very passionate. I see that many of you have lived here your whole lives, for a long time. This isn't

- LAKIN CASTILLO / PUBLIC COMMENT -

new development on the rise in Fallsburg, this has been going on for 20 years. You're all putting the blame in the wrong place. What you should be doing is saying Town of Fallsburg executives, Town of Fallsburg Board, where is the money going? Why are our roads not fixed yet, why is the sewer not fixed yet, when there has been influx of money and development coming into this for years now. This is nothing new.

I only have three minutes to speak so I can't even begin to tell you the amount of people on my payroll indirectly as far as subcontractors go, and our employees. I just kind of want to, you know, put it out there. If the Legoland that's going up in Goshen was going up on 42, would you guys be singing a different tune about this moratorium? I need you all to take a good long hard look at the people, the families, your families. Everyone who's spoken tonight must know someone directly or indirectly that is being affected, will be put out of work if this happens.

The responsibility and the blame needs to be put on your town executives. You need to ask questions. Get informed. It's something that happened because Town of Fallsburg, you're putting your own local people out of work. It's the only thing going on here, guys. That's it.

- LAKIN CASTILLO / PUBLIC COMMENT -

It's our industry.

Town of Fallsburg is a dead town without our summer visitors. You have to realize you're just hurting yourselves directly, indirectly. I don't know how to explain it to you guys. Maybe go home and do some research. I see the Town Board has been planning this and held meeting here tonight, which is the most planning that's obviously been getting done in the past 20 years. I just don't understand where the money is going. Twenty years. Can someone from the Board maybe stand up and explain to us where the millions and millions and millions of dollars and tax money? I know I'm at the Town of Fallsburg Building Department every week dropping off thousands of dollars just in permitting fees. Please, someone from the board stand up and tell us where is our money going. Where is the money going?

SUPERVISOR VEGLIANTE: Laura Marichal.

DR. MARICHAL: Hi. I'm Dr. Laura Marichal of Mountaindale, New York.

I also grew up in Fallsburg and I had to leave. Unfortunately, even though my entire family is here, I had to make the decision and I had to decide that I wanted to be educated, I wanted to live in a place that wasn't dying, that my kids and grandkids could have jobs. This is

- LAURA MARICHAL / PUBLIC COMMENT -

beautiful. It's nice to have trees and mountains and quiet roads, but where are they going to work? So I decided I need to go away, and I went away for a decade so that I could become a doctor, so that I could become educated. And you know what? Finally, I said -- I was missing my terribly. I'd been away for a decade. Finally, I said: You know what? There are people. There are finally people who are willing to make investments in this area. And as people said before, it's not little bungalows, it's big, beautiful, gorgeous homes.

(Audience interruption.)

DR. MARICHAL: Somebody was talking companies that are hiring people for a couple months out of the year. It's not a couple months out of the year, it's year-round. It's the construction companies, it's the electricians, the plumbers here in Fallsburg.

This lady said how we should have a class. You know what? If you can stop being ignorant and listen to both sides, this has been a class today.

So I've heard a couple things. I heard from the pro moratorium folks. I heard them say, a guy who even works for the Town of Fallsburg said this should have been done about, talked about five to ten years ago. I heard another person come up here and talk about poor planning and lack

- LAURA MARICHAL / PUBLIC COMMENT -

of oversight. And then I've also heard people on the other side talking about clearing up some of the misconception about the amount of money that comes in from the summer visitors. I hear: Oh, they don't pay taxes, they don't contribute to local businesses. They're the only reason why we have any local businesses. What about those homes that they built, \$480,000 for water and sewer? Another one, 350,000 for water and sewer alone. That's not including the rest of those permitting fees and everything else, so over a year.

So we heard about the number of preapprovals and approvals. As these hundreds and hundreds of thousands, millions of dollars, have been coming for water and sewer, has that been set aside for our water and sewer planning? Was it? I hope it has. Because you know what, it is economic suicide.

And a moratorium, we do. Infrastructure is very important. Both sides have talked about how we need good roads and we need plowing. Okay. If these summer visitors aren't paying for that, who's going to? You guys want to shell out come extra dough to make up for that? I mean ...

We need infrastructure, we do. But the emergency is figuring out to get it done without putting thousands of people out work.

- LAURA MARICHAL / PUBLIC COMMENT -

Everyone keeps saying: Oh, they don't, they don't support our businesses. There is a ripple a effect. The only reason why those thousands of people have jobs and can support the rest of the local businesses is because of those investors that brought me back. Let's take these facts, and like I said, open up your ears and listen to both sides because there's a lot of ignorance going around.

SUPERVISOR VEGLIANTE: Hal Siegel. Hal.

MR. SIEGEL: Hello. My name is Hal Siegel, a lifelong resident of the Town of Fallsburg. I'm a third generation taxpayer. I completely oppose any moratorium for the following reasons.

One, we do not have year-round jobs here. That's why I had to leave my beloved town eight months a year just so I could afford to pay taxes and keep this place.

This proposed moratorium also affects my rentals when it starts. For those who are rich or have government jobs or high pensions, it doesn't matter. But for me, this is a very matter of survival for me to stay or force me to move and sell. For those of you who have been here for as many years as I, remember what the tax burden was before these buildings started and how many local people, they didn't want to sell, they had to sell. Even my part-time work will dry up. Will my taxes to the Town of Fallsburg and

- HAL SEIGEL / PUBLIC COMMENT -

county also be suspended until they figure out what to do?

This has been a problem for over 20 years. A complete reaction, even with all the money coming in.

Finally, construction lives also matter.

SUPERVISOR VEGLIANTE: Abe Grossman.

MR. GROSSMAN: Ladies and gentlemen, Abe Grossman, Tri State Contracting.

Every year or two I seem to have to come around to the meetings, that the Town keeps on taking on restricting development, and every year I come back and I say the same thing. The reason why we're all sitting in this building here was some kind of planning, like Mr. Brezel said before, instead of squeezing everybody into another building. But I, like everybody else, am dripping with sweat right here because they couldn't plan to put a little fan or air conditioning into this building. Ladies and gentlemen, this is what the Town of Fallsburg is all about.

I'm a builder for 20 years in Orange County, Rockland County, all over the place. It's a disgrace how the buildings of Town of Fallsburg look, how they're maintained. The last building I was in had a leak coming through the roof, in the planning board building, for two years, 'til they fixed it.

If you ever go to the building department, there's a

- ABE GROSSMAN / PUBLIC COMMENT -

retaining wall on the left side that's literally dangerous.

They know about it for three years, but their excuse is they're going to be moving to a new place. I'm ready for this new place. Ladies and gentlemen, it's a lack of planning.

Everybody's here with the problem with the poo-poo. It's not a question of poo-poo over here, it's a question of getting your act together and getting the sewer system running properly. What is this 12 months going to do? Just going to waste time, another six months and another six months. I've been through moratoriums in Montgomery where the town got sued and they had to pay 12 million dollars because of the developers. This attorney who was standing there and said he's going to sue the town, he meant it, and it's going to hurt everybody.

Ladies and gentlemen, the time has come for everybody to get together with the developers and the building inspectors and the planning board and hire an outside engineering firm to get your sewer system in order. Not have an antiquated sewer system which my engineer says instead of us putting in money in to the Town's coffers, we should, ourselves, enhance the system, which we keep on doing. We have an electronic system. The town's system is way overdue to be rebuilt. A moratorium is not going to

- ABE GROSSMAN / PUBLIC COMMENT -

solve the roads, not going to solve the system. The same way the town required every builder to go through Keystone Engineering and bring up the level of their construction, the same way the town should be required to bring up their level. They have not done it. Ladies and gentlemen, the town has not done it.

Thank you.

SUPERVISOR VEGLIANTE: Roger Anderson.

MR. ANDERSON: Hi. My name is Roger Anderson. I'm actually an outsider from Selingsgrove, Pennsylvania.

We're modular manufacturer up and down the east coast.

We've been impressed with the board. We've been in touch with the Board. We've only been in this area since October of last year, and you guys have got a great place here. You have a special niche that we haven't seen before. The Greenvilles (phonetic), L.A. Trust and lot of other developers have talked with us. We've been looking at warehouses and start looking at a manufacturing facility locally. So you've really got something great here. I've been nothing but pleased to deal with the board, with the builders, the people. You've really got a great thing going here. If you can figure out how to work it out, I'll tell you, we would consider building a facility up here for this development.

- ROGER ANDERSON / PUBLIC COMMENT -

It's been a pleasure dealing with you people. Thank you very much.

SUPERVISOR VEGLIANTE: Bernie Gips.

MR. GIPS: My name is Bernie Gips. I'm a homeowner in South Fallsburg. I'm a homeowner in South Fallsburg for 21 years, a proud taxpayer.

I look around the room and I say that this fear at this meeting tonight is, when it's the season and hundreds and hundreds of taxpayers like myself that come up only for two months a year, use the facilities for two months a year, don't use the sanitation, don't use the schools, don't have a word to say, you're all there with a bunch of signs, I can fill up this room with three times the amount of people who are taxpayers.

I happen to a contractor. I very surprised that this gentleman who talked tonight. I'm an architect. I do work in the city of New York. There's always a solution to every problem.

I do not believe that the sewer plant is filled to capacity. We had hotels here before that are not in business anymore. We have facilities that are not in business anymore.

And in reference to the stench, I come off, on legal holidays, I stop in South Fallsburg. I hate to tell you,

- BERNIE GIPS / PUBLIC COMMENT -

November, December, when it's off season and we're not here, it smells just as bad. So obviously, when you said --

(Audience interruption.)

MR. GIPS: I gave you your three minutes. I just want to tell you, it smells just as bad. So that's not the answer. The answer is we should work together, respect each other, try to work out a solution. As the gentleman spoke before, let's bring an independent agency that will come and study the problem. If they come back and tell us, an independent company, the sewers are at capacity, we'll take it from there. It's not the moratorium.

There's a gentleman here just now saying that all those workers will get laid off. Don't you care about your neighbors? I don't have any employees up here. I'm not a contractor up here so I couldn't care less. But I know when I come up in the winter, Woodbourne is a ghost town, South Fallsburg is three-quarters empty. So instead of saying thank you to the summer people who are only here for two months a year and they're not using the sewers too much, everybody's complaining. I didn't hear anybody complain when the casino is going to open up and it's going to be traffic. Nobody said a word. They're only worried about the traffic on Sundays, on visiting Sunday. There's

- BERNIE GIPS / PUBLIC COMMENT -

something wrong with this whole audience.

Thank you.

SUPERVISOR VEGLIANTE: That's the final speaker that we have that has been signed up. Is there anyone else who would like to address the board?

Come on up.

MS. PATTERSON: Hello everyone. My name is Rebecca Patterson. I'm a business owner in the Town of Fallsburg and I own a home.

It's nice to have the summer folks come up, but it's becoming a little overcrowded, and I truly believe that we do need to have a study, we do need to know who's building, what they're building and where they're building. There's no homes here for the people who live here year-round. There's no housing. There's nothing for us. We live here. We live here. We keep this place up all year-round.

(Audience interruption.)

MS. PATTERSON: It does not matter, ma'am. It doesn't matter. We don't have all the money that other people have. So we need housing.

(Audience interruption.)

MS. PATTERSON: Excuse me. Excuse me. Excuse me. I let everyone else speak, so I'd like to speak, too.

I live here year-round. I know all the people who do

- REBECCA PATTERSON / PUBLIC COMMENT -

construction and I do sympathize because I know that's what you do, but at the end of the day, we still need to know what's happening in our town. The sewer doesn't stink until now, not all year-round. And it does need to be taken care of. And people need to be asking questions, want to know what's happening in our town.

Everything is for sale because there's nothing here for us. In the wintertime there's nothing here for us. They're building. They need to have construction, but there's no jobs. There's nothing here for us. So we need to know what's going to happen to our town because if you're going to come and you want to build everything, then we need to know where you going to be doing it and how and why. We just need to know.

SUPERVISOR VEGLIANTE: Is there anyone else like that would like to address the Board?

MS. BUDROCK: So my name is Helen Budrock. I'm a 20 year resident of the hamlet of Hurleyville. I also have a --

AUDIENCE: Louder.

MS. BUDROCK: Louder? Usually people don't have a hard time hearing me.

So I'm a resident of the Hamlet of Hurleyville. I've been a resident of the town for about 20 years. I was on

- HELEN BUDROCK / PUBLIC COMMENT -

the Planning Board back in the late '90s when I first moved here, and I happen to be a certified planner so I do this kind of stuff for a living.

It's not unusual for towns to go through and update a comprehensive plan; it's something that's recommended.

It's not unusual for towns to enact a moratorium when they're faced with these kinds of issues. So I have faith in our local leaders that they'll make the right decision.

But the one thing that disturbs me just sitting here today is the us versus them mentality. Regardless of what side of the issue that you're on for the moratorium, the most important thing that I've heard over and over again from people on both sides of the aisle is that they care about this don't town, they love it here, whether you're here in the summer, whether you're here year-round, whether you've been here 20 years, whether you've been here just a couple of years. We all care about this place and we all want to see a better future for the town. So I hope and pray that regardless of what happens with the moratorium, as the town moves forward with updating its comprehensive plan, that we'll have a similar turnout of people in the room, not yelling and screaming at each other but working together hand in hand, with respect, to make this town a better place.

- YITZIE BREZEL / PUBLIC COMMENT -

MR. Y. BREZEL: Yitzie Brezel, Woodridge, New York.

First of all, I just want to thank everybody who came here tonight. I really wasn't planning on speaking, but after hearing everything and seeing the crowd I decided I'm going to say a few words.

We've been developing, like my brother said, for the last ten years. We brought in a new company that does our modular homes, Durabuilt Homes in Pennsylvania. We are actually looking at a few different properties to purchase, to be able to bring more jobs to this neighborhood.

We were involved in a project in Liberty. They were looking to expand some kind of a business. There was this one 19-year-old boy, high school senior or just finishing school, who got up and said: Guys, could you explain why you don't want to allow this? I'm the only one left from my whole high school class that has stayed local because everybody else went to the city because there's no jobs around there. If you look around at this crowd here, could anybody that's under the age of 50 raise their hand?

(The audience complied.)

MR. Y. BREZEL: Look at that. We've got like 12 people to raise their hand.

There is no youth here. Without jobs there will not be any youth here.

- YITZIE BREZEL / PUBLIC COMMENT -

I look around here also, I see a lot of people do work on our jobs from LC Construction, plumbing, Steve Levine and family. There are times that we take on a project that doesn't make the most financial sense for us, but we feel an obligation to them, that they work for us in the good times. We have taken projects when it hasn't been so successful for us, but we know beforehand that it's not going to be successful for us because we want to keep them working and keep them local.

One last thing. The Town of Fallsburg starting, like my brother said, from Steve, down to the attorney, down to the planner, down to everybody, they really give us a run for our money. They really put us through the wringer. It's not as easy as you guys think, we come in, we get approvals, we build. It's a long process and a difficult process. Yes, they work with us when they can, and when they can't, they tell us they can't work with us. But they deserve credit for everything they have done for the developers and they deserve credit from all the people and the naysayers, how much they put into an effort to make things right for the town.

Thank you.

SUPERVISOR VEGLIANTE: At this point, if there are no more public comment, I'm going to look to our attorney.

- MORATORIUM ON RESIDENTIAL DEVELOPMENT -

Can we keep the comment period open up until maybe meeting next week to accept written comment?

If there's anyone that feels that they wanted to add anything to the record, we'll happily leave the record open until next week's meeting, 'til five o'clock on Monday, to accept written comment.

I do want to, at this point, just kind of go over a couple things. We heard a lot today. Everyone has their own idea, people and the board, of what Fallsburg needs and what we need to do going forward. But a public hearing is a chance for us to hear what you guys think. There was a lot information that came forward today. I think one of the things that I feel we need to address, there is an us versus them mentality and that really needs and it's just not accurate. What's happening in Fallsburg is we want to look at what Fallsburg will like going forward, and that's not about Orthodox, it's not about secular, it's not about any one group. The Orthodox community is a very large part. Thirty to forty percent of our tax levy here comes from second homeowners and they're primarily Orthodox. This isn't about stopping development, this is not about any one group of people. Going forward, we want everyone at the table, and that means people against the moratorium, people for the moratorium, people for what we do past this

- MORATORIUM ON RESIDENTIAL DEVELOPMENT -

moratorium -- I know this board has a lot to think about over the next week -- and people for what we call the comprehensive plan committee. It's not just our desire, it's what will happen. We will have a comprehensive plan committee that addresses every member of our community, every aspect of our community: Orthodox, secular, business, residential. We want a cross section because that's what Fallsburg is. It isn't us against them. We're all in this together.

MR. UNIDENTIFIED SPEAKER: Point of information, please. Are you only accepting written comment or will there be oral comment at that meeting?

SUPERVISOR VEGLIANTE: At that meeting there will be public comment. It is a legislative meeting so you can certainly. As far as this public hearing is concerned, we're only accepting written comment. However, there will be a public comment period.

MR. UNIDENTIFIED SPEAKER: Well, I guess it was an important clarification.

SUPERVISOR VEGLIANTE: Yes.

MR. UNIDENTIFIED SPEAKER: Thank you.

SUPERVISOR VEGLIANTE: Going forward, just a couple of things I just want. We did a little research. We did not want to put together a moratorium law that would stop this

now. We didn't think it was fair. There's a lot more planning in the pipeline. Under our proposed moratorium law, over 400 homes can be built during the moratorium. To put that in perspective, in Thompson there's only 260 units at that stage. In Bethel there's roughly 400 in their pipeline. Suffice it to say that a good portion of this county, if you add them all up, doesn't equal what can move forward if we pass the moratorium today.

We wanted to look at this in a way that was responsible. We want to continue to do that. There are a lot of changes that you've heard over the course of the last few years. It's time to pull it all together. That's our thought process. We're going to go back through this record. There's been a lot of thought.

We thank everyone for coming today. We have the work session following this public hearing.

At this point, I thank anyone for coming to this public hearing.

(Time noted: 7:16 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 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.**

ROSEMARY A. MEYER

Date Transcribed: July 27, 2016

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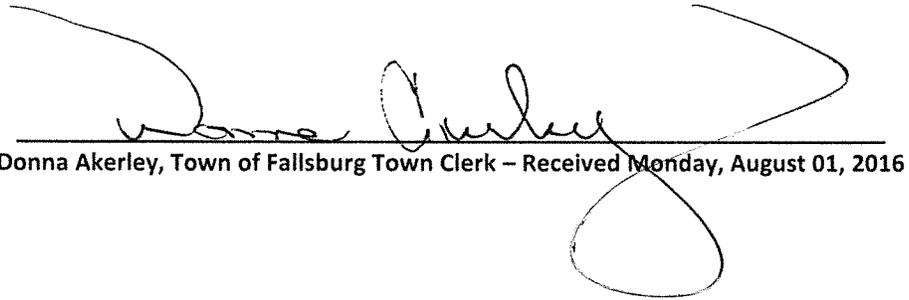
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Donna Akerley, Town of Fallsburg Town Clerk – Received Monday, August 01, 2016