

“Minutes are not official until approved by their respective board.”

TOWN OF FALLSBURG PLANNING BOARD MEETING

February 10th, 2022

In attendance: Arthur Rosenshein, Chairman, Irv Newmark, Bucky Louckes, Michael Kirtack, Gary Tavormina, Paul Lucyk, Planning Board Members, Mollie Messenger, Code Enforcement, Helen Budrock, Town Planners

- Irv Newmark called the meeting to order at 7PM.
- January minutes approved

PUBLIC HEARING:

1. RICHARD STIEGLITZ – SBL# 61-1-9.1

- Irv Newmark recused himself
- Robert Lansberry represented.
- Robert Lansberry: I believe the maps and everything are.
- Arthur Rosenshein: Do we have a map handy?
- Robert Lansberry: I guess you guys have already addressed this lot improvement? About a month or so ago?
- Mollie Messenger: Correct the corner lot in the middle you are adding 2 acres for 3 acres.
- Robert Lansberry: We added 2 acres and it is a 1 acre lot which will make it better. Now what he is doing is selling a 10 acre piece that wraps around it.
- Arthur Rosenshein: How many acres?
- Robert Lansberry: The remainder will be 27 and a half acres. We are doing a minor subdivision. Right along the Neversink River. We are cutting out a 10 acre lot with a remainder of 27 acre lot.
- Lanessa lemma: I'd like to know if there will be any bedrooms?
- Robert Lansberry: There is an existing garage on this road but I don't know what they're going to use the building for. I think it is just storage. I don't believe as far as I know there will be any buildings. I think they will want to do some camping

along the river.

- Lanessa lemma: My property is adjacent.
- Robert Lansberry: As far as I know they don't have any plans to build anything. That could change. The only thing I've heard is he wants to do some camping. He really wants the building for the garage that is out by the road. It is on a third of an acre but in order to separate it we need to put 10 acres with it.
- Arthur Rosenshein: Anybody else? Public hearing is closed.

2. 234 MAIN STREET LLC – SBL# 34-9-9/10

- John Chrysler represented.
- John Chrysler: I have these 4 units. I am just subdividing the property behind me and adding it to my property. This is being sold off separately. It is all marsh and a little grassy gnoll. I just want to keep my property from having anything developed behind it.
- Steven Vegliante: It is a little more complicated than that. Essentially what is happening is tax map number 34-9E is going to split into 2 parcels. One will be a lot improvement for Sean and Dawn McCarthy. The southerly parcel will become its own tax map number. Additionally there are 2 parcels farther up westerly on the map. That is 34-9-10. It is the .23 acre with the house. That is its own standalone parcel. Both of those parcels will be sold to the owner of the larger building on top of the hill at 234 Main Street. It is a combination subdivision and lot improvement.
- Arthur Rosenshein: Anybody want to speak? No? Public hearing closed.

3. CAMP MASMIDIM – SBL# 41-1-18.1

- Joel Kohn, John, and Alicia represented.
- Joel Kohn: This is an existing summer camp. The property is approximately 90 acres with 70 acres on the north side of Silver Lake and the rest on the south side. It is in the REC zoning district which will need a special use permit subject to site plan review. There are roughly 533 occupants. The camp is proposing to add 5 staff housing buildings for a total of 15 staff families and a dormitory building which is 100 by 68 which will house 130 kids. They are also asking the Planning Board to approve for the four class trailers and the office trailer temporarily that was put in a couple years ago. We are now asking to keep it there permanently. There is a gravel drive for Rosemond Road that goes back to the classroom area. That will be widened to 24 feet wide to meet fire access. Water is on site wells with enough water capacity to supply the camp and the proposed expansion. Sewer is from the

Mountindale sewer plant. There is a pump station that will most likely need to be operated from this proposal.

- Arthur Rosenshein: Anybody have something to ask?
- Ezra Gordon: I live at 15 Silver Lake Road. I am the closest neighbor. I am simply here to say I know the owners and the people well. I have been in my house from 2000. The property has never seen much development. I am looking forward to seeing growth and beauty rather than the eyesore it has been.
- Arthur Rosenshein: Anybody else? Public hearing closed.

4. AZIZA SUB-DIVISION – SBL# 57A-1-67.1/57B-1-1 THRU 11

- Gell Kapalsky represented
- Gell Kapalsky: This is going to be a lot consolidation and site plan. I'll go over the consolidation first. The property is located at Avalock Road. The specific lots being combined are 57A-1-67.1. It is kind of a unique property. It is facing LaVista, Pine Drive, Hemlock Court, and Spruce Court as well as the lots for Cedar Court over here. It would also be combining the lots from 57-1-12.1 and 57-1-11.1 creating a lot that is 41 and a half acres in size. The property itself used to be Music Mountain. There is an existing dormitory there now and an amphitheater. You have a stream that runs across the property. That would be the consolidation.
- Arthur Rosenshein: Any questions?
- Jeanne Su: I live at 12 Hemlock Court and I also own 13 Hemlock Court. What is the reason for the consolidation?
- Helen Budrock: He will get to that in the next one. It might be helpful to hear everything?
- Jeanne Su: This is one section right now. The next one is on the campground. I want to know why the 12 lots are being consolidated.
- Arthur Rosenshein: I think that will come up in a moment and then you can speak again. I am closing the first public hearing

5. AZIZA SITE PLAN – SBL# 57A-1-67.1/57B-1-1 THRU 11

- Gell Kapalsky represented.
- Gell Kapalsky: The preliminary site plan we developed is a renovation of the existing amphitheater in the area. It is a variety of proposals. We are proposing 20 camp sites along the back side of the property with a walking and access trail. The other proposal is renovation of the existing amphitheater. The viewing area there. We would be renovating the bridges that cross that stream. There would be a pedestrian walkway. We would also be replacing an existing dormitory building in the back and turning it into a multiuse building with guest services and check in

services for the camp site. As well as a cafeteria and small grocery store while maintaining some dormitory units. We would also be replacing the pool and putting on two basketball courts as well as renovating the existing tennis courts. The rest of the area in the rear we would be providing for parking. We would have 49 permanent parking spaces around the existing building and they are proposing event parking in the rear. For the property itself it would be serviced by central water and sewer but for special events it would be outhouses. Those amphitheater require special use permits from the Town of Fallsburg. We propose to have overflow parking on the basketball and tennis courts. In the event of an event exceeding 500 parking spaces we propose offsite parking at Davos and busing them in. I believe that is the main items. In regards to the consolidation it is just the road portion over here. None of the lots are being affected. It is just the right of way for the road.

- Arthur Rosenshein: You have your questions now.
- Gary Koutcher: It sounds like a great project. Because it is on the river and there will be a huge number of people what do you plan to do about making sure the river is kept clean?
- Gell Kapalsky: We are in the preliminary process of developing it but as we go through the development I believe we are going to meet to present a drainage analysis for the site as well as we will probably be providing erosion control measures during construction. In addition the event parking out here is grass and this is pavement. All of the pavement would be around the existing building.
- Gary Koutcher: The reason I ask that is because like in Lake Sheldrake when a lot of young people came to the lake for canoeing they threw a lot of garbage into the lake. It took them quite a while to get that cleaned up and to convince them not to do that. I am also concerned about trash that people will throw around.
- Gell Kapalsky: That is definitely something we can take into consideration and make changes to future versions of the plan.
- Arthur Rosenshein: Anybody else?
- Jeanne Su: There are home owners on the other side. What is to prevent the people at events going into the lake and getting onto our properties? You have a lot of people coming to these events. Is there anyway of controlling that?
- Gell Kapalsky: We can absolutely provide some sort of fencing to the lake. I am not sure we can fence along the lake itself. We can provide some form of measure to prevent from people going into the lake.
- Denise Thomas: I live in Loch Sheldrake. What kind of events?
- Gell Kapalsky: I don't know at this point. I would imagine it would be music. I believe it would be for concerts and events of that type. I am not entirely sure.
- Arthur Rosenshein: Further questions?
- Mary Adams: With such a huge population coming are these camp sites going to be available to the general public? Or is it more along the lines to a lot of what we

seen around here which is a lot of recreation but not available to the general public? I love the idea of the project but I'd love if it was giving more to the community. I am also concerned about lighting. I have noticed that with the developments going up they have really bright LED lighting. I know we have been trying to be dark sky compliant. Even when it is facing down they are blinding. They leave on all year round even when they are not there. It is really bad to the birds and wild life and it is also really ugly. This is near a beautiful lake. I just want to put it out there. We have to be careful. What will it be like?

- Paul Lucyk: Are the camp sites for campers? Or are they for the kids? What will they be used for?
- Gell Kapalsky: I don't have a concrete answer but we will provide an answer.
- Paul Lucyk: The other question I have is how many lots where people have homes are being used at the present time?
- Gell Kapalsky: You mean here?
- Paul Lucyk: Correct. Roughly.
- Helen Budrock: It is 18 or 19.
- Paul Lucyk: How does that affect the people that have the homes when they are having these events? What does that do to someone who bought a home? How does that affect the value of their homes? I am just thinking out of the box a little bit where you are looking to put a project in that looks great but what affect will have on these home owners that are there.
- Arthur Rosenshein: That is a question we may not open tonight.
- Helen Budrock: I haven't been here that long but Music on the Mountain was 80 to 82. This particular PUD was created in 84. The subdivisions that created the houses that people are living in were after the concert series. It has some unique zoning designation and that is the reason it is on for discussion tonight. We are going to have a work session with the applicant and work through some of those issues and most likely some of the questions from tonight.
- Arthur Rosenshein: In other words it has a long way to go. Anybody else have a question?
- Paul Lucyk: On the 18 or 19 homes that are there you have city water from the wells?
- Helen Budrock: I believe it is in the water district.
- Paul Lucyk: So they have town water. Is the sewage going into the existing system from the hotel? Or do they have private sewer?
- Gell Kapalsky: I don't know for these houses. I know for this project we propose to be served by central water and sewer. Only for the building itself. Events would not be supplied by central water and sewer. That would be served by outhouses.
- Jeanne Su: When you are talking about the people living on the development I have 2 of the houses. You said you are going to table this. I am concerned about the noise. Music Mountain was before the houses. My family owns 2 of those

houses. It has always been quiet. To have events going on that is going to disturb our peace.

- Arthur Rosenshein: Thank you. Anybody else? Public hearing closed.
- Mollie Messenger: You may want to leave this open until you have more information.
- Arthur Rosenshein: I think we will have another public hearing when we have more information. There is a lot of details to go over.

NEW BUSINESS:

1. GOLDEN GATE SUB-DIVISION – SBL# 60-1-85 – Requests a 6 month extension for a previously approved 4 lot sub-division.

- Joel Kohn represented.
- Joel Kohn: The map is ready to sign it is just waiting for signatures. The subdivision was approved last February. We need a DOT permit and we received that. We went to the county with the map. They are okay with the map. It took a little longer because of COVID. Ken reviewed it and signed off on it last week. He dropped it off today at the Building Department. It is now ready for signature. Once it is signed we can record it with the county. We just ask for another 6 month extension.
- Arthur Rosenshein: Motion?
 - MOTION:
 - Bucky Louckes motions to approve. Paul Lucyk seconds. All in favor.

2. RICHARD STIEGLITZ – SBL# 61-1-9.1 – Requests a two lot sub-division. Zone: AG. Acres: 40.50. Location: Grey Rd., South Fallsburg. Cross Roads: Wildwood Dr.

- Irv Newmark recuses himself.
- Robert Lansberry represented.
- Arthur Rosenshein: Basically we have 2 lots coming out of one. They both have access?
- Robert Lansberry: Yes. It is this access with the existing garage. It goes up and wraps around this spot. It has road frontage over here.
- Arthur Rosenshein: They both have road frontage. They are both legal lots.
- Robert Lansberry: This one is 27 acres it has a lot of road frontage.
- Bucky Louckes: There is a camp there right?
- Robert Lansberry: Yes.
- Bucky Louckes: They have right of ways going down this road to get to the casino?
- Robert Lansberry: No.
- Bucky Louckes: They use that property just because they wanted to us it?

- Robert Lansberry: The camp is over here.
- Bucky Louckes: Here is the garage and the houses.
- Robert Lansberry: They are on the other side of this chain link fence. There is a gravel road that goes back into the camp. They own this tennis court.
- Bucky Louckes: Where is the casino?
- Robert Lansberry: I am not sure. It is not in here. Most of the building I've seen are on the other side of this chain link fence.
- Bucky Louckes: This is our road then?
- Robert Lansberry: This has always been the property line. There is no right of ways.
- Bucky Louckes: This road goes into the garage here so that is how this guy gets in right?
- Robert Lansberry: I think they plan on coming right into the front of it.
- Bucky Louckes: They're going to put their own road in then?
- Robert Lansberry: A driveway possibly.
- Helen Budrock: You said 10 acres because that is the minimum lot size.
- Robert Lansberry: Yes. They really wanted to buy this lot. It is a third of an acre.
- Helen Budrock: Okay.
- Arthur Rosenshein: Mollie? Any questions?
- Discussion.
- Robert Lansberry: There are no right of ways through the camp.
- Arthur Rosenshein: It is a type 2 SEQR. We don't have to do anything with environmental. It is a minor subdivision we can handle that right away. Mollie you don't have any issues. Motion for approval?
 - MOTION:
 - Bucky Louckes motions for approval. Paul Lucyk seconds. All in favor.

3. 234 MAIN STREET LLC – SBL# 34-9-9/10 – Requests lot line improvement. Zone: MX. Acres: 1.94. Location: Cole Street, Hurleyville. Cross Roads: Main Street.

- John Chrysler represented.
- John Chrysler: If you have any questions I did the survey but I can probably answer the questions.
- Arthur Rosenshein: We are just trying to figure out if we have 2 legal lots.
- Steven Vegliante: I believe we have legal lots. It is in the MX zone.
- Arthur Rosenshein: What is the minimum acreage in this zone?
- Steven Vegliante: I am pretty sure it is half an acre.
- Arthur Rosenshein: Okay. Do you have access?
- John Chrysler: The road dead ends here but the town still has a paper road to the property line. It is just not developed. This parcel is going to be attached to

McArthur.

- Arthur Rosenshein: The .9 acre will be attached.
- John Chrysler: That will be a lot improvement.
- Arthur Rosenshein: Is there is any physical way to get to that lot at this moment?
- Steven Vegliante: That lot goes straight through to the Perez lot. I think what Bob is saying that is a paper lot that goes all the way to the town. There is the town parcel and the parcel owned by Perez. It does exist it is just a paper road.
- John Chrysler: The town has this parcel here. It is just a paper road but you can develop it as much as you have to in order to get into it.
- Steven Vegliante: At this point there are no plans to develop the parcel. If there is a further site plan application it will certainly include improving the road.
- Arthur Rosenshein: I just want to make sure it is accessible. If they needed to could the new owner put his own road in?
- Steven Vegliante: Yes.
- Bucky Louckes: Where would he put that in?
- John Chrysler: Here is the paper road now. Here is the end. There is an existing right of way for he just has to build a road.
- Sean McCarthy: The improvement is just land. It is just swamp back there. There isn't much to develop.
- Arthur Rosenshein: It is our duty to make sure.
- Helen Budrock: Who owns the property that will be divided and added?
- John Chrysler: Less Witheral.
- Steven Vegliante: My client is in contract to purchase the land as well as Mr. McCarthy.
- Bucky Louckes: So you don't own that land yet?
- Steven Vegliante: No we are contract vendees.
- Helen Budrock: So you have a third party that owns that parcel that wants to split it and add half to your property and add half to 234 Main Street.
- Steven Vegliante: The .81 acre lot will become an independent lot. There is the .23 acre lot that is 34-9-10 and 34-9-24 those will be combined. That is a preexisting nonconforming lot I believe but it will be less preexisting nonconforming when we are done.
- Paul Lucyk: Where is 234 Main Street on the map?
- John Chrysler: This is it.
- Paul Lucyk: Okay. What is that? They are buying that land to have more land for another reason?
- Steven Vegliante: 34-9-10 has a duplex rental unit on it. My client will take over the operation of that. There are no plans to build on the .818 acre lot at this point.
- Paul Lucyk: So it actually touches on the southerly side?
- Steven Vegliante: Which parcel are you talking about?
- Paul Lucyk: The .81 acre lot touches on 234?

- Steven Vegliante: I don't think it does. It is down the road from it. It touches the Center for Discovery lot.
- John Chrysler: The Center for Discovery owns the property to the south of this lot?
- Steven Vegliante: Yes.
- Arthur Rosenshein: I think we are concerned with a couple things. Is it legal lots for size? It is yes. Is it accessible as it stands?
- John Chrysler: Yes. There is a paper right of way it just needs to be developed.
- Steven Vegliante: In the event my client decides to bring an application for a site plan on the .818 acre that design will have to include improving the road.
- Arthur Rosenshein: Okay. It is type 2 SEQR so we don't have to do anything with that. Does anybody have anything?
- John Chrysler: There is a third lot but I think that stands alone by itself now doesn't it?
- Steven Vegliante: Yes it does. 2 do. 34-9-10 and 34-9-21.
- Bucky Louckes: Do you have the owner proxy from Less?
- Steven Vegliante: Yes he dropped it off directly.
- Helen Budrock: It is not part of the application.
- Steven Vegliante: I know it exists. You can make any action contingent on that. I can email it to the Board. I have a copy of it.
- Arthur Rosenshein: Motion?
 - MOTION:
 - Bucky Louckes motions for approval. Paul Lucyk seconds. All in favor.

4. IRVINGTON JUNIOR – SBL# 56-1-8.1/9/13.1 – Requests conceptual review for a duplex development consisting of 9 duplex buildings and two single family houses (20 units total). Zone: R. Acres: 12.56. Location: 5389 SR 42, South Fallsburg. Cross Roads: Willow Heights Rd.

- Joel Kohn represented.
- Joel Kohn: This is a proposed duplex development and it has a subdivision component to it as well. It is 12.56 acres where a little over 10 acres will be the duplex development. It will be 20 units. 2 family houses with 2 single families. The entrance will be across from Willow Heights Road. It will have a swimming pool and some courts. The other side of this road there will be 4 lots. There will also be a lot line change that will submitted separately between this property and the property here. This is the existing property line.
- Arthur Rosenshein: This is empty land?
- Joel Kohn: Yes. There is a pool and driveway there.
- Mollie Messenger: The top part.
- Joel Kohn: Lot 2?

- Mollie Messenger: Lot 1. It doesn't look like it is buildable.
- Joel Kohn: It is not buildable yet. We are looking into possibilities.
- Mollie Messenger: Is there a reason you have the lots like that? You have room on the other side.
- Joel Kohn: I believe these are existing lots. This is an existing town road. We can't do anything with a duplex development over there.
- Mollie Messenger: I'm not talking about the duplex. This lot is not buildable. I don't know why you're not putting something over here.
- Arthur Rosenshein: You're saying lot 3 isn't buildable?
- Discussion.
- Mollie Messenger: It just seems to me that you are trying to squish it in.
- Joel Kohn: We will take another look.
- Mollie Messenger: I was just wondering why when you have the first building why you are trying to squish in that lot. Why do you need 4 separate lots?
- Joel Kohn: Just for 4 single family homes.
- Mollie Messenger: Not related to the duplex development?
- Joel Kohn: Right. That will be a simple subdivision not related to the duplex development. The duplex development will be condominium.
- Mollie Messenger: I was just wondering.
- Arthur Rosenshein: You are dissolving the lines and drawing new ones?
- Joel Kohn: Yes.
- Arthur Rosenshein: Helen?
- Helen Budrock: I will add Irvington to my list.
- Mollie Messenger: You will have to engage Keystone's office also.
- Arthur Rosenshein: Okay and Ken with Keystone for review. Helen do you have anything else you need?
- Helen Budrock: No I don't think so I want to digest it a bit more and have a work a session before it comes back. It will have to go to a public hearing at some point. Let's flesh it out a bit more.
- Joel Kohn: If you need anything from me I will leave my email address.
- Mollie Messenger: You will want to email and ask.
- Helen Budrock: Send me the plans digitally.

5. AZIZA SUB-DIVISION – SBL# 57A-1-67.1/57B-1-1 THRU 11 – Requests a lot consolidation consisting of 12 lots into one lot. Zone: PUD#4. Acres: 41.44. Location: Avon Lodge Rd., Woodridge. Cross Roads: Pine Drive, Woodridge.

- Applicant to have a work session

6. AZIZA SITE PLAN – SBL# 57A-1-67.1/57B-1-1 thru 11 – Requests site plan review for a 20 site campground, multiuse building for campers and 16 dormitory units. Convert existing ampitheater and provide parking. Zone: PUD#4. Acres: 41.44. Location: Avon Lodge Rd., Woodridge. Cross Roads: Pine Drive, Woodridge.

- Applicant to have a work session

7. WILLIAM CAPPARELLI – SBL# 65-1-18.15/18.16/18.17 – Requests conceptual review for a winery (storage and production). Zone: REC. Acres: 5.06. Location: Fox Hill Road, Woodridge. Cross Roads: Glen Wild Rd.

- Allan Frishman and William Capparelli represented.
- Allan Frishman: This is the kind of business which the town is welcoming. It is a nice industry. It is very small. I will explain the site plan. It will be a 2 story building. Basement level will be storage. That will be on the ground. The upper level next to the parking lot will be a pathway to the top of the building. That will be split where it has some product on top. The area that the public will come in will be 20 by 20. Outside the building will be a small bar that he will operate in the summer. Of course there has to be a handicap acceptable accessible pathway and bathroom. The hours of operation is daytime. 11 to 5. This is not like a large buy. Usually couples or groups of people come in one vehicle. It isn't like a bar where people come one at a time. We meet all the criteria for the zoning code. It is a permitted use. That is kind of the introduction. This is our first meeting. We welcome some comments.
- Bucky Louckes: 11 to 5 7 days a week?
- Allan Frishman: I believe it is on the weekends.
- Bucky Louckes: Just Saturday and Sundays?
- Allan Frishman: Yes.
- Arthur Rosenshein: When you say bar it is wine? Hard liquor? Etc?
- Allan Frishman: It is just for his product. You may go outside buy a glass of wine and go out a nice sunny day. Have a few umbrellas and enjoy the weather. It is not a bar.
- Mollie Messenger: I don't believe anything you are talking about is on the site plan.

You will need to denote where people are going to be. We kind of need to know a little bit more about if there will be deliveries. How people will access the lot. There needs to be more on the site plan about how it will operate.

- Allan Frishman: Willie can you comment? He grows the grapes on his own property. We can't hear you. As far as deliveries go once in a while. He might get some bottles from a delivery. It won't be an ongoing trucky everyday delivering products. He is manufacturing it on the property. It is a combination wine testing and vineyard. It is a small operation. Call it a backyard operation. Tonight is an introduction to the Planning Board.
- Mollie Messenger: We need a public hearing. You should ask for a public hearing and then you can update your site plan accordingly.
- Helen Budrock: It might be helpful if the owner could write a letter describing the operations. The hours. How many deliveries. Some of the questions the Board asked so it is documented. And the kind of wine.
- Allan Frishman: We can ask for the public hearing for the next meeting?
- Arthur Rosenshein: Yes.
- Mollie Messenger: Can we have Keystone on this one as well?
- Arthur Rosenshein: Yes Ken can get involved. We got all we need?
- Gary Tavormina: What are you doing with the waste?
- Allan Frishman: You probably compost back into the farm? It isn't shipped some place. It is a small operation. We're not talking the Angry Orchard.
- Helen Budrock: Put that in the letter describing the operations.
- Allan Frishman: Thanks everybody.

OLD BUSINESS:

1. CAMP MASMIDIM – SBL# 41-1-18.1 – Requests site plan review to add two 100' x 34' dormitories, five 84' x 25' staff housing buildings and approvals to keep five temporary classroom trailers permanently. Zone: REC. Acres: 92.14. Location: 69 Silver Lake Rd., Woodridge. Cross Roads: Rosemond Rd.

- Joel Kohn, John, and Alicia represented.
- Joel Kohn: There is proposed staff housing, dormitory buildings, and (inaudible). A lot of work has been put in since the last meeting. The engineer added a lot to the plans.
- Bucky Louckes: I don't see the building we talked about so many times being on here. What are we doing with the building?
- Joel Kohn: Building?

- Bucky Louckes: The health quarters.
- Alicia: There are the safety parts. I brought in John to look at it structurally to make sure it is sound. In terms of aesthetics we are going to renew the decks and we are going to paint the front so it should look good. We will clean up the area in the front. I will continue cleaning that up.
- Bucky Louckes: Being it such an old building paint won't help that building. You should put some vinyl on there or something. There are so many layers of paint on there.
- John: Structurally the building can be saved. It certainly needs work. It needs a new roof. The siding needs to be resurfaced. The decks need to be assessed. It is not in danger of falling apart or failing but it needs work.
- Bucky Louckes: A lot of work.
- John: He will need to get a permit.
- Alicia: We addressed it and we are working on it.
- Joel Kohn: John has also looked at the trailers.
- John: Yes I have been through all of the buildings on the site. There are open permits. There is work in a lot of the buildings due to the age. As far as the classrooms go they were trailers. They are very good trailers.
- Bucky Louckes: You shouldn't call them trailers because according to everyone up here trailers is 14 by 7.
- John: They are office trailers. They were not converted from a residential. They are a classroom trailer by industrial standard. They were not altered in anyway. They are legitimate classroom trailers. They are like a job or conference trailer.
- Irv Newmark: The side of the dumpster is unsightly. I go by there every other day year round. Maybe you want a compactor and clean that area up because it is right on the road. It is not nice to look at when you go by.
- Alicia: We do have a compactor.
- Irv Newmark: Maybe you need a fence or something there because when I go by there I never look at the camp because all I can look at is across the street.
- Alicia: We are looking for a new location. The reason that we have it out of the camp is because bringing trucks into the camp and having the garbage in the camp and pulling everytime is a concern.
- Irv Newmark: You have to consider the people passing by there looking at it.
- Alicia: We are looking into it. We did build a fence around it.
- Bucky Louckes: Maybe it is time to find an actual home for it. You're putting a road in to go to those classrooms up there.
- John: That is existing.
- Alicia: The real concern is that is where the day camp. There is a lot of little kids roaming around. There is a swimming pool there. The gym there. The trailer is there. It is a very busy area. I'm not so comfortable having the truck coming in and picking up there. That's why it is where it is. We will definitely look to see if there

is anything we can do. We kept it clean as much as we could this year.

- Bucky Louckes: See if you can find a place across the street for it.
- Paul Lucyk: Set it back 50 feet.
- Bucky Louckes: If you put it on the other side you won't have to look at it.
- Alicia: I don't know if you noticed but there was no garbage lying around the front. I was very on top of that.
- Gary Tavormina: Are these one or two story buildings?
- Alicia: Which?
- Arthur Rosenshein: The dormitories.
- Alicia: They are 2 story.
- Arthur Rosenshein: Question on the temporary classrooms.
- Gary Tavormina: The 1 story is on a masonry foundation or (inaudible)?
- Alicia: Masonry foundation.
- Gary Tavormina: So it is 6 to 8 feet in the ground?
- John: 4 feet and crosswalks. They don't have basements.
- Gary Tavormina: No basements?
- John: Not on the staff housing.
- Gary Tavormina: So basically you still have a 2 story building.
- John: No it is 1 story.
- Gary Tavormina: You are putting up a 2 story building.
- Joel Kohn: It is a crawl space and a 1 story building.
- Gary Tavormina: It will be 4 feet above the ground and then a building on top of it?
- Bucky Louckes: Yes.
- Gary Tavormina: Or is it 8 foot and a building on top of it?
- John: No. It would be 2 feet out of the ground and 4 feet under the ground then the building.
- Arthur Rosenshein: Gary's concern is to make sure the basement can't be used for habitation.
- Gary Tavormina: We are getting buildings that are 8 foot wooden structures then the house. They are putting 2 stories on it.
- John: It is a 1 story structure.
- Arthur Rosenshein: How are you going to do the classrooms? How are you going to make them permanent?
- Irv Newmark: They are permanent.
- Mollie Messenger: You're moving them. Are you putting them on a real foundation? Slabs? Dirt paths?
- Alicia: Blocks.
- Bucky Louckes: Are they scurried in?
- John: Yes.
- Arthur Rosenshein: Water and septic?
- Alicia: No water or septic.

- Arthur Rosenshein: Where do the kids go?
- Alicia: The gymnasium is right above them.
- Mollie Messenger: You have them on piers on the ground? Are they underneath? Pier pads? Gravel? The point of the question they make big plastic pads that go underneath them. Are they tied down? We are asking for the permanency of that.
- Alicia: I will refer to the engineer to look at that and let us know what we have to do.
- Mollie Messenger: There are special tie downs that need to be tied down.
- John: We do not have permanent tie downs currently.
- Mollie Messenger: The Board just wants to know that if you make them permanent and that all works out you have to put real ties in there.
- Bucky Louckes: And scurried and closed in.
- John: They are.
- Bucky Louckes: They are not closed in. You put lattice around them. That's not closed in. Closed in so the leaves and things don't blow in. No fires underneath the buildings.
- Arthur Rosenshein: So we don't have to do them again.
- Alicia: Whatever it takes. You want plastic around?
- Bucky Louckes: Anything.
- Arthur Rosenshein: With the dorms you're going from how many students to how many?
- Alicia: The additional is 130 for the new dorms.
- Arthur Rosenshein: What is the total capacity?
- Joel Kohn: 743 is total occupants.
- Helen Budrock: Maximum is 1,300 so they are well below maximum.
- Arthur Rosenshein: Ken will have to be involved with that.
- Irv Newmark: Won't the Health Department have to be involved?
- Mollie Messenger: Can you contact the Health Department?
- Joel Kohn: It is in progress.
- Helen Budrock: You said you need a permit from the Health Department?
- Joel Kohn: Yes.
- Helen Budrock: And DEC? A SWEPP or any of that kind of stuff?
- Joel Kohn: It is a SWEPP but it is going to be (inaudible).
- Irv Newmark: They hook into Mountaindale.
- Arthur Rosenshein: Maybe Helen will coordinate this one.
- Helen Budrock: I am on this one. Do you know if it was referred to the county for 239 because it is right on the municipal boundary?
- Joel Kohn: I believe last time.
- Mollie Messenger: Joel sent it out.
- Helen Budrock: Lead agency notice? It is going to require some coordinated review.

- Arthur Rosenshein: Unlisted action?
- Helen Budrock: It is.
- Arthur Rosenshein: Have we taken lead agency?
- Helen Budrock: No at least not as far as my records indicate.
- Arthur Rosenshein: Let's do that right now. Motion?
 - MOTION:
 - Bucky Louckes motions for lead agency. Gary Tavormina seconds. All in favor.
- Helen Budrock: You can circulate the notices right Joel?
- Joel Kohn: Yes. Do you have a list of agencies I should circulate it to?
- Helen Budrock: The usual.
- Mollie Messenger: Did you send to the fire department?
- Joel Kohn: John sent out to the fire department on January 4th. They picked it up on January 10th. We are waiting to hear back.
- Bucky Louckes: At least you sent it to them.
- Paul Lucyk: With the property from the back there is a lot of water that runs down the hill to the main road. Will there be a need for increased drainage?
- Joel Kohn: John is preparing a storm water plan which will address a lot of the drainage. Not only will it help for the new buildings but the old ones as well.
- John: The storm water is coming down the side of the camp not where the buildings are.
- Mollie Messenger: What about the lines going from here down to the pump station? Does anybody know what condition that line is in?
- Paul Lucyk: The pump line?
- Mollie Messenger: Should we have that tested? Does anyone know what that is all about?
- Irv Newmark: The town dug it up when they dug the ditches.
- Paul Lucyk: They broke it last year.
- Mollie Messenger: So you are going to fix the whole line?
- Joel Kohn: They fixed it no?
- Mollie Messenger: We need to know if there are any updates on that line.
- John: I'd say if there was a break in that line we'd know quickly.
- Mollie Messenger: You are adding more flow and you are in front of the Planning Board.
- Ken Ellsworth: It has to be part of John's report as part of the sewer and water capacity. We'll be reviewing that line and the pump station.
- Paul Lucyk: There is a lot of ground infiltration flowing into that pump station. I can tell you that right now.
- Ken Ellsworth: Which would be great to fix.
- Paul Lucyk: It is terrible the amount of infiltration.
- Joel Kohn: We will do testing for all of the lines.

- John: They are coming down on the 28th to do tests.
- Paul Lucy: Make sure the town is there while they are doing it for inspection.
- Mollie Messenger: You should coordinate that.
- Arthur Rosenshein: I guess we've done all we can.

2. WESTBOURNE – SBL# 21-1-42.1- Requests site plan amendment for change from multi-family apartment buildings to a duplex development. Zone: R. Acres: 88. Location: SR 52, Woodbourne. Cross Rods: SR 42.

- Mike represented.
- Mike Reilly: These were the original plans that were signed in 2015 by Randy Wasson. This over here labeled parcel A is the part under construction and is the part I came last meeting for. Over here in the pink is for today. As you may recall there are some existing apartment buildings there and their plan at the time was to add a bunch more apartment buildings. This side is under construction. The plan you have in front of you is what they would like to do is duplexes instead of apartment buildings. We were here about 3 months ago to talk about buying Lansman's day camp. They couldn't make a deal. The plan shows a reconfiguration of this to be duplexes. There are some singles as well. The original approval had 152 apartment units that were all 3 bedrooms a piece. This duplex in front of you has 88 units. There are less units and a reduction in bedrooms. It was 152 apartments times 3 bedrooms was 456. 88 new duplexes at 5 bedrooms is 440. That is 16 less bedrooms.
- Mollie Messenger: Why 5 bedrooms?
- Mike Reilly: What is normal? 6?
- Mollie Messenger: 6 is the duplex law.
- Irv Newmark: How is the water and sewer capacity for these additions?
- Mollie Messenger: Ken will have to evaluate.
- Mike Reilly: I am basically here to reintroduce without the Lansman piece. They want me to move forward. I imagine the next step is to have a workshop on this because I wasn't the original engineer and I am sure there are things I am not aware of.
- Arthur Rosenshein: One of which I liked the original plan better.
- Irv Newmark: They were moved a lot closer to the road.
- Arthur Rosenshein: You notice this is the old road. It is farther from Route 52. The buildings were farther from 52. There was green area up here to the top of the hill which is now being built on. There are quite a few changes. When we reviewed this not so long ago one of the things was visibility from the highway. I don't think you improved it. I know you did sketchwork. That is something we are going to be

very aware of. In instance the Bogen house. According to your sketch it disappears and the new road goes where the lawn is.

- Mike Reilly: That is why I am here. To get your concerns.
- Arthur Rosenshein: We're in a unique bargaining position because we have the old ones too.
- Helen Budrock: This is the DEIF we were looking for. The other changes approved last month are just minor. This is a major redesign. We will have to reopen SEQ. Do an amended. It looks like Jim Bates was involved.
- Mike Reilly: I was thinking have a workshop first. Your concerns are landscaping, proximity to 52.
- Arthur Rosenshein: There is an interesting discussion I had forgotten about which was regarding a left turn lane.
- Helen Budrock: A left turn lane?
- Arthur Rosenshein: At the main entrance. The possibility of needing one. The developer being responsible. In the minutes.
- Irv Newmark: Which way will the traffic be coming into that?
- Mike Reilly: If they come in from Woodbourne that will take a majority of it.
- Arthur Rosenshein: Come in through 42 from Fallsburg and take the left up the hill. We have an addition and I don't know how we handle this. We have the possibility of another developer coming through that road. This gives us an opportunity to approach that.
- Helen Budrock: I'll have to think about it. If we open up the EIFs again and do a supplemental knowing what is going on with Timber Ridge then there might be an opportunity to look at some of those cumulative impacts.
- Arthur Rosenshein: I think if we can that would be very important. That is another 300 something units.
- Bucky Louckes: They're going to look to put 600 in before we know it.
- Arthur Rosenshein: I think you are right about a workshop.
- Gary Tavormina: Will there be basements?
- Mike Reilly: It is similar to what is there now.
- Gary Tavormina: The reason I say that is because when the projects come before us they should say they are 2 story buildings. They're not 1 story buildings.
- Mollie Messenger: They have to do an architectural review still. You will get to see what it looks like.
- Gary Tavormina: We get the same thing. One story, one story, one story. You look at the projects and they are on a 8 foot wooden structure then comes the house. Then you have a 2 story building above ground. Once that 8 foot structure is built they're going to have bedrooms in it. We know that. We have experienced it. Why can't we make the people with the presentation speak up front with it.
- Mollie Messenger: It is one story with the basement and it can be inhabited. What you are saying is correct but the verbiage is different. They are saying 1 story with

a basement which is correct because it is not technically a story. I understand what you're saying is it becomes 2 floors of living space.

- Gary Tavormina: That's my point. It should be presented that way.
- Mollie Messenger: Unless they say crawl space or slab just assume it is inhabitable space.
- Gary Tavormina: My point is it should have to be presented to us that way.
- Mollie Messenger: I agree and Mike will have to do a render.
- Mike Reilly: Yes.
- Paul Lucyk: Maximum number of bedrooms?
- Mike Reilly: In a duplex it is 6.
- Gary Tavormina: Everytime there is an inspection they use that for bedrooms.
- Mollie Messenger: Yep.
- Mike Reilly: Anything else?
- Discussion.
- Arthur Rosenshein: It is like an intermittent fence. Basically what they agreed to.
- Mike Reilly: Thank you.

3. CAMP MAZAH – SBL#56-1-38.1/61.1 – Review of scoping document. Zone: REC. Acres: 152. Location: Willow Heights Rd. & River Road, Fallsburg. Cross Roads: Clarion Acres Rd.

- Jim Bates represented.
- Arthur Rosenshein: All we are doing with this is a scoping document.
- Jim Bates: This is approximately a 800 to 1,000 person camp between students, staff, and staff kids. We have been going back and forth in front of the Board for 5 years. We have had many different changes. We went through all the scoping documents. Public hearings. Public scoping sessions. Covid hit right before it was ready for the Board to adopt the scope. Low and behold the DEC added another section. The county did a 239 on the scope. They wanted to make sure that we weren't putting houses in the middle of every trail that runs through the property. They wanted to make sure that the property that my client owns against the street that they weren't building houses there secretly. That is what got us to the scoping document in front of you now.
- Irv Newmark: I remember when that Biltmore hotel was there. It sat pretty high up on the hill. How far off the main road are the first buildings going to be?
- Jim Bates: If you look at the maps submitted and the scale I am thinking we are close to 250 feet to the first road. The buildings are on the other side of that. If you look up over the hill there is the pool and the old parking lot. We are starting to curl around the side of the mountain. The only people it will be visible to is the sportsman across the river.

- Arthur Rosenshein: How close are you to the Avon property?
- Irv Newmark: Pretty close.
- Arthur Rosenshein: That isn't going to disturb your Saturdays with music festivals?
- Irv Newmark: That's pretty far down the road.
- Arthur Rosenshein: I did look it over. I couldn't think of a thing to complain about.
- Helen Budrock: No. Just for clarification you issued a positive declaration back in 2018. There have been some changes. Then you had a public spoken session in February of 2020. You have incorporated the feedback from that session. All the Board has to do is adopt that scope which then becomes the table of contents for the drafted environmental impact statement which Jim will prepare and then bring back to you.
- Arthur Rosenshein: Anybody have any changes? Motion to accept the scoping document?
 - MOTION:
 - Bucky Louckes motions for approval. Irv Newmark seconds. All in favor.