

In The Matter Of:

*Town of Highland
Planning Board*

*Camp FIMFO
11-30-22
November 30, 2022*

*Jeric Corporation
Court Reporting Services
P.O. Box 385
Narrowsburg, NY 12764
(845) 252-3515*

STATE OF NEW YORK : COUNTY OF SULLIVAN
TOWN OF HIGHLAND : PLANNING BOARD
----- X
CAMP FIMFO (KITTATINNY)
Application 5-2022
Site Plan Approval - Public Hearing
Tax Map Section 25; Block 1; Lots 4.1, 4.2, 4.3,
4.4, 5.1, 5.2, 6.1, 7, 8, 9.1, 9.2, 15;
Section 23; Block 1; Lot 6.
----- X

600 State Route 55
Eldred, New York
November 30, 2022
7:00 P.M.

PLANNING BOARD MEMBERS:

- NORMAN SUTHERLAND, Chairman
- J.T. VOGT, Co-Chairman
- TIMOTHY MCKENNA, Board Member
- JEFFREY SPITZ, Board Member
- STEVE BOTT, Board Member
- SCOTT REED, Alternate Board Member
- LAUREL BURRELL, Alternate Board Member
- MONICA MCGILL, Secretary
- MICHAEL DAVIDOFF, ESQ., Attorney
- KENNETH ELLSWORTH, P.E., Engineer
- JAMES HANSON, Code Enforcement Officer

Also Present: ALEX BETKE, ESQ.,
On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
Post Office Box 385
Narrowsburg, New York 12764
(845) 252-3515
Reported By: Rosemary A. Meyer

1 - RE: CAMP FIMFO -
2 BOARD MEMBER BOTT: Here.
3 MS. MCGILL: Tim McKenna.
4 BOARD MEMBER MCKENNA: Here.
5 MS. MCGILL: All present.
6 CHAIRMAN SUTHERLAND: Thank you.
7 Did everybody get a chance to review the October 26th
8 meeting minutes?
9 BOARD MEMBER SPITZ: Yes.
10 CHAIRMAN SUTHERLAND: Any changes, corrections,
11 additions?
12 (No verbal response.)
13 CHAIRMAN SUTHERLAND: Can I get a motion to approve the
14 October 26th meeting minutes?
15 BOARD MEMBER SPITZ: I'll make that motion.
16 BOARD MEMBER MCKENNA: I'll second it.
17 MS. MCGILL: Who seconded it?
18 CHAIRMAN SUTHERLAND: All in favor?
19 Tim.
20 CO-CHAIRMAN VOGT: Aye.
21 BOARD MEMBER MCKENNA: Aye.
22 BOARD MEMBER SPITZ: Aye.
23 BOARD MEMBER BOTT: Aye.
24 CHAIRMAN SUTHERLAND: Aye.
25 (The motion was approved and carried.)

1 - RE: CAMP FIMFO -
2 CHAIRMAN SUTHERLAND: Is there anybody that has not
3 spoken before that would like to speak again, or not again,
4 for the first time for the public hearing? Anybody new?
5 (A member of the public raised their hand.)
6 CHAIRMAN SUTHERLAND: Did you sign up already?
7 UNIDENTIFIED SPEAKER: Yes, I did.
8 CHAIRMAN SUTHERLAND: Okay. Perfect. You're already
9 signed up.
10 UNIDENTIFIED SPEAKER: I signed up.
11 CHAIRMAN SUTHERLAND: Okay. As long as we've got your
12 name, that's all. I just was making sure.
13 Okay. So we're going to start the meeting, as we always
14 do, with the Pledge of Allegiance. Please stand.
15 (The Pledge of Allegiance was recited.)
16 CHAIRMAN SUTHERLAND: I just want to state that this
17 meeting is being recorded, like all others.
18 Monica, would you please take attendance.
19 MS. MCGILL: Norm Sutherland.
20 CHAIRMAN SUTHERLAND: Here.
21 MS. MCGILL: J.T. Vogt.
22 CO-CHAIRMAN VOGT: Here.
23 MS. MCGILL: Jeff Spitz.
24 BOARD MEMBER SPITZ: Here.
25 MS. MCGILL: Steve Bott.

1 - CORRESPONDENCE -
2 CHAIRMAN SUTHERLAND: So moved.
3 Under Correspondence, Monica, how many letters did you
4 receive for last month?
5 MS. MCGILL: Fifty.
6 CHAIRMAN SUTHERLAND: Fifty letters were received for
7 Application No. 5-2022 for Camp FIMFO - Catskill. We also
8 received a letter from the National Park Service.
9 So as we talked about before, there's a whole different
10 routine of how this Application No. 5 is handled because it's
11 in the River Overlay District. So as stated in the last
12 meeting, it's a pretty lengthy process. It's not like a lot
13 line adjustment or something, let's say simple. It's pretty
14 elaborate.
15 So on September 26th was the official start date for the
16 National Parks Service's 45-day review. The end date was
17 scheduled for November 10. On November 9th we received a
18 letter from the National Park Service, which doesn't get sent
19 to this board, it gets sent to the Upper Delaware Council and
20 then it's forwarded to us. I just wanted to read their
21 letter aloud.
22 "Dear Miss Ramie:" She is the Upper Delaware Council
23 representative.
24 "We received the review of UDC 2022-3, a proposed
25 special use permit for the Applicant, Camp FIMFO Catskills in

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1 - CORRESPONDENCE -
2 the Town of Highland, New York from your office on September
3 2nd, 2022, and your finding of substantial conformance with
4 the Upper Delaware River Management Plan.
5 "The National Park Service has also reviewed the Camp
6 FIMFO project plans submitted to date by the November 10th,
7 2022 deadline. While reviewing the project, National Park
8 Service met with the Town's engineer to consult on questions
9 and comments regarding the plan submittal and found we had
10 similar questions and comments."
11 That was, we did that on, it was on October 18th.
12 "The Town of Highland is requesting substantial
13 additional information from the Applicant which may change
14 the plans that submitted, including requirements for
15 hydrologic and hydraulic modeling to determine any changes in
16 base flood elevations for development and fill in the one
17 percent annual chance floodplain, final locations of
18 structures in relation to water utilities, septic system
19 design to prevent backflow into waterways when flooded,
20 lighting plans, as well as approvals from state agencies.
21 "Due to the significant potential changes in plan
22 information, the National Park Service cannot presently make
23 a final determination on substantial conformance.
24 "Under the Land Water Use Guidelines and the River
25 Management Plan, National Parks Service's purpose is to

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1 - CORRESPONDENCE -
2 manage the recreational use of the Upper Delaware Scenic and
3 Recreational River and to represent the federal interest in
4 the protection of the area to assist local and state
5 governments in meeting the objectives of the River Management
6 Plan and these guidelines. The purposes of these two
7 guidelines are to,
8 "One: Protect the health, safety and welfare of the
9 river corridor residents;
10 "Two: Protect and enhance the unique characteristics of
11 the Upper Delaware River Valley;
12 "Three: Protect, encourage and promote the continuation
13 of existing traditional land and water uses;
14 "Four: To identify these future land uses which should
15 substantially conform to these guidelines, those uses which,
16 with conditions, would be deemed to conform and those which
17 would not conform.
18 "Five: Identify standards and types of programs and
19 regulations which might be applied by local governments to
20 substantially conform to these guidelines.
21 "No. 6: Provide maximum flexibility for local
22 governments in meeting these guidelines.
23 And "Seven: Assure that actions of all levels of
24 government, local, state and federal, contribute to a true
25 partnership management of the Upper Delaware and are

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1 - CORRESPONDENCE -
2 consistent with the River Management Plan and the U.S. Wild
3 and Scenic Rivers Act.
4 "When the Applicant provides responses to comments and
5 provides the additional requested information to the Town of
6 Highland engineer," which would be Keystone Engineering, "to
7 resolve the concerns, especially those that they may have
8 that impact the river, floodplain and water quality, National
9 Park Service will continue to review the application.
10 "Sincerely, Kara Deutsch, Acting Superintendent."
11 It does not say how much longer they need. Doesn't
12 really go on to anything other than that that was listed in
13 their e-mail, just the few things in this letter.
14 So I just wanted to read that aloud because I read the
15 Upper Delaware Council one that we got two months ago aloud,
16 so everybody could hear it first before waiting to hear it
17 and see it online.
18 Okay. So that's all we have in correspondence.
19 So starting with New Business, I'd like to continue the
20 public hearing. Jeff will call your name up. This is our
21 third meeting now for our open public hearing.
22 So go ahead.
23 **BOARD MEMBER SPITZ:** And you have three minutes to
24 present.
25 The first person is David Jones.

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1 - DAVID JONES / PUBLIC COMMENT -
2 **MR. D. JONES:** David Jones, 120 Kittatinny Court,
3 Dingmans Ferry, Pennsylvania. I'm the former owner of the
4 Kittatinny Campgrounds.
5 I've seen the two previous hearings online. And I've
6 seen the outrage of the local residents, of many local
7 residents and I'm here to tell you I'm appalled. It's
8 hysteria.
9 The wells are more than adequate. When I owned it I had
10 nearly 3,000 people in that place on a busy night with three
11 septic, main septic systems and three bathhouses. We had no
12 problems with sewage, we had no water problems. This
13 campground has been there since the '60s. I've been there
14 almost 50 years myself working there and I know it like the
15 back of my hand.
16 There is a handful of residents that have wells that are
17 close, but the wells that are there are so incredibly solid
18 and adequate with their water capacity, thirty or forty
19 thousand gallons a day is absolutely nothing. So why is it,
20 now, that all of a sudden everybody's well is going to dry?
21 It's not going to happen. There's no issue here, believe me.
22 The other thing, with the taxes, they're paying, I'm not
23 sure what it is, close to 80,000 a year now. That's going to
24 continue. What the tax deferment is is a temporary deferment
25 on the new expansion.

1 - DAVID JONES / PUBLIC COMMENT -
2 And in the meantime, I want to ask you what does an
3 average school kid cost the town? Because let me tell you,
4 Camp FIMFO's going to have zero kids going to school. And
5 not only are they contributing to the area, they're bringing
6 a lot of people up here that are going to spend a lot of
7 money locally.
8 And I think you should be welcoming this new facility.
9 This is a great thing for the town. It's actually going to
10 enhance the environment. I had mainly tent campers. So let
11 me ask you. In the middle of the night if you're in a
12 campground, you have something to drink and it's late and you
13 have to pee, are you going to walk 300 feet to a bathhouse or
14 are you just going to go toward the creek and pee by a tree?
15 Well, I know what I would do. I think everybody else here
16 can come up with the same solution. These cabins, these RVs,
17 have bathrooms in them. And not only that, the new septic
18 systems are incredibly better than what I had. It's actually
19 going to help the environment.
20 Regarding the swimming pool, why is it an issue if the
21 pool is in the floodplain? It doesn't matter. It's a
22 perfect place for a pool. Don't restrict them with this. If
23 you want to prevent drownings, let the kids, let the families
24 swim in a pool if they want to. Make them big enough.
25 **BOARD MEMBER SPITZ:** Thank you.

1 - DAVID JONES / PUBLIC COMMENT -
2 **MR. D. JONES:** They're the experts --
3 **BOARD MEMBER SPITZ:** Thank you.
4 **MR. D. JONES:** -- not the town.
5 **BOARD MEMBER SPITZ:** Thank you.
6 **MR. D. JONES:** Thank you.
7 **BOARD MEMBER SPITZ:** The next person is Joe Barnes,
8 B-A-R-N-E-S.
9 **MR. J. BARNES:** Hello. Joe Barnes. I live 75 feet from
10 Kittatinny. I started my working career there in 1974. I'm
11 here on behalf of myself and Yulan Rod and Gun Club.
12 We adjoin the property on the zip line power side. I've
13 had no problems at all with Northgate as far as taking over
14 where Dave left off. They've been great. The actual
15 campground facility, nothing against you, Dave, but it's a
16 lot brighter, it's a lot calmer.
17 Like I said, I've lived here my whole life. I'm 60
18 years old. I started working there at 12 years old mowing
19 grass where the camp store is now, before there was a store.
20 So I, myself, I have no problems with it. I'm in favor
21 of it. They're doing everything that they're supposed to do.
22 As far as the traffic study goes, yes, it's a good idea.
23 I have two suggestions. I would like to see a light in
24 Barryville. That's something really FIMFO has nothing to do
25 with. And do your traffic study on a Saturday morning in

1 - JOE BARNES / PUBLIC COMMENT -
2 July when Barryville is a circus to get through. Okay?
3 That's all I have to say. Thank you. Good night.
4 **BOARD MEMBER SPITZ:** Thank you.
5 The next person is Ed Stone.
6 **MR. E. STONE:** Ed Stone, down the road on the lake.
7 I'm still waiting to hear something substantial that
8 will benefit the Town of Highland that this camp will bring
9 us. We heard about two and half a million dollar salaries
10 that would come into the town. Somebody broke the numbers
11 down at the first meeting to \$14 an hour type jobs.
12 We heard somebody talk about 93 million American
13 households go camping. It's exactly, that covers, it comes
14 from an industry study that really covered the United States
15 and Canada. And even if there is that much enthusiasm for
16 camping, we're not bound to accommodate.
17 We heard a lot of concerns about water usage. The
18 gentleman before me spoke with some authority about these
19 things. I'm no authority. I can't say he's right or wrong,
20 but we heard concerns about water usage, water waste
21 disposal, logistics, movement of large RVs, noise, light at
22 night, runoff from chlorinated pool. The gentleman before me
23 kind of debunked that. I don't know, yes or no.
24 There's also the overall appearance of an amusement park
25 being out of place in this beautiful national landmark of the

1 - ED STONE / PUBLIC COMMENT -
2 Delaware River.
3 And finally, there is somebody at the last meeting
4 brought up the possibility of a precedent being set by having
5 these mini houses set up where another developer can come in
6 and say: Well, you let them do it, why can't we do it? And
7 then these little bungalow colonies start sprouting up all
8 over the place and changes the whole character of the area.
9 So just to conclude, I see nothing in this for the
10 town. Thank you.
11 **CHAIRMAN SUTHERLAND:** Is there anybody on Zoom that did
12 not speak before?
13 (No verbal response.)
14 **CHAIRMAN SUTHERLAND:** Did anybody say anything, Laurel?
15 Am I missing something?
16 **ALTERNATE BOARD MEMBER BURRELL:** I don't see anyone.
17 **CHAIRMAN SUTHERLAND:** Okay.
18 As so promised --
19 **MS. C. CRANGI:** May I speak?
20 **CHAIRMAN SUTHERLAND:** As promised, we asked the
21 Applicant after the public hearing --
22 **MS. C. CRANGI:** Do you mind if I speak? I didn't sign
23 up.
24 **CHAIRMAN SUTHERLAND:** Did you speak before?
25 **MS. C. CRANGI:** No, I didn't speak before.

1 - COURTNEY CRANGI / PUBLIC COMMENT -
 2 **CHAIRMAN SUTHERLAND:** Okay.
 3 **MS. MCGILL:** Can you come up here and sign the sheet,
 4 please?
 5 (Ms. C. Crangi complied.)
 6 **BOARD MEMBER SPITZ:** Can you clearly state your name and
 7 spell your last name, please?
 8 **MS. C. CRANGI:** Courtney Crangi, C-R-A-N-G-I.
 9 **BOARD MEMBER SPITZ:** Thank you.
 10 **MS. C. CRANGI:** I think that as the gentleman --
 11 **STENOGRAPHER:** Speak up, please.
 12 **MS. C. CRANGI:** I still -- it's baffling that this
 13 project is something that, like, it doesn't seem like there's
 14 any positive our community.
 15 And the (inaudible) between, like the Beaver Brook, it's
 16 the reason I came here and bought property in this community,
 17 because that section is breathtaking. No matter what time of
 18 day, it changes with the time. And it's really one of the
 19 most pristine sections along the Delaware in our community
 20 and we're about to potentially destroy that.
 21 I grew up in south Florida, in Boca Raton and the, my
 22 neighbors were a hunt club and we had horses. And the
 23 animals roamed around. It was beautiful. And in like a
 24 matter of years I watched it disappear. Now it's like
 25 four-lane roads the hunting club is now a community. These

1 - COURTNEY CRANGI / PUBLIC COMMENT -
 2 things happens. And we watching, we're letting the most
 3 pristine section of the United States potentially turn into
 4 something that there's no use for this.
 5 It's -- they're saying this is the future of camping,
 6 and yet they've made absolutely no provisions or anything
 7 like solar. It's single stream garbage, which means
 8 absolutely no recycling. The only contribution they're
 9 making as part of stewards to the land, they getting nice
 10 trash compactors. It makes no sense. Like, are these people
 11 that we want in our community? We are the stewards of this
 12 property, of this land.
 13 Like, we have to protect it. This is -- it's just -- it
 14 makes absolutely no sense. Like, keep it and just -- the
 15 campsite is there; that's great. Maybe we can teach our kids
 16 about conservation instead of like this, the consumption and
 17 the devouring here.
 18 So please, let's reconsider this.
 19 **BOARD MEMBER SPITZ:** Thank you.
 20 There was one more person who signed up.
 21 **MR. C. McCRACKEN:** Good evening. My name is Chris
 22 McCracken, M-C-C-R-A-C-K-E-N. I work for Advanced Testing
 23 Company. We're an Orange County based business. We've been
 24 involved in Sullivan County for many decades now and very
 25 involved in the community and have a lot of employees who

1 - CHRIS McCRACKEN / PUBLIC COMMENT -
 2 live in Sullivan County.
 3 And I'm here to speak in support of the planned
 4 enhancements and upgrades to Kittatinny and to Camp FIMFO
 5 planned facility. Over the past several years we've been
 6 involved with some of the development you've just seen, with
 7 the growing cluster of tourist based attractions in the
 8 region, in the Hudson Valley, particularly in Orange and
 9 Sullivan counties. And we see that these are short term type
 10 visits. So if you come to the area, whether you're local or
 11 coming from out of the area, that you tend to, or the
 12 visitors tend to go to a number of them in the course of
 13 their visit. You know, things like Legoland, like the
 14 Kartrite, like Kittatinny and related types of facilities are
 15 typically half a day or a day and they move on to another
 16 one.
 17 And we believe that the proposed facility, the plan is
 18 executed thoughtfully and carefully, considering the planning
 19 and all the comments that have been received, can provide
 20 high quality improvements to the existing facility and raise
 21 the quality of experience for future guests, hopefully
 22 bringing both locals and new residents to the county,
 23 encouraging them to spend money at the local restaurants and
 24 the associated businesses in the community, and find a place
 25 that they want to come back to time and time again.

1 - CHRIS McCRACKEN / PUBLIC COMMENT -
 2 So with those things in mind, we are in support of the
 3 facility. And thank you, again, for the time to speak.
 4 **BOARD MEMBER SPITZ:** Is there anybody else here who
 5 hasn't spoken before that wants to speak?
 6 (No verbal response.)
 7 **CHAIRMAN SUTHERLAND:** All right. So as promised, we
 8 asked the Applicant to give a presentation to the public with
 9 all the answers from the last three, or responses, not
 10 answers, their response for the last three public hearings to
 11 the public. So if the Applicant could come up.
 12 And this is not going to be a conversation. We've heard
 13 everybody's, anybody that wanted to speak speak. I don't
 14 want it to turn into a debate. You know, and again, just
 15 like the public comment, there's no heckling, no making fun
 16 of clothing, any of that stuff. You'll be asked to leave.
 17 So if you could state your name, introduce yourself.
 18 There's some people here that don't know who you are. It's
 19 all yours.
 20 **MR. R. BALDASSARI:** Thank you.
 21 Name my is Rocco Baldassari.
 22 **BOARD MEMBER SPITZ:** I'm sorry. Just spell your last
 23 name.
 24 **MR. R. BALDASSARI:** Sure. B-A-L-D-A-S-S-A-R-I. I am
 25 the current general manager of Kittatinny Canoes. I've been

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1 - APPLICANT'S RESPONSES -
 2 overseeing Kittatinny since April of 2021.
 3 This evening, we thank you for letting us speak this
 4 evening on behalf of Kittatinny Camp FIMFO. I'm responding
 5 to the comments raised by the Planning Board and members of
 6 the local community at the public comment sessions held on
 7 September 28th, October 26th, 2022, as well as written
 8 letters received by the Town through September 28, 2022.
 9 These comments were reviewed and summarized. As I speak,
 10 similar comments have been grouped together and summarized by
 11 topic. A copy of these responses have been given to the Town
 12 Planning Board.
 13 Plan for development in reference to the phases:
 14 There are no plans for future phases on this project or
 15 plans to expand the project to adjacent properties.
 16 References to phases have to do with construction phasing
 17 only. Construction phasing is necessary to ensure that each
 18 step in the development process happens in the proper order
 19 to ensure efficiency, reduce the total time of duration of
 20 the project and to prevent waste.
 21 What legal limitations will FIMFO be placing on the
 22 undeveloped portion of the site?
 23 We, FIMFO, will adhere to what is being presented to the
 24 Planning Board as "the project".
 25 Why is FIMFO promoting significantly more parking than

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1 - APPLICANT'S RESPONSES -
 2 it says that it needs?
 3 We, FIMFO, provide additional parking for non-camping
 4 overflow parking for our recreation activities such as tubing
 5 and rafting. As a mitigation, however, FIMFO will reduce the
 6 number of parking spots to be compliant with the town code
 7 and Town Planning Board requirements.
 8 The Mountain Coaster: Will you agree to never build the
 9 mountain coaster?
 10 We, FIMFO, have withdrawn construction of the mountain
 11 coaster from the project and have no plans to build a
 12 mountain coaster in the future. In addition, we, FIMFO, are
 13 making improvements to existing campsites which will include
 14 areas previously designated for the mountain coaster.
 15 Effect of water use on neighboring wells:
 16 A hydrologist has been hired by FIMFO to provide a
 17 report on the wells and impact to neighboring wells. This
 18 report will be delivered to the Planning Board in early
 19 December.
 20 Regard to occupancy rates, hours of operation, public
 21 access to the amenities, safety and security:
 22 Camp FIMFO expects to begin its season during the first
 23 week of April and close on or about October 31st, which has
 24 been the current operation for the previous 25 years.
 25 Consistent with previous years operations, depending on

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1 - APPLICANT'S RESPONSES -
 2 the variability of weather and winterization efforts, for
 3 park models, bathhouses, the property plans to have a seven
 4 month season.
 5 The enforced current quiet hours at the camp are ten
 6 p.m. 'til eight a.m. daily and will continue with Camp FIMFO.
 7 Current recreation activities are listed as follows:
 8 Nine a.m. to six p.m., which includes our river operation,
 9 zip line and paintball. Our welcome center will operate from
 10 seven a.m. 'til eleven p.m., peak season, on the weekends,
 11 and weekdays, eight a.m. to eight p.m.
 12 What is the camp going to look like and the number of
 13 overnight guests?
 14 In its current iteration Camp Kittatinny features 342
 15 campsites. The majority of these campsites are tent sites or
 16 vacant RV sites with minimal RV hookups. Camp Kittatinny's
 17 current maximum full occupancy is 2,838 people. Camp FIMFO
 18 proposes to reduce that overall number of campsites from 342
 19 to 339, with 283 existing sites converted to upgrade and 56
 20 of existing sites to remain in the current configuration.
 21 Once completed, the full modeled out camp is expected to be
 22 as follows, which may change based on customer preference.
 23 Standard park lot model. I'm sorry. The number's a
 24 little blurred here. But right here, there's going to be a
 25 standard park model, a medium park model, a small park model,

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1 - APPLICANT'S RESPONSES -
 2 a rotated small park model, treetop cabin, Airstream, bibi
 3 cabin, standard safari tent, family safari tent, tent pop-up
 4 campers, tent sites, premium back-in RV site and standard
 5 back-in RV site. Once completed, these sites have a maximum
 6 total full occupancy of 2,346 people representing 18 percent
 7 reduction of the camp's current maximum total occupancy.
 8 Importantly, revised maximum total occupancy is based on
 9 the total possible occupancy for each unit. It is
 10 Northgate's experience, however, based on operating similar
 11 campgrounds in other locations that park model RVs are rarely
 12 filled to maximum capacity across all the units. Instead,
 13 typical standard park model RV which has a maximum occupancy
 14 of ten generally only actually accommodate four to six
 15 campers. Thus, while the proposed 61 standard park model RVs
 16 can technically accommodate 610 campers at full capacity,
 17 it's expected that even with fully booked sites, these units
 18 will only actually have 244 to 366 occupants.
 19 According to FIMFO -- accordingly, we, FIMFO, reasonably
 20 expect that in addition to reducing the maximum total
 21 occupancy by 18 percent, that the reduction in actual full
 22 occupancy, even at peak season, will be even greater than 18
 23 percent.
 24 Question: You talked about the different amenities, for
 25 example, the pool and mini-golf. If you're going to offer

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1 - APPLICANT'S RESPONSES -
2 amenities, it should be offered to people who are living
3 here.
4 We, FIMFO, will limit admission to the camp for
5 registered campers only. In order to take advantage of the
6 camp's amenities, any person entering the camp must be a
7 registered camper, assigned to a specific campsite. When the
8 camp is not operating at maximum occupancy and there are
9 available sites, the camp plans to make day camp passes
10 available. Each day camper reserves a campsite and a day
11 camp pass for any specific site, will not exceed the maximum
12 occupancy of the specific campsite that is assigned
13 Question about safety.
14 Northgate is an experienced camp operator of almost 30
15 other campgrounds of various sizes under its management. The
16 Northgate will ensure that sufficient staff is available to
17 meet all of its needs, including security, as it does at each
18 of its facilities. In broad strokes, FIMFO plans to retain a
19 current 18 year-round full and part-time staff members,
20 rehire our existing 52 seasonal full-time equivalent staff
21 members and create additional 30 seasonal full-time
22 equivalent positions.
23 The staff preemptively monitors the safety and security
24 of the camp guests through mobile, foot patrol and on
25 station, and at stationary posts. We currently continue to

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1 - APPLICANT'S RESPONSES -
2 have contracts with Cintas to continually monitor our first
3 aid, safety equipment ensuring that proper supplies are in
4 stock and equipment is in working order.
5 The campground is backed by the Northgate home office
6 team to prepare all incident reports that may be required for
7 the safety and security of our guests. The Northgate home
8 office team conducts monthly safety meetings and annual
9 inspections to ensure compliance with corporate protocols.
10 The leadership team at Northgate will ensure that constant
11 communication with the local fire and rescue, NPS, National
12 Park Service, and the National Canoe Safety Patrol to ensure
13 safe operation in case of incidents, evacuations or emergency
14 response.
15 As development and permitting continues to evolve, FIMFO
16 will construct a security plan that encompasses the number of
17 staff posts through the property, including the check-in
18 building, safety touch points for nightly inspection and
19 timing of rounds via foot or by vehicle. Security staff will
20 be employed as employees of Camp FIMFO.
21 Emergency Response on Site:
22 Northgate Resorts has developed a resource site which
23 documents various safety protocols for the camp. These
24 safety protocols are currently being utilized at the camp and
25 will be provided at Camp FIMFO.

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1 - APPLICANT'S RESPONSES -
2 Select leadership staff are trained to provide immediate
3 response to emergency situations, including but not limited
4 to, confined space, environmental awareness, hazardous
5 material incidents, falls from heights and other workplace
6 safety and risk initiatives.
7 Select staff is also trained and prepared to assist
8 guests and employees in need of medical attention while
9 waiting for the arrival of emergency medical personnel. They
10 are trained to perform basic support within the scope of
11 their training such as cardiopulmonary resuscitation, CPR,
12 administering AED procedures and preparing an incident scene
13 for proper authorities. FIMFO will also provide a vehicle,
14 when needed, with the capability of carrying a stretcher.
15 Address the odors that are going to happen.
16 Odors on the site will be controlled by the appropriate
17 waste management company for carting, contracted through for
18 our refuse. The campground's refuse will be processed
19 through the on site trash compactor contracted through Waste
20 Management.
21 The current smell of campfires and barbecues will
22 continue at Camp FIMFO, Catskills.
23 Additionally, although the plans call for a food and
24 beverage building, that plan has been changed and the
25 building will now be repurposed for arts and crafts.

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1 - APPLICANT'S RESPONSES -
2 We are not adding campsites so the odor generated should
3 be no more than what currently exists.
4 Please provide your maintenance and upkeep schedule of
5 buildings and property.
6 Camp FIMFO is committed to providing a clean and safe
7 environment for all campers in the community. There will be
8 staff assigned to both cleaning all buildings, park model RVs
9 and maintain the grounds in a workmanlike manner.
10 Additionally, Camp FIMFO will continue to the lead annual
11 river clean-up on the Delaware River.
12 Traffic, bridges and pedestrian safety and signage:
13 We, FIMFO, have provided a traffic study conducted by a
14 professional engineer which substantiates that the upgrades
15 being performed at the campground will not contribute to an
16 increase in traffic. This was also confirmed by the
17 independent traffic engineer the Town hired to evaluate
18 concerns about increased traffic. After evaluation, the
19 Town's independent engineer agreed with our conclusion that
20 the improvements will not contribute to increase in traffic.
21 A copy of the independent traffic study is available with the
22 Town.
23 FIMFO proposed reconfiguration of the campground will
24 limit the number of pedestrians crossing 97. Also, a new
25 crosswalk near the camp entrance will be created and all

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1 - APPLICANT'S RESPONSES -
2 required signs, as required by the New York State of
3 Transportation, will be added to ensure maximum pedestrian
4 safety.
5 Please provide inspection of the bridges.
6 Inspection of the vehicle and pedestrian bridges on site
7 were performed by E.D. Pons Associates, P.C., Structural
8 Engineers, on September 23rd. Copies of the inspection
9 reports were given to the Town. In sum, and in substance,
10 the vehicle bridge is structurally sound but will require
11 upgrades in existing railings to bring them into compliance
12 with AASHTO standards. The pedestrian bridge will also
13 require upgrade railings and the deck also must be replaced.
14 The recommended upgrades to both bridges will be made part of
15 the project.
16 Additional information of the size of the pool,
17 including the number of gallons, how the pool will be filled,
18 the water level be maintained in the summer during periods of
19 evaporation.
20 There are two pools proposed as part of the project.
21 Each is 6200 square feet in size and are irregular shaped in
22 configuration. Together, both pools will hold a total volume
23 of 170,510 gallons of water. This water will be trucked in
24 at the start of the season and periodically topped off via
25 the well water and/or by additional water truck delivery, as

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1 - APPLICANT'S RESPONSES -
2 necessary.
3 The pool location:
4 The pools are located in the floodplain. In the event
5 of a flood, which is a timed advance notice event, all
6 controls are shut down. The pool water will mix with
7 floodwater and be dissipated within that substantially larger
8 volume of water. In normal operation mode, our backwash and
9 drain goes into a normal septic system and recharged back
10 into the groundwater.
11 All chemical storage and mechanical equipment requiring
12 chemicals are stored about the floodplain. Additionally, all
13 pool chemicals are in sealed, waterproof protected
14 containers.
15 Camp FIMFO will have adequate general commercial
16 liability insurance sufficient for an operation of its size
17 and kind. The Town has no liability for damages that might
18 arise as a result of Camp FIMFO's operations unless the Town
19 or its agent or employees act negligently.
20 Septic system:
21 During the early stages of this project the Northgate
22 met with the New York State Department of Health to discuss
23 wastewater treatment and water and wastewater treatment
24 facility, WWTP, or several septic systems were better suited
25 for the project site considering the proposed improvements

Page 27

1 - APPLICANT'S RESPONSES -
2 and modifications. As has been stated, the current septic
3 systems are outdated and improvements to the wastewater
4 treatment are required as part of any modification to the
5 system. It was determined, in coordination with the New York
6 State Department of Health, that multiple septic systems were
7 preferred over a wastewater treatment plant for the following
8 reasons.
9 No direct wastewater effluent will be discharged to the
10 Delaware River.
11 The Elgen geotextile sand filter systems are easy to
12 maintain and operate. There are no mechanical parts and a
13 certified wastewater treatment plant operator is not
14 required. Therefore, no contaminant releases could occur due
15 to mechanical failure or human operator failure.
16 The proposed systems are Elgen geotextile sand filters
17 which provide a higher level of treatment than a typical
18 system and result in no odor due to being underground.
19 Elgen geotextile sand filter systems include advanced
20 treatment technology. These systems work to treat the
21 liquids following the capture of solids by the septic tank.
22 After passing through the Elgen GSF systems, similar to
23 septic systems on adjoining lands, the wastewater continues
24 to be filtered by the natural geologic substrate as it
25 descends downward. The campground site comprises over 200

Page 28

1 - APPLICANT'S RESPONSES -
2 acres and the proposed Elgen GSF system are located hundreds
3 of feet from adjoining wells.
4 As described, the wastewater would not be released to
5 surface water and will not contaminate the Beaver Brook or
6 the Delaware River.
7 The Elgen GSF system will provide a higher level of
8 treatment and will function similar to neighboring septic
9 systems and will be an improvement from existing
10 infrastructure currently operating at the campground.
11 Finally, the number of campsites is not increasing and
12 by moving more wastewater away from existing bathhouses into
13 multiple modernized systems, the project will greatly improve
14 wastewater collection at the campground.
15 The Elgen GSF systems operate like any typical septic
16 system. The system is comprised of laterals to each site, a
17 gravity collection system, septic tank for pretreatment, pump
18 station and geotextile sand filter system. The septic tanks
19 are to be serviced regularly basis or a typical schedule,
20 pumped on an annual basis.
21 The pump station is equipped with an audio and visual
22 alarm to alert the owner of problems. Preventative
23 maintenance includes vegetative trimming, observation of
24 atypical conditions, servicing of septic tanks and upkeep of
25 the alarm system. It is unlikely that an emergency failure

1 - APPLICANT'S RESPONSES -
 2 would occur due to the existing redundancies such as dual
 3 pumps in each station.
 4 With loss of electricity water, wastewater would be
 5 reduced as well water would be diminished due to pump
 6 failure. If the Elgen GSF bed fails, there is an approved
 7 expansion area that would be brought into service in
 8 coordination with regulatory authorities. Furthermore, the
 9 septic tanks can be used as holding tanks and pumped out
 10 until the system was repaired.
 11 Parking, lighting, landscaping:
 12 FIMFO has submitted a landscaping plan to the Plan Town
 13 Board, Town Planning Board. Additionally, this project is
 14 updating all electricity on the campground and will be code
 15 compliant. The campground will be dark sky compliant and we
 16 have submitted a lighting plan with fixtures. Additionally,
 17 we've been in communication with NYSEG who is aware of the
 18 proposed demand and working with us to ensure that the demand
 19 can be met safely.
 20 Impact to character of land, cluster development:
 21 This is a redevelopment of an existing campground. Camp
 22 FIMFO is reducing the number of sites, will be reducing the
 23 campground's maximum total occupancy. The layout of the
 24 existing campground is not changing. Pursuant to Town Code
 25 Section 190-25, cabins and other units used for sleeping

1 - APPLICANT'S RESPONSES -
 2 quarters in a campground are considered recreational
 3 vehicles. As the Town code allows campgrounds in this zoning
 4 district and makes provision for cabins and similar units for
 5 sleeping, the Town code endorses this use and supports it.
 6 Additionally, this is an existing campground being
 7 modernized with reduced occupancy leading to a better
 8 experience for the public and campers.
 9 Camp FIMFO will adhere to the length of stay rule
 10 contained in the Town code and will not operate the
 11 campground year-round. The units planned for this campground
 12 will be rented on a per night basis, as they've always been.
 13 This existing campground has been operating in the town
 14 for many years, employed many local people over time, and
 15 thus, fits within the recreation character of this community.
 16 This project represents a substantial investment by FIMFO in
 17 the local heritage site and will ensure that the camp's
 18 existing legacy systems, including water, septic and
 19 electric, are brought up to modern standards.
 20 While it will not be possible to obscure all of the
 21 upgrade amenities from the road, every effort is being made
 22 to utilize existing and new landscaping to minimize the view
 23 of amenities from the road. We are currently working on a
 24 rendering of the facility that will be provided to the
 25 Planning Board in a short period of time.

1 - APPLICANT'S RESPONSES -
 2 Workforce Issues:
 3 Northgate takes a multi-prong approach to recruiting its
 4 workforce, including paying competitive wages, working with
 5 local community colleges, trade schools to recruit students
 6 for seasonal labor and building an operation that parents are
 7 proud to have their teens and young adults work for. Labor
 8 is never an easy puzzle to solve, especially for a seasonal
 9 operation, but Northgate and FIMFO have figured out how to
 10 solve it in every local area, every local municipality it
 11 operates in to date. Camp FIMFO is no different.
 12 Thank you.
 13 **CHAIRMAN SUTHERLAND:** Thank you.
 14 I just want to also add, I think it was a pretty long
 15 presentation, is if we could put that online.
 16 Do you think we can get that online by the end of the
 17 week, Monica?
 18 **MS. MCGILL:** Sure, if they give me a copy.
 19 **CHAIRMAN SUTHERLAND:** If we scan that and just have the
 20 whole response?
 21 **MS. MCGILL:** Sure.
 22 **MR. DAVIDOFF:** Monica, I'll send it to you tomorrow.
 23 **MS. MCGILL:** Okay.
 24 **MR. DAVIDOFF:** You'll be able to get it online tomorrow.
 25 **MS. MCGILL:** Okay.

1 - RE: CAMP FIMFO -
 2 **BOARD MEMBER SPITZ:** The one thing I say is that when
 3 you talk about the hours of operations, I didn't see that IN
 4 the latest version so is that updated?
 5 **MR. BALDASSARI:** There was an update.
 6 **BOARD MEMBER SPITZ:** If you would send that one.
 7 No, no, this isn't updated.
 8 **MR. DAVIDOFF:** That one, that's the one that was already
 9 sent. I can send it to you again. It was received this
 10 afternoon after one o'clock.
 11 **CHAIRMAN SUTHERLAND:** We got two of them.
 12 **BOARD MEMBER SPITZ:** Okay. Two of them?
 13 **CHAIRMAN SUTHERLAND:** Okay. Anything else you want to
 14 follow up with your presentation or ...
 15 **MR. BETKE:** The Board ask questions?
 16 **CHAIRMAN SUTHERLAND:** Okay.
 17 **BOARD MEMBER SPITZ:** State your name and spell your last
 18 name, please.
 19 **MR. BETKE:** Sure. Alex Betke, B-E-T-K-E, attorney for
 20 the Applicant.
 21 You know, as we've gone through and answered and
 22 continue to receive the comments and the comment letters from
 23 Ken, I know we're requesting that the hearing be closed.
 24 And, you know, I know in terms of the way the law works, you
 25 have 62 days once the hearing is closed. We will happily,

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1 **- RE: CAMP FIMFO -**
 2 and communicate with the Town's attorney, that we'll waive
 3 that 62 days for right now, and to be able to continue, both
 4 for us to receive the hydrologic reports and some of that for
 5 your Town engineer to review. I know the 62 days probably
 6 wouldn't be enough time for that. So I just wanted to state
 7 for the record that we were willing to waive that time frame
 8 for right now.
 9 **MR. DAVIDOFF:** And that's the time frame that's set
 10 forth in the code under Section 190-73(K), Subdivision 2.
 11 That is: Failure to act within 62 days after the public
 12 hearing shall be deemed approval. And that's what you waive.
 13 **MR. BETKE:** Correct, correct.
 14 **MR. DAVIDOFF:** Send it to us in writing.
 15 **MR. BETKE:** Yes, I'll send that to you in writing.
 16 **BOARD MEMBER SPITZ:** With no end date.
 17 **MR. BETKE:** With no end date? Well, I mean, yes. But
 18 again, you know, I mean there's certain statutory stuff,
 19 still I'll be able to give the Town attorney.
 20 **CHAIRMAN SUTHERLAND:** I don't think the Board would have
 21 a problem with that. We can still allow e-mails and, you
 22 know, writings, things like that. But ...
 23 **MR. BETKE:** Yes, Norm. Any further agencies that are
 24 involved in the SEQRA process, you know, we will still,
 25 whatever comes in from them, we still respond to.

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1 **- RE: CAMP FIMFO -**
 2 **CHAIRMAN SUTHERLAND:** I'm going to send these answers,
 3 or your response and maybe I'll, just as a start. And then
 4 you can respond to some of Ken's comments that are still
 5 outstanding and then I can get them to the Park Service.
 6 **MR. BETKE:** Yep.
 7 **CHAIRMAN SUTHERLAND:** You know, they didn't say how
 8 long, time they needed on these, really. So I necessarily
 9 will wait for them, regardless, but I feel that we should
 10 still send it to them. And then we still have the
 11 outstanding studies. So I really don't want to waste the
 12 public's time more than we have to.
 13 **MR. BETKE:** And I think we just received another comment
 14 from Ken, a letter today, so we're working through those now.
 15 **CHAIRMAN SUTHERLAND:** Okay.
 16 **MR. BETKE:** Thank you.
 17 **MR. DAVIDOFF:** You're working with the Park Service,
 18 also.
 19 **MR. BETKE:** Working with the Park Service, yes, with our
 20 engineering firm. And we're working with getting those
 21 questions and getting that satisfied as to where we are in
 22 the plan.
 23 **CHAIRMAN SUTHERLAND:** All right. Well, if the Board's
 24 all right, then I guess we just make a motion to close the
 25 public hearing based on the Applicant choosing to waive the

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1 **- RE: CAMP FIMFO -**
 2 62 days. So if anybody wants to.
 3 **BOARD MEMBER SPITZ:** With no ending at this time.
 4 **UNIDENTIFIED SPEAKER:** Norm, can't we ask questions?
 5 **MR. DAVIDOFF:** No.
 6 **CHAIRMAN SUTHERLAND:** No, because I don't want a debate.
 7 I want to keep it civil. I mean we already had three months
 8 and plenty of letters. We have, you know, stuff on both
 9 sides. I just -- you know, as I stated before, I don't want
 10 it to get out of hand or become a debate and stuff. I want
 11 -- I like stuff in writing so that's how I like to operate.
 12 I don't want it to turn into a verbal argument.
 13 Getting back, does anybody -- how do we feel about a
 14 motion? Are we okay with that?
 15 **BOARD MEMBER SPITZ:** So just review the motion.
 16 **CHAIRMAN SUTHERLAND:** So the motion would be to waive
 17 the 62-day provision as to the Town code and to close the
 18 public hearing with, you know, no time number set in stone.
 19 And that's the motion.
 20 **UNIDENTIFIED SPEAKER:** Then why close it?
 21 **BOARD MEMBER SPITZ:** We're not having conversation.
 22 **UNIDENTIFIED SPEAKER:** What does that do for comments
 23 based on --
 24 **BOARD MEMBER SPITZ:** We're not having conversation.
 25 **CHAIRMAN SUTHERLAND:** This is exactly why I don't want

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1 **- RE: CAMP FIMFO -**
 2 to --
 3 **UNIDENTIFIED SPEAKER:** But we need to know --
 4 **CHAIRMAN SUTHERLAND:** I'm going to ask you to ...
 5 **UNIDENTIFIED SPEAKER:** Can we send written comments?
 6 **BOARD MEMBER SPITZ:** Yes, you can send written comments.
 7 Yes, you can send written comments.
 8 **UNIDENTIFIED SPEAKER:** Okay.
 9 **CO-CHAIRMAN VOGT:** I make a motion to close the public
 10 hearing based on the Applicant waiving the 62-day grace
 11 period vote on the project.
 12 **BOARD MEMBER BOTT:** I second it.
 13 **CHAIRMAN SUTHERLAND:** All in favor?
 14 **MS. MCGILL:** Who motioned?
 15 **BOARD MEMBER SPITZ:** J.T.
 16 **MS. MCGILL:** Thank you.
 17 **CHAIRMAN SUTHERLAND:** All in favor?
 18 **CO-CHAIRMAN VOGT:** Aye.
 19 **BOARD MEMBER MCKENNA:** Aye.
 20 **BOARD MEMBER SPITZ:** Aye.
 21 **BOARD MEMBER BOTT:** Aye.
 22 **CHAIRMAN SUTHERLAND:** Aye.
 23 Against?
 24 (No verbal response.)
 25 (The motion was approved and carried.)

1 - RE: CAMP FIMFO -
2 **CHAIRMAN SUTHERLAND:** So moved.
3 Also, so yes, we continue to write in comments. Either
4 way, there will be no meeting, as it has been in years past,
5 in December because it lands, obviously, between two holidays
6 days. Which we're probably doing to need, as the Applicant
7 stated, an extended period for those. The hydrology test is
8 not stated to come in until the middle, end of December,
9 anyway so I think waiting 'til January isn't going to hurt or
10 affect us at this stage.
11 **ALTERNATE BOARD MEMBER REED:** Norm, I do have one
12 question. We have two versions of the letter that was
13 presented to us today. The first one talked about the fact
14 there was going to be additional comments provided based on
15 the comments from the minutes of meetings. I'm assuming the
16 second version says the same thing. Is that true? You
17 didn't change that.
18 **MR. BETKE:** We didn't.
19 **MR. RUBIN:** We haven't seen the transcript from the last
20 meeting.
21 **ALTERNATE BOARD MEMBER REED:** Okay. Just because I know
22 there were some very specific comments that were provided at
23 both that have not been addressed. In this, you've addressed
24 it broadly, but there's some very specific observations I
25 want to make sure that the Planning Board gets to see the

1 - ALTERNATE BOARD MEMBER REED / BOARD COMMENTS -
2 responses, and the public gets to see the response to, as
3 well.
4 **MR. RUBIN:** We'll continue to do that. We just need the
5 transcript. That would be really helpful in that process.
6 **ALTERNATE BOARD MEMBER REED:** No. Understood.
7 **MR. DAVIDOFF:** The transcript was sent. That second
8 transcript was sent. Norm sent it. If you didn't get it,
9 we'll send it again.
10 **MR. RUBIN:** I didn't receive it.
11 **MR. A. BETKE:** I think I have it.
12 **MR. DAVIDOFF:** Yes. Okay.
13 **MR. RUBIN:** We'll go through that.
14 **CHAIRMAN SUTHERLAND:** So if we could just start. I
15 guess we'll start. Scott, you started. If anybody else has
16 any other --
17 **ALTERNATE BOARD MEMBER REED:** That's what I had.
18 **CHAIRMAN SUTHERLAND:** -- questions, as we do at the end
19 of every meeting.
20 Laurel.
21 **ALTERNATE BOARD MEMBER BURRELL:** I'll just piggyback.
22 Like the taxing of the power grid still needs to be
23 addressed. And I think that there will be --
24 I'll just piggyback on that. Like the amount of energy
25 being used on the power grid still needs to be addressed.

1 - ALTERNATE BOARD MEMBER BURRELL / BOARD COMMENTS -
2 And, you know, I think after the NPS report comes back
3 there's going to be some significant information that will
4 come out of that.
5 So we look forward to working with you. We appreciate
6 waiving the 62-day requirement.
7 **MR. BETKE:** Sure.
8 **BOARD MEMBER McKENNA:** I would just ask a few more
9 questions about where the workers will be housed. This seems
10 to get brushed over time. Where there will be parking, also,
11 for the additional workers coming in. So for parking and
12 accommodations. Just actual answers, not broad sweeps.
13 **BOARD MEMBER SPITZ:** I believe, if memory serves,
14 somebody correct me if I'm wrong, the RV use is a maximum of
15 180 days which is six months, not seven months, so if that is
16 the case, that would need to be a change for the RVs could
17 be, if approved, could only be used for a six-month period.
18 We're waiting for the hydrologist's report. That'll
19 address a lot of issues have the water.
20 I hope part of that hydrology report, now that we have
21 the size of the pool, I'm a little concerned that you could
22 potentially fill that up with well water and how much well
23 water would take to fill that up so I'm hoping that's part of
24 the report. Or if you can make sure that it is part of the
25 report, that would be helpful.

1 - BOARD MEMBER SPITZ / BOARD COMMENTS -
2 **UNIDENTIFIED SPEAKER:** We're trucking water.
3 **BOARD MEMBER SPITZ:** It also says either trucking or
4 well water.
5 **UNIDENTIFIED SPEAKER:** To top off.
6 **UNIDENTIFIED SPEAKER:** To top it off.
7 **BOARD MEMBER SPITZ:** I don't know how much it takes to
8 top it off, what the gallons is going to be, so if that could
9 be addressed so we know topping is five gallons or is it a
10 150,000 gallons. I don't know. So if you could just address
11 that since it's put in there. Or take that you're going to
12 use well water out and you're just going to bring it in.
13 You're coming into a town and potentially having
14 significant impact on the town. I would really think if
15 whatever is approved, that you really do give access to the
16 town, to the residents surrounding. So Sullivan County,
17 somebody who has a driver's ID that has a local address in
18 proximity, I think that's fair enough to benefit the town.
19 That's one of the things that you could do to be a good
20 neighbor and to allow people to access services without
21 having to rent a campsite. Certainly, give a day rate or
22 something, but to be able to have access to all the services
23 that you're going to provide.
24 Staffing, still looking for a staffing list of what that
25 actually looks like. You talk about staff that will be

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1 - BOARD MEMBER SPITZ / BOARD COMMENTS -
 2 trained, but are those staff? How many of those staff are
 3 going to be trained during the night shift? How many of
 4 those are going to be trained during the week versus on the
 5 weekend? So I would really like to see that you have a
 6 staffing pattern that shows whoever's going to be working and
 7 that there's a little asterisk, on the night shift you will
 8 have X amount of staff and security, all of those will be
 9 trained in CPR, or one of them, at least one of those be
 10 trained in CPR. During the weekends or if there's going to
 11 be a differential between weekends or weekdays, that you'll
 12 have that. And specifically, I'm concerned about security.
 13 That's important.
 14 I am concerned about the EMT. I would like for you to
 15 have a conversation with the local squad here, the chief for
 16 the EMS, to have a conversation about EMT or to get a letter
 17 from him about what he finds acceptable to have the properly
 18 trained staff on site and when on site. Again, weekends,
 19 Friday, Saturday, Sunday, day shift, night shift, what that
 20 looks like. But I would feel more comfortable having a
 21 direction from him and I would ask that we could do that, as
 22 well, if that's the case.
 23 And you talk about that you will be addressing or you
 24 will, if you're going back to the drawing board, if you will
 25 or you whatever quoted, as far as the look of it to ensure

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1 - BOARD MEMBER SPITZ / BOARD COMMENTS -
 2 that it looks within the character of the town. I'm glad
 3 you're doing that. I look forward to seeing that because I
 4 know if you're driving down there, the theme park look of
 5 having a 30-foot structure right over there, it's certainly
 6 doesn't sit comfortably, I think, with many folks in the town
 7 to see that theme park. So again, character of the land, fit
 8 into our land. Not fit into your vision, but fit into where
 9 you're coming to and be a part of the local area.
 10 And that'll do it for me.
 11 **BOARD MEMBER BOTT:** I'm good.
 12 **CHAIRMAN SUTHERLAND:** Ken. Ken, do you have anything
 13 other than the letter that you sent?
 14 **MR. ELLSWORTH:** No. Just for the record, we've been
 15 working on an almost weekly basis with the consulting team,
 16 working with the National Park Service and the comments that
 17 they came up with. And some of the responses in the letters,
 18 in the letter response, reflects those comments, and there's
 19 a few more information pieces that need to be added. But
 20 we're working our way through it and it's moving along with
 21 the answers we're looking for.
 22 Thank you.
 23 **CHAIRMAN SUTHERLAND:** Just to add to one of Jeff's
 24 comments, too, he mentioned EMS quite a few times. There's
 25 also the fire department. The chief is actually here

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1 - CHAIRMAN SUTHERLAND / BOARD COMMENTS -
 2 tonight. But the last time we had a fire there, it was a
 3 brush fire. It was probably eight, nine years ago. So if
 4 you can just add that to the list, too, the fire department,
 5 as well as EMS.
 6 That brings us close to the end of the meeting. But I
 7 just wanted to say, too, like, you know, we're just not
 8 closing the public hearing. There's still a laundry list of
 9 stuff that happens. There's still SEQRA. There's, you know,
 10 we still have a couple more studies coming back. You know,
 11 it's not like we're trying to rush something. This has been
 12 going on since March. It's everything but a rush.
 13 With that being said, I would entertain a motion for
 14 adjournment.
 15 **BOARD MEMBER SPITZ:** I'll make that motion.
 16 **CO-CHAIRMAN VOGT:** I'll second.
 17 **MS. MCGILL:** Who seconded?
 18 **BOARD MEMBER SPITZ:** J.T.
 19 **CHAIRMAN SUTHERLAND:** All in favor?
 20 **CO-CHAIRMAN VOGT:** Aye.
 21 **BOARD MEMBER MCKENNA:** Aye.
 22 **BOARD MEMBER SPITZ:** Aye.
 23 **BOARD MEMBER BOTT:** Aye.
 24 **CHAIRMAN SUTHERLAND:** Aye.
 25 Against?

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1 RE; CAMP FIMFO -
 2 (No verbal response.)
 3 (The motion was approved and carried.)
 4 **CHAIRMAN SUTHERLAND:** So moved. The meeting is
 5 adjourned.
 6 Thank you, everyone, for coming.
 7 (Time noted: 8:00 p.m.)
 8 * * * * *
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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 in the matter of Camp Fimfo, (Kittatinny), 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: January 15, 2023

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* * * * *

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