

**In The Matter Of:**  
*Town of Highland*  
*Planning Board Minutes*

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*Camp Fimfo*  
*9-28-22*  
*September 28, 2022*

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*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  
September 28, 2022  
7:09 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 HADSON, Code Enforcement Officer

Also Present: DANIEL RUBIN, 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 MEMBERS: Yes.  
3 CHAIRMAN SUTHERLAND: Any questions?  
4 (No verbal response.)  
5 CHAIRMAN SUTHERLAND: Can I get a motion of approval for  
6 those meeting minutes?  
7 BOARD MEMBER SPITZ: I'll make that motion.  
8 BOARD MEMBER McKENNA: I'll second it.  
9 CHAIRMAN SUTHERLAND: All in favor?  
10 CO-CHAIRMAN VOGT: Aye.  
11 BOARD MEMBER McKENNA: Aye.  
12 BOARD MEMBER SPITZ: Aye.  
13 BOARD MEMBER BOTT: Aye.  
14 CHAIRMAN SUTHERLAND: Against?  
15 (No verbal response.)  
16 CHAIRMAN SUTHERLAND: So moved.  
17 (The motion was approved and carried.)  
18 CHAIRMAN SUTHERLAND: Okay. Correspondence. I guess  
19 one of the first things is the Highland River access. It was  
20 put out to bid I believe two weeks ago, and the County has  
21 awarded a contractor. I'm not sure when they're going to  
22 start that work. We talked, I guess a couple days ago and  
23 this afternoon.  
24 We also got a letter from Linda Anderson regarding 211  
25 Mail Road and we have for our upcoming hearing, we've got the

1 - RE: CAMP FIMFO -  
2 CHAIRMAN SUTHERLAND: I call this meeting to order.  
3 First, we're going to start with the Pledge of  
4 Allegiance.  
5 (The Pledge of Allegiance was recited.)  
6 CHAIRMAN SUTHERLAND: First, I'd like to thank the  
7 Eldred School for their hospitality for letting us have our  
8 meeting here today.  
9 Secondly, I'd like to state the Planning Board meeting  
10 minutes are being recorded.  
11 Monica, if you could take attendance.  
12 MS. MCGILL: Norm.  
13 CHAIRMAN SUTHERLAND: Here.  
14 MS. MCGILL: J.T.  
15 BOARD MEMBER VOGT: Here.  
16 MS. MCGILL: Jeff.  
17 BOARD MEMBER SPITZ: Here.  
18 MS. MCGILL: Steve Bott.  
19 BOARD MEMBER BOTT: Here.  
20 MS. MCGILL: And Tim.  
21 BOARD MEMBER McKENNA: Here.  
22 MS. MCGILL: Michael.  
23 MR. DAVIDOFF: Yes.  
24 CHAIRMAN SUTHERLAND: Okay, everybody's in attendance.  
25 Has everybody read the August 24th meeting minutes?

1 - RE: CAMP FIMFO -  
2 Upper Delaware Council findings report. That's under  
3 correspondence so I'll just read the first three paragraphs  
4 that really pertain to the document. This is from the UDC.  
5 "On July 25th, 2022, materials regarding an application  
6 for special use permit for Camp Fimfo in the Town of Highland  
7 were submitted to Upper Delaware Council for substantial  
8 conformance review. The UDC's project review committee met  
9 on August 23rd, 2002, and I prepared and presented a report  
10 for their review which is enclosed.  
11 "The committee found that the proposed Class 2 special  
12 use permit admit substantially adhere to the principles and  
13 objective of the land and water use guidelines. The Project  
14 Review Committee voted to forward initial recommendation of  
15 substantial conformance to the full council.  
16 "On September 1st, 2022 the full council met for the  
17 Project Review Committee's recommendation. A motion was made  
18 and carried, six ayes, four nays and one abstention, to  
19 approve the substantial conformance recommendation to the  
20 National Park Service for final determination."  
21 That is under correspondence and that is also part of  
22 the official record we have. That'll go with the other  
23 documents that we had since March.  
24 So in this document, also, the last part of it mentioned  
25 that it now gets forwarded to the National Park Service for

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1                   - RE: CAMP FIMFO -  
2 review.  
3       Just to touch on, you know, why everybody is here today,  
4 so back in April of 2021 the Town of Highland passed a river  
5 overlay zoning district, so there's extra steps. For  
6 anything that's along the Delaware River for projects not  
7 only like this, but any project that would require the  
8 Planning Board, there's extra steps. Those are the UDC and  
9 the National Park Service. The UDC gets 45 days and the  
10 National Park Service gets an additional 45 days after the  
11 UDC. So that's why, in their document, it says that now it's  
12 forwarded to the National Park Service. So the first step,  
13 the box is checked and now it goes on forward. So that was  
14 done. That zoning was passed in April of 2021.  
15       I'd also like to let everybody know, before we get  
16 started with the public hearing, is that this applicant came  
17 in front of this board back in March and not only does the  
18 UDC and the National Park Service review this project, but  
19 it's also reviewed by our engineer, Ken Ellsworth from  
20 Keystone Engineering, the Sullivan County Division of  
21 Planning, the New York State DOT, the New York State  
22 Department of Health, the UDC, the New York State Historical  
23 and Preservation and as you mentioned, the National Park  
24 Service.  
25       Let me just make sure I got it right.

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1                   - RE: CAMP FIMFO -  
2 All right. So we're going to start with Old Business  
3 which is Application No. 5-2022 which is the Camp Fimfo  
4 Kittatinny Site Plan Approval.  
5       I'd like to open the public hearing. Typically, our  
6 meetings run from seven o'clock to nine o'clock. Before I  
7 ask Monica to read the public notice, public comment is  
8 limited to three minutes. If you're disruptive or negative  
9 against certain people within the crowd, this board, I'm  
10 going to ask you to leave. We have an officer here from the  
11 sheriff's department. I don't know why that's funny; it's  
12 not.  
13       When you come up to the podium, if you could please  
14 state your name and your address. When we start the public  
15 hearing Jeff will call your name. You get three minutes.  
16       So first, I'd like to get a motion from this board to  
17 open the public hearing.  
18       **BOARD MEMBER SPITZ:** I make a motion to open the public  
19 hearing.  
20       **CHAIRMAN SUTHERLAND:** And do we have a second?  
21       **BOARD MEMBER McKENNA:** I'll second.  
22       **CHAIRMAN SUTHERLAND:** All in favor?  
23       **CO-CHAIRMAN VOGT:** Aye.  
24       **BOARD MEMBER McKENNA:** Aye.  
25       **BOARD MEMBER SPITZ:** Aye.

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1                   - RE: CAMP FIMFO -  
2       **BOARD MEMBER BOTT:** Aye.  
3       **CHAIRMAN SUTHERLAND:** Opposed?  
4                   (No verbal response.)  
5       **CHAIRMAN SUTHERLAND:** So moved.  
6                   (The motion was approved and carried.)  
7       **CHAIRMAN SUTHERLAND:** Monica, if you could please read  
8 the public notice and where it was posted.  
9       **MS. MCGILL:** The public notice was posted in the River  
10 Reporter and the Sullivan County Democrat.  
11       "Please take notice that the Planning Board of the Town  
12 of Highland will hold a public hearing pursuant to Section  
13 190 of the Town of Mamakating Code on the application of Camp  
14 Fimfo, Catskill Partnership Northgate Resorts. They are  
15 asking the Board for a site plan and special use permit,  
16 approval for improvements to an existing operational  
17 campground formerly known as Kittatinny Campground and  
18 Canoes, Barryville Base.  
19       "The property is identified in the Town of Highland as  
20 Section 25; Block 1; and Lots 4.1, 4.2, 4.3, 4.4, 5.1, 5.2,  
21 6.1, 7, 8, 9.1, 9.2, 15; and also Section 23; Block 1; Lot 6.  
22       "Said hearing will be held on the 28th day of September,  
23 2022 at the Eldred Town Hall, Proctor Road, Eldred New York,  
24 at seven o'clock p.m., at which time all interested parties  
25 will be given an opportunity to be heard."

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1                   - RE: CAMP FIMFO -  
2       And then we posted in the Democrat, Tuesday, that the  
3 venue has changed and that one states:  
4       "Please take notice that the Town of Highland scheduled  
5 public hearing on the application of Camp Fimfo, Catskill  
6 Partnership Northgate Resorts has changed its meeting venue.  
7 Said hearing will be held on the 28th day of September at the  
8 Eldred High School, 600 Route 55, Eldred, New York, at seven  
9 o'clock p.m., at which time all interested parties will be  
10 given an opportunity to be heard."  
11       That was also advertised on the radio, put on the  
12 website and put on the door of the town hall.  
13       **CHAIRMAN SUTHERLAND:** Excellent. Thank you.  
14       Monica, how many mailings did you have?  
15       Ms. MCGILL: So the surrounding properties, there were  
16 17 mails and 13 returns.  
17       **CHAIRMAN SUTHERLAND:** We did receive 37 letters.  
18 Obviously, since we have a full house here tonight we are not  
19 going to be reading them. They will be posted online with  
20 the rest of the documentation that we receive here today.  
21       So getting back to the public hearing, you're limited to  
22 three minutes. Jeff will call your name in the order that  
23 you signed in.  
24       There will be no response to the comments during the  
25 public comment period. If the Applicant wishes to respond,

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1                   - PRESENTATION -  
2 he can do so at his convenience at the next meeting. All the  
3 comments will be directed to us from the Applicant.  
4       So, first, before we have public comment, if the  
5 applicant could give a small presentation to the public, and  
6 then we will begin.  
7       **MR. RUBIN:** Good evening. Can everybody hear me?  
8       **PUBLIC:** Yes.  
9       **MR. RUBIN:** Yes? Anybody can't hear, just raise your  
10 hand. You can hear me? Okay.  
11       Good evening, everyone. My name is Daniel Rubin. I'm  
12 with Brown and Weinraub. I'm here on behalf of the  
13 Applicant.  
14       I want to first thank the Planning Board Chair, the  
15 members of the Planning Board, the Town attorney,  
16 Mr. Ellsworth, the engineer. As Norm mentioned, for over six  
17 months we've been sort of shepherding this project to this  
18 point. A lot of people have given their time and effort to  
19 reviewing the project. The Planning Board has given us  
20 invaluable input and they have made these plans infinitely  
21 better. We generally appreciate that.  
22       I want to thank all of you for giving up your time with  
23 your family this evening to be here and to engage in this  
24 process with us. I'm heartened to see so many people who are  
25 interested in the process. I think that this is the most

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1                   - PRESENTATION -  
2 important part of this process. You are our future  
3 neighbors. You are our future partners. We want to hear  
4 from you. We want your input, we want your comments. We  
5 intend to be here, continuing the proud tradition of Camp  
6 Kitt -- tell me that I'm not the only one that has trouble  
7 with that -- Camp Kittatinny for generations to come.  
8       Prior to tonight's meeting we've done as much as we can  
9 to get information about the camp out to you. We have a  
10 website called campkittati8nnyrediscover.com. I encourage  
11 all of you to go there. There's a ton of information about  
12 the history of Camp Kittatinny, about Northgate Resorts who  
13 will be operating Camp FimFo, some of the world-class  
14 properties, award-winning properties that they operate all  
15 throughout the country. Some of the images that you're going  
16 to view tonight are also there. There's also a place for you  
17 to send us questions. I encourage you all to go there if you  
18 haven't been already. On the board there you'll see some  
19 images and we've made those available in the town hall for  
20 the last several weeks.  
21       With the help of Sullivan County Partnership we had a  
22 meeting on September 15th where I understand 75 members of  
23 the community showed up and engaged with us about the  
24 project. I want to thank them for hosting that.  
25       I want to talk to you a little bit about our plan

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1                   - PRESENTATION -  
2 tonight. I'm going to be brief because there are a lot of  
3 you and as I mentioned at the beginning, this is really about  
4 us hearing from you.  
5       At its heart, this is a plan to revitalize a staple of  
6 this community. Camp Kittatinny has been making lasting  
7 memories for families and campers for nearly 80 years. Our  
8 plan is to build on that proud tradition and we're going to  
9 do it in such a way to make it safer, cleaner, a more family  
10 friendly environment and to help it continue to be an  
11 economic engine in this community long into the future.  
12       I want to talk, a little bit, how we're going to do  
13 that. I have some images here I'd like to share with you  
14 all. I know how to work this, but this is a little ...  
15       Many of you probably recognize this. This is Camp  
16 Kittatinny. What is displayed here is a plan for its  
17 revitalization. You'll see some of these call-outs show some  
18 of the new amenities that we intend to add. The plans that  
19 accompany these also show the significant investments that we  
20 intend to make in the infrastructure.  
21       First thing you'll notice when you review those plans,  
22 and again, they're on display at the town hall and will be  
23 after this meeting, we're going to be making significant  
24 changes to the flow of traffic. I know a lot of you are  
25 concerned about traffic. We're going to be reducing the

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1                   - PRESENTATION -  
2 number of curb cuts along the highway. We're going to change  
3 the way the traffic flows into the camp so we reduce back-ups  
4 on the main road and also make it safer for people who are at  
5 the camp.  
6       We are actually reducing the number of campsites.  
7 There's been a lot of talk about that. We're reducing the  
8 number of campsites. We're actually taking what is currently  
9 a maximum occupancy of 2,838 campers, we're reducing that by  
10 more than 17 percent. As currently envisioned, there will be  
11 occupancy for 492 less campers. That's another way that  
12 we're going to help impact traffic and make this site a  
13 little bit cleaner and safer.  
14       The other big thing that you're going to notice about  
15 our plans is the investments in infrastructure. We're  
16 dealing with a camp that's been built up over the course of  
17 eight decades. There are some legacy systems there and  
18 they're important ones; water, septic, electric. We're going  
19 to update those. Those are going to be completely  
20 modernized. We have some of the best engineers anywhere  
21 working on those systems to make sure that they will be high  
22 performing and that they will be at the highest standard for  
23 the treatment of water that campers that will be using, as  
24 well as the treatment of septic.  
25       As I mentioned earlier, the plan here is to create a

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1                   - PRESENTATION -  
2 more family friendly environment. I understand in the past  
3 Camp Kittatinny attracted a lot of one off campers. It  
4 wasn't necessarily a family destination. By making it more  
5 of a family destination we also hope to increase the average  
6 length of stay which, again, will increase the number of  
7 people coming in and out of the camp.  
8       Some of the amenities that we're going to be adding in  
9 order to encourage families, upgrades to the look of the  
10 general facility. We have a mountain coaster which is not a  
11 roller coaster. That's a common misconception. This coaster  
12 is very low to the ground. It doesn't make a lot of noise.  
13 By the way, none of these facilities operate after dark.  
14 People come out to camp, they want to enjoy the outdoors,  
15 they want to enjoy the evening sky. We appreciate that.  
16 We're not running these facilities after dark. We're adding  
17 lighting. We're adding lighting that's compliant with dark  
18 sky requirements.  
19       In addition to the mountain coaster we have a jumping  
20 pillow. As a father of a four-year-old I can tell you that  
21 you have to keep them entertained. My daughter was recently  
22 on one of these at a local farm and she literally wouldn't  
23 get off it. She loved it.  
24       There's been talk about a water amenity. This is the  
25 water amenity. Again, it's designed for children because as

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1                   - PRESENTATION -  
2 anybody with small children knows, you need to keep them  
3 entertained. You also need to keep them cool. That's one of  
4 the ways that we're going to make this a more family friendly  
5 environment.  
6       Sports courts, new entry sign. Miniature golf will be  
7 added.  
8       We will be paying significant attention to landscaping  
9 so that these amenities are as protected from the road as  
10 possible to preserve the view along the main highway.  
11       We're also going to be upgrading the facilities at the  
12 camp where our guests will stay. Currently, what you have  
13 are a number of tent sites. People bring their own tents,  
14 they bring their own RVs. That means RVs are on the main  
15 road clogging traffic. If those RVs aren't well maintained  
16 it means they're leaking fluids. What we're proposing to do  
17 is to have the amenities already here so people aren't coming  
18 with their RVs as much as they're coming to stay in one of  
19 ours. We'll be maintaining these on site. Just to show you  
20 a couple, these are the different types of sites that we'll  
21 be making available.  
22       Camp Kittatinny is an economic engine. There's no doubt  
23 about it. It's been bringing people here, it's been creating  
24 jobs for decades. We want to continue that. As designed  
25 right now, we plan to add 89 full-time equivalent employees.

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1                   - PRESENTATION -  
2 That's over two and a half million dollars in annual wages.  
3 We think that modernizing this campground, improving all of  
4 the infrastructure, will be a great way to preserve that  
5 economic future going forward. And importantly, that  
6 modernization has to take place. Camp Kittatinny can  
7 continue to run as is with systems that need to be improved,  
8 particularly septic, water, traffic. I could speak about  
9 this camp for hours.  
10       On a personal level, I am so excited to come from Albany  
11 with my family and enjoy this camp and everything that your  
12 community has to offer. My ride down today, a smile on my  
13 face, I love it. But I'm really here today to hear from all  
14 of you.  
15       As Norm mentioned, we're not going to be responding to  
16 your comments today. There are a lot of you here. I don't  
17 even think it would be possible to both take and respond to  
18 all your comments. But also, a project like this requires  
19 multiple experts across different disciplines so for me to  
20 respond to all your questions really wouldn't be the best and  
21 fairest way for us to convey those things. As Norm  
22 mentioned, we will respond. We will respond after the  
23 meeting, in writing.  
24       I thank you all for your time tonight and I really look  
25 forward to this conversation. Thank you so much.

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1                   - GLENN PONTIER / PUBLIC COMMENT -  
2       **BOARD MEMBER SPITZ:** The first person up is Glenn  
3 Pontier.  
4       **MR. PONTIER:** Hi. Thank you all. I'm happy to be here.  
5 My name is Glenn Pontier. I live at 8 Old Minisink Ford  
6 Road. I'm a neighbor of Camp Kittatinny. I'm here, in part,  
7 because I got a certified letter inviting me to come. This  
8 is a little more structured than the letter implied. It said  
9 it was informal, we want to hear your opinion. I appreciated  
10 the presentation.  
11       I like living near the campground. Kittatinny is not  
12 the only one. Lander's has one, Indian Head has one, Cedar  
13 Rapids used to have one. I like seeing the people there.  
14 People are having a lot of fun. I like watching them go down  
15 the river. It can get a little noisy sometimes on the  
16 weekend. That base comes through and my dog doesn't like it  
17 as much as I do. But it's a great use of the river and I'd  
18 like to see the river continue to be used by people who come  
19 and visit.  
20       I have three issues and other people may have others.  
21 The first one is as paving is done, I would hope that  
22 pervious paving would be used so that there's not additional  
23 runoff. There are other little tweaks we've learned over the  
24 last 20 or 30 years helps the environment. So pervious  
25 paving is just kind of the door that opens that up.

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1 - GLENN PONTIER / PUBLIC COMMENT -  
2 The second is water and sewer. It's going to be  
3 upgraded, I understand from the presentation. I'm concerned  
4 that there is enough water and enough water is provided and  
5 that the sewage doesn't go into the Delaware. I was one of  
6 the people that served on the original management plan that  
7 was written in order to protect the Delaware, and it comes  
8 down to projects like these. So to me, that's a deal  
9 breaker. The sewage can't go into the river.  
10 And the last item that I have of concern is I understand  
11 that these guys are looking for a tax break and to me, that's  
12 just absolutely reprehensible.  
13 I welcome them here. I'm glad -- okay, that doesn't  
14 against my time. I welcome them here. I'm glad that they  
15 are coming, but not at the expense of those who have to pay  
16 taxes. So come invest your money, do your thing, but I  
17 really don't think it's fair, I don't think it's right, I  
18 don't think it's needed. Nothing in that gentleman's  
19 presentation said that we can only come if the money happens,  
20 you know, if we get a special deal. So I'm against it and to  
21 me that's a deal breaker.  
22 **BOARD MEMBER SPITZ:** Thank you.  
23 **MR. PONTIER:** Thank you.  
24 **CHAIRMAN SUTHERLAND:** Just one quick thing that Glenn  
25 pointed out the IDA and the tax. We brought that up a couple

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1 - MARC BAEZ / PUBLIC COMMENT -  
2 of meetings ago. That is not anything that the Planning  
3 Board has control over, that is a County driven issue. That  
4 has nothing to do with this board, really nothing with the  
5 town. The County is the one that makes that determination,  
6 just to point that out.  
7 **BOARD MEMBER SPITZ:** Next person up is, is it May  
8 B-A-E-L?  
9 **MR. BAEZ:** No. Marc Baez.  
10 Good evening everyone. My name is Marc Baez. I'm  
11 president and CEO of the Sullivan County Partnership. Full  
12 disclosure, I bought my first car from Glenn Pontier. It was  
13 a Volkswagen Beetle and it was an awesome car. I don't know  
14 if he remembers that.  
15 So we are responsible. We're a business association in  
16 Sullivan County. We're made up of close to 200 members and  
17 we are the economic development folks in the county. We  
18 nurture and we help and we guide and we advise people on  
19 coming to Sullivan County to plant their business here. Most  
20 people think that most of the work that we do is industrial,  
21 commercial in nature. We've done a lot of that. We continue  
22 to do that. But I can tell you for the last four or five  
23 years most of the work that we have been doing has been  
24 tourist based.  
25 We're actually excited about the things that are

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1 - MARC BAEZ / PUBLIC COMMENT -  
2 happening in the western Sullivan parts of our county. We  
3 really were not able to do much in years past. But  
4 certainly, projects like this give us a level of excitement  
5 because it allows us to help projects along that can  
6 positively stimulate the economy in areas that in the past  
7 didn't have that.  
8 So as you look at the county in general and in whole, we  
9 have a lot of projects out there that are going through the  
10 same thing. They're taking sites, they're taking venues,  
11 facilities that, for lack of a better term, might be a little  
12 tired. We've been at it for a long time. The next thing you  
13 know, someone comes in, invests, cleans them up. I wouldn't  
14 call it an adaptive reuse because basically the use is going  
15 to be the same. It's going to be better, it's going to be  
16 cleaner, it's going to be more responsible and certainly,  
17 that's something that appeals to us. There could be, in our  
18 view, no better economic development project than taking a  
19 site that's already had some use and turning it back into a  
20 more useful economic stimulator. It's a lot better than  
21 doing green space for the environment and sustainability and  
22 of those things. That's really something that is exciting to  
23 us.  
24 We had the meeting a couple weeks ago. We were glad to  
25 post that and to get information out there. One of the

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1 - MARC BAEZ / PUBLIC COMMENT -  
2 things that we took away from it is that this project is  
3 going to be positive for the community. I speak on behalf of  
4 the board that we support it. We think that it's going to  
5 solve a lot of problems that may be there now. We're  
6 particularly excited, during the presentation, when we saw  
7 the cleanup efforts. I think it was like two tons of garbage  
8 and material that were cleaned out of the river which, to me,  
9 was astounding, was amazing. That's certainly something that  
10 you want. You want a neighbor that's going to have a  
11 responsibility to be able to do that.  
12 We think that the new paradigm, the new shift in family  
13 friendly is something that's happening throughout the county  
14 and that this fits in with that and with that community. And  
15 again, we're excited about it --  
16 **BOARD MEMBER SPITZ:** Thank you.  
17 **MR. BAEZ:** -- and we think that --  
18 **BOARD MEMBER SPITZ:** Thank you.  
19 **MR. BAEZ:** -- we support it wholeheartedly. Thank you.  
20 **BOARD MEMBER SPITZ:** Next person, Rachel is it Morano?  
21 Can you just spell your last name?  
22 **MS. MORENO:** M-O-R-E-N-O.  
23 Thanks so much. Thanks, also to the Planning Board for  
24 expanding this so that we can have time to have a  
25 conversation and dialogue.

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1 - RACHEL MORENO / PUBLIC COMMENT -  
2 So I am Rachel. I am a mom. I live in Yulan. I'm at  
3 39 Martin Road. I've been up here for over a decade. I'm a  
4 taxpayer.  
5 Just hearing the Sullivan County representative talk  
6 about this project, that it's going to be good for the  
7 environment is worrying to me. It's worrying to me as a mom,  
8 it's worrying to me as a community member. I'm urging the  
9 Planning Board to really think about it and induce a lot of  
10 due diligence and deny the expansion and the special permit  
11 until an independent environmental study can be done. I  
12 think the Applicant made a really good point. There are  
13 experts out there who know things better than me or everyone.  
14 I think it behooves us to get an independent environmental  
15 study to understand the environmental impact and the  
16 community impact.  
17 You know, I heard the Applicant talk about the  
18 investment that's happening on the site. I'm really curious  
19 around what is the investment happening in the community,  
20 what kind of dollars are coming into the community? I think  
21 this project will have an impact on our well water, potential  
22 impact on our well water, on the river, on the community, on  
23 taxes, potentially. I understand that the abatement is not,  
24 you know, is not something that is in your control, but it's  
25 a multi-million dollar corporation. It's coming into our

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1 - RACHEL MORENO / PUBLIC COMMENT -  
2 small town. They should be holding up their lion's share of  
3 what those taxes are and that should be evaluated.  
4 I appreciate the time and I appreciate the time for  
5 dialogue.  
6 The last thing I'll say is, you know, I'm a mom of a  
7 four-year-old, as well, and I've tried to keep a lot of the  
8 -- the reason we moved up here was because of the beauty and  
9 the environment and everything that's laid out in the  
10 Comprehensive Plan which I think the Planning Board should  
11 make a decision and, you know, support new opportunity and  
12 business opportunity and new economic opportunities. I, for  
13 one, am pro-business, but it has to align with the  
14 Comprehensive Plan and the principles of that which was  
15 stated and instated by this town.  
16 Thank you so much. I appreciate it.  
17 **BOARD MEMBER SPITZ:** Is it Travis Steimle? Travis  
18 S-T-E-I-M-L-E.  
19 **MR. STEIMLE:** Good evening, everybody. I'd like to  
20 thank the Planning Board for allowing me to speak tonight.  
21 To give some context to who I am, I've been in the community  
22 for 29 years. I've been a volunteer in the community for  
23 ten.  
24 I am a wastewater and water treatment expert. That is  
25 what I do by trade. The presenter stated, very early on,

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1 - TRAVIS STEIMLE / PUBLIC COMMENT -  
2 that they intended on making this a cleaner campsite.  
3 However, they plan on using a septic and leach field system  
4 in order to do so. A septic and leach field system does  
5 nothing for nutrient or waste treatment besides separate  
6 solids. It does not allow for advance treatment, for the  
7 removal of harmful nutrients as ammonia, phosphorus, nitrate  
8 and fecal bacteria. Leach field systems are a thing of the  
9 past. When you're talking about quantities of water in  
10 excess of 20,000 gallons a day those volumes need to be  
11 treated. We've learned our mistakes in the past. We look at  
12 other communities and businesses that have invested in  
13 wastewater treatment facilities and we should honor them for  
14 that. They've protected us. They've done things that have  
15 been noble. But when we look at this project and we think  
16 that that's going to be a cleaner environment and a better  
17 place for our community, that is a lie.  
18 With expanding discharge limitation from the New York  
19 State Department of Environmental Conservation and the DRBC,  
20 which is the Delaware River Basin Commission, this system  
21 will not meet those limitations and you cannot look at this  
22 presenter and say that this, in good faith, will be a good  
23 thing for the Delaware River. What we, as taxpayers, need to  
24 understand, has an independent environmental study been  
25 conducted on this site and where is that information.

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1 - TRAVIS STEIMLE / PUBLIC COMMENT -  
2 We also need to know what the impacts on our private  
3 well systems are going to be. The intended consumption of  
4 this water system is in excess of 30,000 gallons per day. I  
5 live nearby to this neighborhood, or this parcel. How is  
6 that going to affect my water? How is that going to affect  
7 my neighbor's water? We have the right to understand the  
8 impacts before it's already done. We need an independent  
9 environmental study, we need an independent water study and  
10 the public needs to know that information now.  
11 The last thing I'll say is the presenter said they're  
12 going to give you 89 equivalent full-time positions with the  
13 cost of 2.5 million dollars. Simple math will tell you that  
14 that is \$13.50 an hour.  
15 Thank you. Have a great evening.  
16 **BOARD MEMBER SPITZ:** The next person, is it Bruce  
17 Feinstein?  
18 **MR. FEINSTEIN:** Yes, Feinstein. Thank you.  
19 **BOARD MEMBER SPITZ:** F-E-I-N-S-T-E-I-N?  
20 **MR. FEINSTEIN:** Yes.  
21 Good evening, everyone. Thank you for giving me the  
22 opportunity to speak.  
23 Although I believe -- I'm not used to coming to these  
24 meetings. I'm not sure how they run. Apparently, this is not  
25 a give and take, it's simply a presentation of thoughts and

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1 - BRUCE FEINSTEIN / PUBLIC COMMENT -  
2 they sort of go into the ether. I think it would be  
3 preferable if there was some responses.  
4 For example, two of the questions that I'd ask might  
5 serve everyone's interest if they got responses to it.  
6 They're not difficult questions.  
7 For example, I'd like to know whether the water park  
8 aspect of this project is going to be open to the public or  
9 will it be only for registered campers. And again, if we  
10 could get an answer to that I think it might assuage a lot of  
11 people's concerns that are here.  
12 The second question that I have, which is something that  
13 was just raised eloquently, which is environmental impact  
14 study. Has one been done? If there was, we should know  
15 about it. I think that's very, very important, as the  
16 gentleman before me said, not after the fact to find out what  
17 the consequences are, but before the fact, before the vote.  
18 Thank you.  
19 **BOARD MEMBER SPITZ:** The next person is Andy Boyar.  
20 **MR. BOYAR:** Good evening. I want to thank the Planning  
21 Board for all the work you've put into this and work that  
22 you're going to do.  
23 For the past half century I've been drawn to the  
24 Delaware River and its tributaries like many others.  
25 Unspoiled nature, breathtaking scenery are the calling cards

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1 - ANDY BOYAR / PUBLIC COMMENT -  
2 by which we treasure and by which we promote ourselves.  
3 These blessings existed long before Fimfo and the corporate  
4 ownership discovered us. The very essence of their business  
5 model is to exploit, to the nth degree, the natural beauty we  
6 have so carefully cultivated over generations. Utterly  
7 without sensitivity to the community, they propose an  
8 oversized project. The project is inconsistent with the very  
9 values they wish to exploit in furtherance of their business  
10 plan.  
11 Why am I so harsh on this project? Well, it has to do  
12 with what kind of a neighbor Fimfo appears to be. First,  
13 have they been up front and transparent? Hardly. This is  
14 Phase 1. When are they going to disclose the nature of Phase  
15 2 and Phase 3 which have been mentioned? What don't they  
16 want us to know? I think that's important.  
17 Secondly, I know you don't want me to mention this, but  
18 are they going to pay their fair share of taxes like their  
19 predecessors and the neighboring businesses? No, they don't  
20 intend to and I'm going to keep mentioning it every chance I  
21 get because this is very important. Rather, they're going to  
22 seek a tax abatement and put the bill on the local and county  
23 taxpayers for emergency services and public safety and that's  
24 not right.  
25 Thirdly, is their proposal aesthetically compatible with

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1 - ANDY BOYAR / PUBLIC COMMENT -  
2 the town's zoning, Master Plan and the intent of the federal  
3 scenic and recreational river designation? Again, I say no.  
4 We promote ourselves by posting. In all our economic  
5 development we post pictures of how beautiful the river is.  
6 It's the river and hillside, but it's not hundreds of cabins  
7 stacked together in long rows, sidestepping our zoning  
8 requirements for front yard and side yard setbacks. Maybe we  
9 should ask an eight-year-old if these are cabins or RVs.  
10 Maybe we'll get an honest answer. The standard park model  
11 sleeps ten. The medium park model sleeps eight. All of  
12 these units have a kitchen, bathroom and a hook-up to  
13 electricity, water and sewage, a small home by any honest  
14 account. Normally, hundreds of new homes would be a major  
15 subdivision. Shouldn't we hold these small homes to  
16 residential standards as once --  
17 **BOARD MEMBER SPITZ:** Thank you.  
18 **MR. BOYAR:** That's it?  
19 **BOARD MEMBER SPITZ:** That's it.  
20 **MS. JONES:** I'll give up my time.  
21 **BOARD MEMBER SPITZ:** Okay. Your name is?  
22 **MS. JONES:** Mary Jones.  
23 **MR. BOYAR:** Shouldn't we hold these small homes to  
24 residential standards once permanently installed, skirted,  
25 with water, electric, septic, fire pits, decks and parking?

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1 - ANDY BOYAR / PUBLIC COMMENT -  
2 Are these any longer? Seriously.  
3 Fourthly, what are the numbers which Fimfo will grace  
4 our town with next Memorial Day or Fourth of July? The  
5 answers are unknown and undisclosed.  
6 A mountain coaster and water slide are going to bring  
7 additional traffic. What are the numbers? Unknown and  
8 undisclosed. Are we prepared to have Highland's population  
9 double, double the existing population of today? We need  
10 only look at the posted comments on Kittatinny's website to  
11 have a hint of what we're in for. I've done just that.  
12 There were 127 reviews. Seventeen were average, 22 were  
13 positive, 78 were negative, 27 rating it poor and 51 rating  
14 it terrible. By almost four to one, the comments were  
15 negative. This is not good publicity for Barryville or the  
16 Town of Highland. Read the comments. These are direct  
17 quotes.  
18 Not a quiet wilderness experience. Area was trashy,  
19 worse camping experience ever.  
20 We were sandwiched between to two campsites; no one  
21 imposed the rules; toilets were clogged; no place for family  
22 camping; toilets were overflowing. Loud music blasted all  
23 night. We called to complain about noise and were hung up  
24 multiple times.  
25 These are all direct quotes from their web page.



1 - ANDY BOYAR / PUBLIC COMMENT -  
 2 It's time to send Fimfo back to the drawing board to  
 3 scale this proposal down. The application is incomplete.  
 4 There are too many unknowns. The community deserves full and  
 5 complete disclosure.  
 6 The suggestion that the number of guests will be reduced  
 7 is entirely bogus and misleading. Seriously, they've got 44  
 8 million dollars to reduce the number of guests? Let's not be  
 9 naive about this. We've need honesty and transparency.  
 10 Unless we have all the facts honestly stated, it must be no.  
 11 We implore the Planning Board to protect the community, to  
 12 have your discussions with the Applicant. Get this project  
 13 right sized for the community,  
 14 I thank you for all the work you're doing.  
 15 **BOARD MEMBER SPITZ:** Ted Weiner. Ted W-E-I-N-E-R.  
 16 **MR. WEINER:** Thank you. Welcome to my neighbors.  
 17 As most of you know, this area is very special. It's a  
 18 miracle, it's magical.  
 19 **CHAIRMAN SUTHERLAND:** If you can just state your ...  
 20 **MR. WEINER:** My name is Theodore Weiner. I live in  
 21 Yulan, New York. I'm a veterinarian.  
 22 So this area is magical. The environment is magical,  
 23 the balance is magical, the people are magical. The area is  
 24 beautiful. Most people come up here because they feel the  
 25 magic every day that they breathe in the air. This plan is

1 - TED WEINER / PUBLIC COMMENT -  
 2 going to be totally destructive to the environment, to the  
 3 neighborhood, to the people. What are the benefits? There  
 4 are none. Once you give them permission to develop this  
 5 area, you can't go back. I've just read in Gardiner, New  
 6 York, the complaints were enormous.  
 7 And what about the bald eagles, what about the bears,  
 8 what about the deer, what about the environmental balance?  
 9 It's going to be destroyed. This area, as I said, is  
 10 magical. You guys and ladies have the responsibility to  
 11 protect this area, to protect my homeland and I hope you make  
 12 the right decision.  
 13 **BOARD MEMBER SPITZ:** Chere Krist, K-R-I-S-T.  
 14 **SPEAKER:** Repeat that.  
 15 **BOARD MEMBER SPITZ:** Is it Chere Krist?  
 16 **SPEAKER:** She's coming. It's takes --  
 17 **MS. KRIST:** Chere. Chere Krist.  
 18 **BOARD MEMBER SPITZ:** C-H-E-R-E?  
 19 **MS. KRIST:** Yes.  
 20 **BOARD MEMBER SPITZ:** Thank you.  
 21 **MS. KRIST:** You can build your houses on tractor trailer  
 22 beds and make them houses and you put skirts around them.  
 23 Those are mobile homes, they are not RVs. Okay? You're  
 24 going to be connecting these things to solid state  
 25 electricity and plumbing. Those are not RVs. If you tried

1 - CHERE KRIST / PUBLIC COMMENT -  
 2 to get this plan through saying that I'm going to put this  
 3 many mobile homes you would never get it, ever. You try to  
 4 get a project like this in the Berkshires and you refuse to  
 5 put a cap on how many people, how many vehicles, how many  
 6 houses you are going put in, and they're not willing to do  
 7 that here either. You leave it open-ended so that you can  
 8 rape the side of the mountain. You are ruining it for  
 9 everybody around here. You say, Oh, well, our wells are down  
 10 below. Well, yeah, if you take the water out below, the  
 11 wells up above have no water. Okay? So stop lying to us,  
 12 stop not answering questions and stop trying to pull the wool  
 13 over our eyes 'cause we weren't born yesterday.  
 14 **BOARD MEMBER SPITZ:** Jan Poppen --  
 15 **MS. POPPENDIECK:** Poppendieck.  
 16 **BOARD MEMBER SPITZ:** Can you spell the last name,  
 17 please?  
 18 **MS. POPPENDIECK:** P-O-P-P-E-N-D-I-E-C-K.  
 19 **BOARD MEMBER SPITZ:** Thank you.  
 20 **MS. POPPENDIECK:** I've been doing it since I was four.  
 21 So much of what I would say has been said better than I  
 22 could. I want to thank the Planning Board for your careful  
 23 attention to this and for not rushing this process.  
 24 I want to ask you to interact with the Applicant to get  
 25 from them a figure, it's comparable to kilowatt hours. It

1 - JAN POPPENDIECK / PUBLIC COMMENT -  
 2 would be person nights. They have talked about reducing the  
 3 number of bed equivalents or sites, but expanding the typical  
 4 length of stay. And so while they try to reassure us by  
 5 telling us there's going to be fewer people in the peak to,  
 6 I'd like to know. We need a figure that would help in  
 7 assessing the impact on the aquifer, on the environment, a  
 8 person day week use of the space.  
 9 I also want to say to the Applicant that if you are able  
 10 to right size this plan, as Mr. Boyar said, and make it one  
 11 that will fit with our values of the environment, the magic  
 12 that pulls us here -- and by the way, I live at 142 Eldred  
 13 Yulan Road. You don't need a mountain coaster. Okay? The  
 14 river and the woods and the marshmallows, those are enough.  
 15 Okay. So you can take the money you were going to invest in  
 16 the mountain coaster and use it so that you won't need a tax  
 17 abatement.  
 18 Thanks.  
 19 **BOARD MEMBER SPITZ:** Lou Moreno, M-O-R-E-N-O.  
 20 **MR. MORENO:** Lou Moreno, yes.  
 21 I want to thank the Planning Board for hosting this and  
 22 to expanding it for this evening. We really needed it.  
 23 I'm not really sure what else I can add. So many of my  
 24 neighbors have spoken so eloquently about what concerns us.  
 25 I just want to say as someone that has been up here for the

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1 - LOU MORENO / PUBLIC COMMENT -  
2 last ten years, I moved up here for its beauty and I moved up  
3 here for its community. We had the opportunity to move into  
4 a new house and we did so. We moved to Yulan from  
5 Lumberland. The only reason we stayed in this community is  
6 because of the people and because of the area itself. I feel  
7 that Fimfo is really going to challenge, strain and degradate  
8 what is so beautiful about here outside of our community.  
9 So thank you very much.  
10 **BOARD MEMBER SPITZ:** Erin West, W-E-S-T.  
11 **MS. WEST:** Yes, that's me, E-R-I-N, W-E-S-T. I live on  
12 Corkscrew Road in Barryville. Thank you for having me  
13 tonight.  
14 I kind of resent what the, like lawyer from Albany said  
15 over here -- I like your suit -- about this is not RVs and  
16 RVs are dirty. My parents were just here for two and a half  
17 weeks. They have an RV. They're doing RV life in their  
18 retirement and their RV is in impeccable shape. It is  
19 beautiful. They come in and they do camping the way we also  
20 do camping, which is leaving the area better than when you  
21 arrive. They're clean, and so I resent that statement on my  
22 parents' behalf because they're currently camping in the  
23 Berkshires right now and they're doing it right.  
24 I think that everybody has said a lot of great stuff.  
25 I want to ask you, the Planning Board. This is a

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1 - ERIN WEST / PUBLIC COMMENT -  
2 corporate entity. They have repeated this carbon copy in  
3 different ways over 26 times now. Have you done any research  
4 about their other properties? Have you done any research on  
5 these towns that they've gone to? There are a lot of small  
6 towns besides ours. Have you looked into the long term of  
7 this? How has this affected the town in the long term? Have  
8 you reached out to anybody in those towns, e-mail, telephone,  
9 any way? Have you found out how they feel about it? How did  
10 their planning board, how did they feel about having them as  
11 neighbors? Are they holding up their end of the deal? Are  
12 they carrying their weight? Have these towns had to expand  
13 their emergency services because of these water parks and  
14 mountain coasters? And don't tell me that accidents never  
15 happen on these things because they do. Have they had to put  
16 extra money into their emergency services? Let's really do  
17 our due diligence on this. We can find out what we're in for  
18 if we just look for it. It's all out there. I've done some  
19 research, too. I implore you to do the same.  
20 Thank you so much.  
21 **BOARD MEMBER SPITZ:** Eve Fisher. E-V-E, F-I-S-H-E-R.  
22 And just to state, you're on Maxwell Road?  
23 **MS. FISHER:** Yes.  
24 Hi. My name is Eve Fisher. I own property in  
25 Barryville and have lived in the area for the past ten years.

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1 - EVE FISHER / PUBLIC COMMENT -  
2 Camp Fimfo is a completely upscale park community in  
3 proximity to the river. The proposed infrastructure is  
4 massive. It does not comply with our zoning or Comprehensive  
5 Plan and is completely unnecessary for the success of the  
6 business.  
7 Kittatinny is one of the most successful businesses in  
8 our area. The growth expansion of the septic system and the  
9 plans to add 200 cabins with bathrooms and bedrooms is  
10 essentially creating a small town, bigger than the hamlet of  
11 Barryville itself. How can we still call it a campground?  
12 It's not. This is a corporate manipulation meant to exploit  
13 zoning of heritage campgrounds. Please don't let history  
14 repeat itself. Everybody reminisces about the heyday of the  
15 Catskills fondly and wants that back. What's not talked  
16 about is that the economy completely crumbled and left us  
17 with a massive amount of deteriorating infrastructure. We  
18 need to be smart as we head into a time of recession. The  
19 thing people stop spending money on is vacations and I  
20 imagine really expensive camping.  
21 Please say no to the expansion of the septic system and  
22 limit the cabins to what has already been grandfathered which  
23 is already way beyond what our zoning allows, quote, "our  
24 zoning". Any establishment consisting of a building or group  
25 of buildings providing sleeping accommodations with

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1 - EVE FISHER / PUBLIC COMMENT -  
2 individual bathrooms designed by use by transient travelers  
3 shall be limited to 12 or fewer units within the designated  
4 Delaware River corridor.  
5 Please say no to the proposed mountain coaster which  
6 would mostly be located on land zoned residential  
7 agriculture. What kind of precedent would this set? How can  
8 you justify allowing that in a residential area? Would you  
9 appreciate this on your street or close to your house?  
10 This multi-million dollar corporation is asking for many  
11 exceptions. They're asking us to allow them to change the  
12 landscape of our town. They're asking us to change the rules  
13 for them and for what? Jobs they can't fill? It's common  
14 knowledge that our local businesses are constantly struggling  
15 to keep themselves staffed. All of this just doesn't add up.  
16 If you give Camp Fimfo the special permits to expand  
17 this infrastructure then that infrastructure will be  
18 grandfathered in forever. If we have learned anything from  
19 the past it's that Fimfo will not be there forever. How  
20 might that infrastructure be used in the future? I say let's  
21 not find out.  
22 Please consider the Sullivan County Division of Planning  
23 concerns of potential impacts to the river from excess  
24 nitrogen and other septic leaching that could lead to harmful  
25 algae blooms. Quote: "The excessive heat experienced this

1 - EVE FISHER / PUBLIC COMMENT -  
 2 summer has led to the appearance of such harmful algae bloom  
 3 in Sullivan County's lakes for the first time."  
 4 Please choose our community over a corporation. Please  
 5 choose the Delaware over a corporation. Please say no to the  
 6 things the Planning Board planned not to have.  
 7 **BOARD MEMBER SPITZ:** I can't read this next name.  
 8 **MS. WINOGRAD:** Yes. Marcella Winograd.  
 9 **BOARD MEMBER SPITZ:** Can you spell that for us?  
 10 **MS. WINOGRAD:** Yes. It's M-A-R-C-E-L-L-A. And my last  
 11 name is W-I-N-O-G-R-A-D.  
 12 So I had a lot of questions coming here today and you  
 13 all asked it. It's kind of hard to follow my finace with the  
 14 wastewater thing, but I grew up in the community and left. I  
 15 left for almost eight years and decided to come back. What  
 16 brought me back was community, the nature, the river we all  
 17 like going down in the summer and just a little bit of a  
 18 sense of home. Everyone here knows each other in some way.  
 19 We all went to school together. I went to school in Port but  
 20 I still know people in this room.  
 21 I have been on a mountain roller coaster. They are not  
 22 quiet. They're loud, they echo through the river, through  
 23 the mountains, the kids screaming. I mean they're  
 24 terrifying. It's not quiet. You can't come here and say  
 25 it's quiet. Do some noise testing.

1 - MARCELLA WINOGRAD / PUBLIC COMMENT -  
 2 I'm not going to go into the water part, but the thing  
 3 is my future family works with the fire service and EMTs.  
 4 They're a hundred percent volunteer. We're adding more  
 5 stress that I am assuming they already have with the river.  
 6 This is a luxury that we don't need. This is not a  
 7 necessity in the community. We have the river. I never  
 8 thought I was going to be up here talking to you guys, but we  
 9 have a river which is essentially a water park. It is  
 10 natural. We don't need artificial splash pads, we don't need  
 11 a roller coaster. We need hikes, we need trails, we need  
 12 outdoor bike trails. There's so many things we can do.  
 13 That being said, thank you. I'm out.  
 14 **BOARD MEMBER SPITZ:** John Yehl.  
 15 **MR. YEHL:** John Yehl. I live at 25 Proctor Road. The  
 16 comments I want to make, a lot of them have been reviewed.  
 17 I'm concerned about water. They are going to be drawing  
 18 over 20,000 gallons, ALMOST 30,000 gallons of water, not to  
 19 mention and that's, I think, only impacting the people that  
 20 are going to be using facilities, the bathrooms, getting up  
 21 in the morning brushing their teeth and so on. How many  
 22 gallons is it going to take to fill this water park? That's  
 23 going to draw from our resources. Has a hydrogeological  
 24 study been done yet?  
 25 I moved from an area where a developer came in and built

1 - JOHN YEHL / PUBLIC COMMENT -  
 2 18 houses. After building 18 houses my neighbors' wells went  
 3 dry. They did a study on my house after I sold it and it was  
 4 determined that in order to supply enough water for the house  
 5 I sold the new owners had to put in a 250 gallon reserve tank  
 6 to support the three-bedroom house I sold. With that alone,  
 7 you should just consider how much water they are going to  
 8 consume.  
 9 We've got an expert over here to talk about wastewater.  
 10 I'm not going to talk about that. I did some research on  
 11 that. He knows way more than I do.  
 12 The other comments I want to make, too, besides, we  
 13 talked about Yellowstone Park out in Gardiner, New York. I'm  
 14 very familiar with that park because I lived in the next town  
 15 over called Plattekill. If there are campers that are going  
 16 to be coming in and out of there, they cause a big burden to  
 17 the traffic. There was one light in the town and it happened  
 18 to be right next to a grocery store, Hanneford. Every Friday  
 19 night you couldn't get into Hanneford. Why? Because there  
 20 was a dozen campers parked in there, fifth-wheels, Class A,  
 21 travel trailers. That was our local community. Could you  
 22 imagine parking three fifth-wheel class RVs in Peck's? I  
 23 mean let's get realistic.  
 24 The traffic around that area, accidents did happen.  
 25 People don't know how to drive an RV. They don't need a

1 - JOHN YEHL / PUBLIC COMMENT -  
 2 special license for it. I've had four RVs, everything from a  
 3 pop-up to a fifth-wheel to a 30 foot, 38 foot travel trailer.  
 4 They're not easy to drive. These windy roads do have an  
 5 impact. The only way you can get around the corners properly  
 6 is take a wide turn and go in other people's lane. That's  
 7 dangerous. That's something we need to consider, as well.  
 8 Also, you know, we talked about the community. I'm new  
 9 to the community, only about two years. Okay? I will admit  
 10 that. But I like this community. That's why we came down  
 11 here. We had choices to go just about anywhere. I work out  
 12 of my house and I can pretty much work anywhere in the Hudson  
 13 Valley. It was my choice to actually show up here.  
 14 One thing I also wanted to touch on just a little bit is  
 15 the fact that this community is ours. It's our home. I'm  
 16 new to this area, but I learned tonight this company --  
 17 **BOARD MEMBER SPITZ:** Thank you.  
 18 **MR. YEHL:** -- had tried to actually go and --  
 19 **BOARD MEMBER SPITZ:** Okay.  
 20 **MR. YEHL:** -- build this community in other locations  
 21 and they were denied.  
 22 **BOARD MEMBER SPITZ:** Thank you.  
 23 **MR. YEHL:** I would encourage you to also deny it.  
 24 **BOARD MEMBER SPITZ:** John Pizzolato, P-I-Z-Z-O-L-A-T-O.  
 25 **MR. PIZZOLATO:** Thank you. I live on Route 97. I'm not

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1 - JOHN PIZZOLATO / PUBLIC COMMENT -  
 2 going to tell you where.  
 3 Thank you to the Planning Board and to the Fimfo group  
 4 for your presentation tonight.  
 5 I want to echo a lot of the sentiments that other people  
 6 have stated. I mean obviously, this level of engagement is  
 7 really beautiful and the fact that everybody cares about this  
 8 is a wonderful sign. So Fimfo, welcome to the neighborhood.  
 9 These are the people in your neighborhood.  
 10 I just really would like to point out, you know, there's  
 11 a character of our area. You know, I've been in business for  
 12 10 years here. It's a very, very unique community and it's a  
 13 very unique place to do business. I think that  
 14 sustainability is something that is key and I think there's  
 15 two elements of sustainability that maybe are not being  
 16 addressed. That's affordable housing. If we're going to  
 17 bring in lots of low wage or medium wage jobs where are these  
 18 people going to live? What strain does that put on our  
 19 housing inventory in the community?  
 20 And then the second has been stated over and over, but I  
 21 think that's the mountain coaster. So many important people  
 22 in our community live around Minisink Ford and our neighbors  
 23 Kittatinny. We have veterans, we have people that are the  
 24 namesake of our town. Sorry, Martha Eldred Worzel, I didn't  
 25 mean to call you out, but we're here. I don't think she

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1 - JOHN PIZZOLATO / PUBLIC COMMENT -  
 2 deserves to listen to a mountain coaster at all hours even if  
 3 it's limited to, you know, stopping at dark. It doesn't  
 4 matter. It's a quality of life issue and it changes the  
 5 character of the community. I mean clearly, I'm not naive  
 6 enough to think that Fimfo is going to casually spend 40  
 7 million dollars. I mean we thank you for that investment in  
 8 infrastructure. However, the changes of the character of the  
 9 community and what the residents have to contend with should  
 10 be at the forefront of this project.  
 11 Thank you.  
 12 **BOARD MEMBER SPITZ:** If there's anybody else that like  
 13 to speak, you could step up to the podium and say your name  
 14 and address.  
 15 **MR. FISHMAN:** A couple things.  
 16 **BOARD MEMBER SPITZ:** Name.  
 17 **MR. FISHMAN:** Larry Fishman, Highland Lake.  
 18 **BOARD MEMBER SPITZ:** Please spell your name.  
 19 **MR. FISHMAN:** F-I-S-H-M-A-N.  
 20 I tend to agree with the problem with these quote,  
 21 unquote, permanent buildings that they're going to be putting  
 22 up. That's my only comment as far as that goes.  
 23 But I have a question. They're talking about the usage  
 24 and everybody's complaining about whether it's going to  
 25 impact on the well and the septic and all. But Kittatinny's

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1 - LARRY FISHMAN / PUBLIC COMMENT -  
 2 been operating for 80 years and they have thousands of people  
 3 coming in every weekend and they have wells and they have  
 4 septic. Has there been -- my question is has there been any  
 5 problem with the existing campground? I'm not aware of any.  
 6 So I'd just like to have that question answered.  
 7 **BOARD MEMBER SPITZ:** Your name, please.  
 8 **MR. STINE:** Fred Stine, S-T-I-N-E. I work with the  
 9 Delaware Riverkeeper Network.  
 10 There's been so many great things discussed tonight and  
 11 the Delaware Riverkeeper Network supports those. This is not  
 12 the right project for this area and the impacts on the  
 13 Delaware River.  
 14 I wanted to just add three different things. I mean  
 15 we've heard from the Applicant. You know, we heard, tonight,  
 16 about outdated septic and inadequate septic systems, you  
 17 know, that they promote as great for the environment and  
 18 great for the river, but it's outdated and it's inadequate.  
 19 We're hearing about tax giveaways that isn't appropriate for  
 20 a multi-million dollar organization and we're talking about a  
 21 lack of unbiased information. We feel that we urge the Town  
 22 to ask Fimfo for the escrow dollars so that the township can  
 23 hire its own unbiased engineering firm that has the water  
 24 quality and the traffic information so that the information  
 25 that you're reading, that you're going to be basing a very

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1 - FRED STINE / PUBLIC COMMENT -  
 2 important decision on is unbiased. Clearly, the engineers,  
 3 the Fimfo is paying, they're leaning towards Fimfo. That's  
 4 just the way it works.  
 5 And then my final point is in the very beginning,  
 6 Mr. Chairman, you mentioned that you gave a list of all the  
 7 other agencies that are reviewing this application, UDC,  
 8 National Parks Service, DOT and others. But nobody is as  
 9 important as this planning board. There's nobody. None of  
 10 those agencies have the stake in whether this project moves  
 11 forward or not than the township planning board because none  
 12 of them (inaudible). We do urge you to deny this. But in  
 13 lieu of that, get the unbiased information, and Fimfo should  
 14 be paying for that.  
 15 Thank you.  
 16 **CHAIRMAN SUTHERLAND:** Just one quick thing. They do  
 17 have an escrow set up. All their engineering through  
 18 Keystone Engineering, that's all, they pay for that. They  
 19 have an escrow set up, everything, even the stenographer.  
 20 The stenographer, tonight, is paid from them.  
 21 **MR. STINE:** The breath of studies that have to be done  
 22 and the understanding of traffic and wastewater and well  
 23 water and that, engineers can do a lot of great things, but  
 24 it's like the medical industry. You don't go see a heart  
 25 doctor if you're having a foot problem. You should be having

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1 - FRED STINE / PUBLIC COMMENT -  
2 all of these experts come in to give you the kind of detailed  
3 information that a civil engineer may know a little bit  
4 about, but he may not know everything about wastewater, he  
5 may not know everything about traffic, light pollution, air  
6 quality, those sorts of things. So that's what I'm saying.  
7 So there probably is an escrow for your tax, or your township  
8 engineer, but it should be broader.  
9 **CHAIRMAN SUTHERLAND:** Thank you.  
10 **BOARD MEMBER SPITZ:** Your name.  
11 **MR. KRIST:** Hi. My name is Joseph Krist, K-R-I-S-T. I  
12 live up on Route 55 in Eldred.  
13 I'm going to face this way 'cause some of the comments  
14 are to you guys in terms of understanding what needs to be  
15 asked, but we got to make this gentleman in the suit here  
16 understand that there are some straight-forward simple  
17 questions that this group of people have about things like  
18 taxes, about things like jobs. Okay? This is the second  
19 meeting where people from -- I understand you're not prepared  
20 to answer tonight, but this is two meetings in a row with  
21 straight-forward questions like that that have been greeted  
22 with shrugs of the shoulder, condescending explanations, tax  
23 increment financing and things like that.  
24 I come to this meeting with 45 years of public finance  
25 experience. I probably had a thousand guys in suits and

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1 - JOSEPH KRIST / PUBLIC COMMENT -  
2 laptops come in and tell me how much you love where you're  
3 going, how much you want to do for us, how wonderful this is  
4 going to be for us. Okay? Simple thing is, is your company  
5 prepared to say they're going to go forward with this project  
6 without a tax abatement? I understand that you don't decide  
7 on the tax abatement, but you can make approval of this  
8 project contingent on things like that. I understand that  
9 there's laws and rules. Okay? But pretty much, agencies  
10 like Mr. Baez' agency that get involved in this, they kind of  
11 do whatever they want to push things the right way. Okay?  
12 People want to know when our school district here and the tax  
13 base is facing the need to finance an estimated 12 million  
14 dollars of improvements, which may not even take care of  
15 everything they need like solar power and electric buses and  
16 things that would be good for the environment as opposed to a  
17 mountain coaster you've already admitted isn't necessary to  
18 the project's success.  
19 I don't know his name. I'll just describe him as the  
20 gentleman in the gray vest and brown shoes who made one of  
21 the worse presentations I've ever seen in this business. He  
22 had no answers for anything. He mentioned Ruth Jones'  
23 name --  
24 **CHAIRMAN SUTHERLAND:** I'm going to have to interrupt  
25 you. Excuse me. I said right from the beginning that we're

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1 - JOSEPH KRIST / PUBLIC COMMENT -  
2 going to keep this civil. You're not going to interrogate  
3 people. I don't care who you are. You can continue to  
4 speak, but I'm ...  
5 **BOARD MEMBER SPITZ:** Address the Board.  
6 **MR. KRIST:** Okay. Then you have to ask those questions.  
7 You have to demand those answers. You have to tell them,  
8 Your project approval is contingent on the community being  
9 satisfied, that people with impartial interest look at the  
10 reps and warranties that are made by people like this about  
11 sewers and water use and traffic and pollution. Okay? And  
12 you have to demand that they come up with the answers,  
13 otherwise, they don't deserve the tax break, they don't  
14 deserve our support. If they have a good case to be made,  
15 they should make it, but they haven't been doing that, at  
16 least in the couple of weeks I've seen. So they got a lot of  
17 wood to chop if they want to get forward on this and you can  
18 help them do it on our behalf.  
19 **CHAIRMAN SUTHERLAND:** Thank you.  
20 **MR. UNIDENTIFIED SPEAKER:** One comment.  
21 **BOARD MEMBER SPITZ:** Only one comment.  
22 **MR. UNIDENTIFIED SPEAKER:** I have one more comment.  
23 **CHAIRMAN SUTHERLAND:** No.  
24 **BOARD MEMBER SPITZ:** Is there anybody else who would  
25 like to speak?

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1 - TINKA STOYANOVA / PUBLIC COMMENT -  
2 Please step up to the podium and say your name.  
3 **MS. STOYANOVA:** My name is Tinka, T-I-N-K-A, last name  
4 Stoyanova, S-T-O-Y-A-N-O-V-A.  
5 I have three questions for the Board. Thank you for  
6 giving us the opportunity to talk.  
7 Would you be asking these gentlemen how they are going  
8 to support our volunteer fire department or our volunteer  
9 ambulance and our nonexisting constable force? Because  
10 accidents happen, medical, fire accidents, emergencies, and  
11 they are gone. They're (inaudible) force because they will  
12 be overbearing the function of volunteers that we're short of  
13 in our community. That's all I'm asking. Ask them and see  
14 if they have an answer.  
15 **CHAIRMAN SUTHERLAND:** Thank you.  
16 **BOARD MEMBER SPITZ:** Thank you.  
17 Next person.  
18 **MS. NICHOLSON:** Hi. My name is Katherine Nicholson. I  
19 live in Eldred.  
20 **BOARD MEMBER SPITZ:** Can you spell your name, please.  
21 **MS. NICHOLSON:** N-I-C-H-O-L-S-O-N. I live on Old  
22 Minisink Ford Road.  
23 So I know that Camp Fimfo is saying they're going to  
24 bring 87 jobs, but I think one of my big fears is that they  
25 are going to end up creating a monopoly within our community.

1 - KATHERINE NICHOLSON / PUBLIC COMMENT -  
2 Like how much of this money is going to end up going to other  
3 places? It's going to end up with this large corporation.  
4 We are not going to benefit from this.  
5 That's it.  
6 **MS. MATTHEWS:** Laquita Matthews, Barryville, New York.  
7 **BOARD MEMBER SPITZ:** Can you spell that, please.  
8 **MS. MATTHEWS:** L-A-Q-U-I-T-A. Matthews with two Ts.  
9 Simply, I think what I'm baffled about, isn't the  
10 Delaware River a protected watershed? When I first heard  
11 about this project I was like how can this possibly happen?  
12 We love this area for the wildlife, eagles, rafting down the  
13 river. People, tourists come up here for that, not for Coney  
14 Island.  
15 **MS. LESQUIT:** Hello. My name is Eileen Resautit,  
16 R-E-S-A-U-I-T. I have property up on Dry Brook Road. I  
17 don't have a house there yet, but I love to visit it. I love  
18 the area, which is why I invested in the area.  
19 I just want to say this is why I came here. I was born  
20 and raised in New York City, I've lived in Jersey. But my  
21 little piece of paradise on Dry Brook Road is quiet. I have  
22 a stream and it's my heaven and that's how I'd like to keep  
23 it and this community makes it that way.  
24 And that's it. Thank you.  
25 **BOARD MEMBER SPITZ:** Anybody else?

1 - AYELET GEZOW / PUBLIC COMMENT -  
2 **MS. GEZOW:** I'll spell my name for you guys. My name is  
3 Ayelet, just like I yell it, Gezow, G-E-Z-O-W.  
4 I just want to say --  
5 **BOARD MEMBER SPITZ:** I'm sorry. Can you spell your  
6 first name?  
7 **MS. GEZOW:** A-Y-E-L-E-T.  
8 I just want to say who goes --  
9 **BOARD MEMBER SPITZ:** Where are you from?  
10 **MS. GEZOW:** Pond Eddy.  
11 **SPEAKER:** Can you use the microphone?  
12 **MS. GEZOW:** Who goes to the most beautiful nature, raw  
13 nature, and puts a roller coaster and water park? It's kind  
14 of like going to the desert and putting water there. Um, do  
15 we want Las Vegas here?  
16 **MS. BORTOLOTT:** Hi. I'm Lana, L-A-N-A, and I'll spell  
17 the last name. B-O-R-T-O-L-O-T.  
18 **BOARD MEMBER SPITZ:** B-O-R-T?  
19 **MS. BORTOLOTT:** O-L-O-T.  
20 I live right up the road, Eldred Yulan Road. I've been  
21 here for a little more than a year. I grew up in Vermont. I  
22 know a lot about Act 250 and a lot of environmental issues  
23 that I grew up with. My grandma lived in Lackawaxen so I've  
24 been around here for a long time.  
25 I just kind of can't square with somebody wasting 30,000

1 - LANA BORTOLOTT / PUBLIC COMMENT -  
2 gallons of water a day when we just came through a drought.  
3 I don't know if that was the first drought up here. I know  
4 it's not going to be the last drought. And, you know, we  
5 don't have wildfires yet, but we have weather conditions and  
6 I think it's not just worrying about that today but, you  
7 know, five years, 10 years, 20 years 'cause it's going to  
8 happen.  
9 That's all. Thanks.  
10 **MS. HALL:** Hi. My name is Nonna Hall.  
11 **BOARD MEMBER SPITZ:** Can you spell that.  
12 **MS. HALL:** N-O-N-N-A. Last name is H-A-L-L.  
13 **BOARD MEMBER SPITZ:** And from what town?  
14 **MS. HALL:** Eldred, Frazier Road.  
15 I don't think anybody mentioned on the topic. Besides  
16 water and sewage, I think we all know that particular area is  
17 occupied by beautiful eagles. And we actually, we have a  
18 beautiful observation deck not that far from that project and  
19 I wonder how it's going to be affected, you know, because  
20 besides water going to be affected, fish and stuff like that,  
21 but noise from mountain coaster and water park. So that  
22 particular area we want to preserve for eagles, for other  
23 animals. So I just hope you're going to keep it in mind.  
24 **BOARD MEMBER SPITZ:** anybody else?  
25 **MS. SPEAKER:** Can I come back?

1 - CHARLES WILKIN / PUBLIC COMMENT -  
2 **BOARD MEMBER SPITZ:** No, only one time.  
3 **MR. WILKIN:** Hi there. I'm Charles Wilkin, W-I-L-K-I-N.  
4 I live on Irishtown Road in Narrowsburg.  
5 I think one of the things when you look around this  
6 county you know, all the big developments that have been  
7 done, the casino, YO1 Center, Kartrite, they're all failures.  
8 This will be a failure. Why? Because it does not embrace  
9 this area. I think what Barryville and this area down here,  
10 this part of the county, doesn't need is another Albatross.  
11 So I encourage you to not vote for this project.  
12 Thank you. Think about that.  
13 **MS. STEWART:** Hi. My name is Laurie Stewart. I  
14 actually live in Narrowsburg.  
15 I just want to put on the record because no one had said  
16 anything. I know that you're all aware of the Barnes  
17 Landfill that is above the land. I just wanted to put the  
18 Barnes Landfill on the radar for this public hearing.  
19 Thank you.  
20 **MS. ELDRED WORZEL:** My name is Martha Eldred Worzel.  
21 I really wasn't going to say anything today, but I think  
22 it should be mentioned. She said about the Barnes Landfill.  
23 I live a little further up from that, but in the summertime  
24 when Kittatinny was in full force, even a mile up the  
25 mountain we could still hear noise. I don't want to have

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1 - MARTHA ELDRED WORZEL / PUBLIC COMMENT -  
2 this in my back yard. My well only goes down eight feet. If  
3 they're going to be taking a lot of water, are they going to  
4 pay me to have a new well dug? I really don't think so.  
5 My husband has Parkinson's. We really don't need the  
6 aggravation that this is going to cause. I don't need it, we  
7 don't need it and I would kind of hope that you would all  
8 think the same way. I don't think this is anything  
9 Barryville, Eldred, Yulan, Minisink Ford, Sullivan County  
10 needs.  
11 Thank you.  
12 **CHAIRMAN SUTHERLAND:** Okay. The people who's been to  
13 the meetings before this, we've had great public turnout. I  
14 mean today is a great day. I don't think there's been a  
15 planning board public hearing with this many people at it,  
16 ever. I think it's great. I invited every person I could.  
17 I talked to people for months to make sure that, for or  
18 against, people that I know, I've been here a long time, you  
19 know my dad, he knows everybody I don't, to get as many  
20 people as I could to come here for this reason, for public  
21 input, so the Applicant could see how great this town is and  
22 how all the people are concerned about this town. It's not  
23 like a different place. It's not like Albany, it's not like  
24 Rochester, it's not Buffalo. It's Barryville so it's the  
25 Town of Highland. It's a great place. One good thing,

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1 - RE: CAMP FIMFO -  
2 again, is that the Applicant gets to see a sample of how  
3 great this town is.  
4 So like I said before, the next step for us, as the  
5 board, on Monday the Applicant forwarded the additional  
6 comments that the National Parks Service wanted and that's  
7 when their 45 day review period starts, is Monday. They have  
8 until November 10th, the Parks Service, their district  
9 office, not the office here in Beach Lake, the district  
10 office, sends a letter to the UDC and then they send a letter  
11 back to this board. So that's November 10th.  
12 What we're going to do as a board is we are going to  
13 recess this public hearing until next month and we will wait  
14 for the letter from the Parks Service. Next month, then the  
15 Applicant can respond to everybody's questions here tonight  
16 and then we will have a meeting October 26th. I was trying  
17 to figure out the date. So we're going to recess the public  
18 hearing tonight to October 26th.  
19 I would like to ask for a motion for that.  
20 **BOARD MEMBER SPITZ:** I make that motion.  
21 **BOARD MEMBER McKENNA:** I'll second.  
22 **UNIDENTIFIED SPEAKER:** Why not use that time to do a  
23 full-blown environmental impact study? You've got the time.  
24 **CHAIRMAN SUTHERLAND:** We're going to see what the  
25 National Parks Service says first before. I'm not saying

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1 - RE: CAMP FIMFO -  
2 that that won't happen, but I want their information first.  
3 Not that it's good or bad, just that if we have to add to it,  
4 we have their input, also.  
5 **UNIDENTIFIED SPEAKER:** Will it be here? Is it going to  
6 be here?  
7 **UNIDENTIFIED SPEAKER:** We would like it to be here.  
8 **CHAIRMAN SUTHERLAND:** If you want, if the public wants  
9 it here ...  
10 **PUBLIC:** Yes.  
11 **CHAIRMAN SUTHERLAND:** It's simple to do. The  
12 superintendent of schools is a great lady. We just had to  
13 fill out a form and some other stuff to do. Monica did a  
14 great job getting a lot of it set up, along with the school.  
15 So we will --  
16 **UNIDENTIFIED SPEAKER:** Do you know when the County will  
17 meet to talk about the (inaudible)? You mentioned it was a  
18 County decision. Do you know when the next county meeting is  
19 so everyone --  
20 **CHAIRMAN SUTHERLAND:** I do not know when the County has  
21 anything. I would be ...  
22 So we had a motion made. All in favor?  
23 **CO-CHAIRMAN VOGT:** Aye.  
24 **BOARD MEMBER McKENNA:** Aye.  
25 **BOARD MEMBER SPITZ:** Aye.

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1 - RE: CAMP FIMFO -  
2 **BOARD MEMBER BOTT:** Aye.  
3 **CHAIRMAN SUTHERLAND:** Against?  
4 (No verbal response.)  
5 **CHAIRMAN SUTHERLAND:** So moved.  
6 (The motion was approved and carried.)  
7 **CHAIRMAN SUTHERLAND:** Thank you, everybody, for your  
8 time.  
9 (Time noted: 8:34 p.m.)  
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REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record 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: October 19, 2022

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