

In The Matter Of:

*Town of Highland
Planning Board*

*Camp FIMFO
10-26-22
October 26, 2022*

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

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Min-U-Script® with Word Index

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
October 26, 2022
7:01 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: DANIEL RUBIN, ESQ.,
On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
Post Office Box 385
Narrowsburg, New York 12764
(845) 252-3515

1 - RE: CAMP FIMFO -
2 BOARD MEMBER BOTT: Here.
3 MS. MCGILL: All present.
4 CHAIRMAN SUTHERLAND: All the members are present.
5 Next, we have approval of our September 28th meeting
6 minutes. Has everyone read the meeting minutes? Does
7 anybody have any questions, additions or alterations?
8 (No verbal response.)
9 CHAIRMAN SUTHERLAND: Okay. Hearing none, can I get a
10 motion to approve September 28th meeting minutes?
11 CO-CHAIRMAN VOGT: Motion to approve.
12 BOARD MEMBER McKENNA: I second.
13 CHAIRMAN SUTHERLAND: We have a second.
14 All in favor?
15 CO-CHAIRMAN VOGT: Aye.
16 BOARD MEMBER McKENNA: Aye.
17 BOARD MEMBER SPITZ: Aye.
18 BOARD MEMBER BOTT: Aye.
19 CHAIRMAN SUTHERLAND: Aye.
20 Against?
21 (No verbal response.)
22 CHAIRMAN SUTHERLAND: So moved.
23 (The motion was approved, and carried.)
24 CHAIRMAN SUTHERLAND: All right. So before we start,
25 this is a recessed public hearing from our meeting last

1 - RE: CAMP FIMFO -
2 CHAIRMAN SUTHERLAND: Hi. Good evening. I'm Norm
3 Sutherland. I'm the chairman of the Planning Board.
4 Is there anybody else that has not spoke at the last
5 public hearing that would like to speak at this one that has
6 not signed up on the list?
7 I believe we have everybody on Zoom who wanted to speak
8 sign in.
9 Okay. All right. I will call the meeting to order. As
10 always, we'll start with the Pledge of Allegiance.
11 (The Pledge of Allegiance was recited.)
12 CHAIRMAN SUTHERLAND: Welcome and thank you, everyone,
13 for coming tonight.
14 I'd just to state that always, the Planning Board
15 meeting minutes are being recorded.
16 Monica, could you please take attendance.
17 MS. MCGILL: Norm Sutherland.
18 CHAIRMAN SUTHERLAND: Here.
19 MS. MCGILL: J.T. Vogt.
20 BOARD MEMBER Vogt: Here.
21 MS. MCGILL: Jeff Spitz.
22 BOARD MEMBER SPITZ: Here.
23 MS. MCGILL: Tim McKenna.
24 BOARD MEMBER McKENNA: Here.
25 MS. MCGILL: Steve Bott.

1 - OVERVIEW -
2 month. So again, like I stated last time, I ask that
3 everybody be polite and courteous to everyone else in the
4 room. If you are disruptive you will be asked to leave.
5 I would also like to thank, again, the Eldred School
6 District for their hospitality of having us at the school
7 here tonight.
8 The Zoom, thank you, Laura, for that. You did a great
9 job so far.
10 Monica, you did a great job making sure everything was
11 all set up for us again. Thank you.
12 So a brief history of what brings us all here again
13 tonight. I mentioned it last month. We have new people here
14 at this public hearing. So back in April 2021 the Town of
15 Highland Town Board, along with many other municipalities
16 that are along the river, passed a River Overlay Zoning
17 District. This requires quite a few extra steps from local
18 county, state and federal agencies. This particular
19 applicant is one of the first that this has happened to. And
20 they came back to us, it was -- the beginning of March, I
21 think, is when we got a notice that they would like to give a
22 presentation to this board. So this has been going on for
23 quite some time. We've had a meeting every single, ever
24 since then except one month. We missed one month out of
25 that. So this is not the first time that the Applicant has

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1 - OVERVIEW -
2 been here to one of our Planning Board meetings. This board
3 had done countless amount of research, paperwork, e-mails
4 like no other because this is a big deal.
5 So not only is this project reviewed by our, we have our
6 own engineer which is Ken Ellsworth who sits up here with us
7 from Keystone Engineering, there's many other agencies such
8 as the New York State DOT, the Department of Health, the DEC,
9 the UDC, the Army Corps of Engineers, New York State
10 Historical Preservation. And currently, we are waiting for a
11 response from the National Parks Service.
12 So as we stated, back, it was probably April or May when
13 the formal application began with the Applicant, we kind of
14 came up with a timeline of how this is all going to kind of
15 happen because like the UDC and the National Parks Service,
16 they get a 45 day opportunity to review the plan. So
17 obviously, that staggers from our meeting because our
18 meetings are monthly, the fourth Wednesday of the month. So
19 the reason, you know, we had this public hearing A, was
20 because there's a lot of public turnout. Secondly is
21 because, you know, we don't have -- November 10th is when
22 we're due a response from the Parks Service. That's the
23 latest date that they can send their response. And it
24 doesn't even come to us. It comes to the UDC and then the
25 UDC forwards it to us and all the parties that are involved.

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1 - OVERVIEW -
2 Also, as stated at our last meeting, all materials
3 received for this meeting, up to ten days before the agenda
4 is created, that's our cutoff window, whether it's letters,
5 documents, meeting minutes, et cetera, they are all posted on
6 the next month's meeting agenda which follows, this was
7 passed in February, I believe, Senate Bill S4704A, which we
8 talked about back in February and March, that was adopted at
9 the beginning of this year. All towns are supposed to
10 publish all this information. It's a new thing. You know,
11 obviously, a lot of it is probably from COVID, people being
12 at home, not making meetings, et cetera. We've been doing
13 everything possible to make that happen and be completely
14 transparent for everything that we receive to publish online.
15 We actually had to increase the capacity of the Town's
16 website just for us.
17 So with that being said, I just wanted to do some
18 background information and present that to everybody who this
19 is maybe their first time being here. Obviously, we've been
20 here and reviewing this since March so it's not like another
21 day for us, but it's not new to us.
22 So our next thing under our agenda is correspondence.
23 As of ten days ago we received nine new letters in regard to
24 this application which is Application No. 5-2022, which is
25 the Camp FIMFO project, Camp FIMFO-Catskill project, which we

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1 - CORRESPONDENCE -
2 have the public hearing tonight.
3 We also received a report from the DEC. So the whole
4 thing is at least four pages. Make sure. I try to put
5 everything in a three ring binder right away so I don't lose
6 it. That's colloquy.
7 So I'm just going to read, like, the first couple
8 paragraphs. You know, the entire document will be published
9 online.
10 This came from Glennys Medina, Division of Environmental
11 Permits, Region 3. They're out of, Region 3 is basically I
12 think Sullivan, Orange, Delaware counties and it's out of New
13 Paltz is the Region 3 office for the DEC.
14 "Dear LaBella Associates," which is the Applicant's
15 engineer,
16 "The Department of Environmental Conservation receive
17 your permit jurisdiction inquiry on July 14, 2022. The
18 proposal involved improvements to an existing operational
19 campground, including new pool and water place structure, a
20 new mountain coaster, a new mini golf facility, new sports
21 courts, new outdoor fitness facilities, a new concession
22 facility, new playground facility, along with other
23 associated site improvement. This project is found to be
24 located at 3854 State Route 97 in the Town of Highland.
25 "Based on our review of the submitted materials,

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1 - CORRESPONDENCE -
2 including the EAF, project description and associated site
3 plan, we offer the following comment."
4 So the first couple things that they list that I'll read
5 is the State Pollution Discharge Elimination System, which is
6 their wastewater permit which is pretty typical of any
7 project that's a commercial project, that you have one of
8 these forms that you have to file. It's an application form
9 they have to file with the DEC.
10 The SPDES wastewater permit was issued to Kittatinny in
11 July 1st, 2021 which authorizes various subsurface wastewater
12 discharge at this facility. The proposed project would
13 increase the quantity of discharge at this facility to
14 approximately 29,000 gallons per day and thus, a SPDES permit
15 would be required for the proposed action.
16 So, you know, basically, every paragraph lists what the
17 Applicant's next step is with the DEC. So they list a
18 hyperlink for a website that offers that permit for the SPDES
19 permit.
20 And then there's the same thing for the stormwater which
21 basically says that they need to file for a SWPPP permit
22 which is a S-W-P-P-P, which is Stormwater Pollution
23 Prevention Program. So any time, like I said at the last
24 public hearing, if you disturb anything more than an acre,
25 you have to have a stormwater pollution prevention solution

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1 - CORRESPONDENCE -
2 program, which they already have one provided. It was with
3 the original application way back, and Ken's office has
4 reviewed that.
5 They touched on the freshwater wetland. "Your project
6 and site is not within a New York State protected freshwater
7 wetland. However, you can contact the Army Corps of
8 Engineers." They are also, that was one of the things I
9 mentioned beforehand, that they have been involved with the
10 project, also.
11 Let's see what else. Everything else is generic.
12 "Water withdrawal. Please note that a water withdrawal
13 permit is required to extend supply or distribution mains of
14 a public water supply system into any new water service area
15 or extension thereof such that the water withdrawal system
16 remains or becomes one with the capacity equal to or greater
17 than the threshold volume of 100,000 gallons based on a
18 capacity of installed pumps, not on demand. The EAF states
19 that the capacity of this project would be 43,200 gallons per
20 day. Therefore, a water withdrawal permit would not be
21 required.
22 "For more information," and then it lists, again, it
23 lists a DEC link to click on.
24 Again, this will be put online.
25 Okay. What is the next thing I have here?

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1 - CORRESPONDENCE -
2 So that's basically the only thing I think we have for
3 correspondence at the moment. Let me just double-check and
4 see what I've got.
5 Okay. So that wraps up correspondence.
6 Next will be our public hearing. But before we start
7 the public hearing here, quick, I don't know what the easiest
8 way to put this is. I'm not a big fan of the Internet, like
9 Facebook. I mean I like the Internet. I wised up off it.
10 But the negativity thing really brings me down because
11 everybody on this board that you're looking at has done I
12 don't know how many hours of time. And when this fake
13 information is broadcast and then sent to me in my mailbox,
14 it just really grinds my gears. So I just thought I would
15 list, like, so far what, just this month, just what I have
16 personally done. There is a laundry list of what everybody
17 else has done. I mean I didn't keep track of, like, the
18 e-mails, how many back and forth, and things that we found
19 and discovered. So I just have like four or five things,
20 real quick.
21 So on September 29 I contacted the City of Waco, Texas
22 where a recent FIMFO was just put online a month prior. The
23 Planning Department down there was exceptional. I had quite
24 a few conversations with them. It was tough, at first, to
25 scratch the surface to find somebody to talk to down there,

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1 - CORRESPONDENCE -
2 but they called me right back. They were great. I was
3 actually scheduled to fly down there two weeks ago. I was
4 going to bring my family down there and do like a surprise
5 visit at FIMFO. The only problem is there's no direct flight
6 there. It takes 13 hours. I couldn't get a flight to go
7 down there over the weekend. But I will say that it's not
8 out of the park, I mean for me to just take off and go
9 somewhere on a weekend. It's not something new for me. I
10 fly equipment all over the country sometimes.
11 So I also contacted a couple other places. I contacted
12 FIMFO Texas Hill Country Town Planning Department, another
13 one in Braunfels, Texas. And I also did a drive-thru to the
14 Jellystone Park in Gardiner, New York. I didn't get as much
15 feedback as I thought from the other two in Texas, but I'm
16 still working on it.
17 Another thing, October 3rd, which was just a couple days
18 after our last public hearing, I attended the Town of Bethel
19 public hearing. Over the last couple of months I've been
20 eavesdropping and going to different townships, you know, as
21 my new role as chairman. You know, I wanted to see how other
22 towns operate. Like the Town of Thompson is a big one. The
23 Town of Bethel, they have quite a few things. Liberty has
24 been kind of slow lately, but ...
25 So anyway, the Town of Bethel, last month, they had

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1 - CORRESPONDENCE -
2 their public hearing regarding a similar project. Theirs is
3 a little bit less challenging because they don't have -- you
4 know, it's at Bethel Woods. It's a campground site, you
5 know, and it's a brand new facility that they're creating
6 just on the back side of Bethel Woods. And I got a lot of
7 good information there by going to that. They have a lot of
8 similar stipulations that we want to put in our special use
9 permit for this town. It was a pretty good thing.
10 So another thing, on October 10th myself, Kerry from the
11 UDC, Ken Ellsworth, Cody Hendricks and Keith Winslow from the
12 National Parks Service, we had a group call to discuss the
13 timeline information and progression of their review. So
14 they have, you know, like I said before, they get 45 days to
15 review the project. I confirmed with them that they have a
16 current set of plans. There was something that they were
17 lacking. Kerry was nice enough, from the UDC, to take right
18 care of that right away, and Ken, and make sure they had the
19 correct information in front of them. Their office -- I mean
20 I don't know if anybody knows this, but their office, their
21 district office is in Beach Lake, Pennsylvania and that is
22 the office that handles this project even though it is in New
23 York State. So they are -- they are expected to send a
24 letter to their, for their district's review out of Beach
25 Lake, to Philadelphia, Pennsylvania, which is where their

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1 - CORRESPONDENCE -
2 director's office is. They were set to do that last Monday.
3 However, we don't know, I don't know if that has happened
4 yet. I just assume that it's happened. That's what they
5 told me. But it is first reviewed by the Beach Lake office.
6 When it goes to Philadelphia it is then reviewed by the
7 associate regional director. It is then reviewed and signed
8 by the deputy regional director, and then finally, the
9 regional director. Typically, from when it leaves Beach Lake
10 it takes two to three weeks for it to make its rounds through
11 the business office down in Philadelphia. So this brings us
12 -- this'll bring us pretty close to our November 10th
13 deadline for their 45 day review. Now again, they forward
14 their comments and recommendations, whatever they have, to
15 the UDC and then it's distributed to all the parties
16 involved, and it's a pretty long list. Okay. I do know that
17 they have more questions and comments coming. I didn't ask
18 that they were. They're still working on it. But I know
19 that there's stuff coming down the road. So therefore, the
20 public hearing tonight, again, will have to be extended until
21 after we receive their comments. So the reason we recess the
22 public hearing like this is to buy time. You know, I want
23 all their comments, as well, before we close the public
24 hearing because I think that's good.
25 So the last thing, or the second to last thing I have is

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1 - CORRESPONDENCE -
2 myself, Ken and Mr. Davidoff, our town attorney, had a group
3 phone conversation on October 11th and we developed a letter
4 to the Applicant derived from the last public hearing with
5 questions just to firm up, you know, some of the public
6 comments that they had last month. This letter was then
7 formalized and sent to the Applicant on October 21st. On
8 October 12th we did get a letter back from the Applicant.
9 Let me just see here. Okay. So we last appeared -- this
10 from LaBella Associates. That is the Applicant's engineer.
11 Real quick.
12 "We last appeared before the Planning Board September
13 28th, 2022. Public hearing for the Camp FIMFO modernization
14 and permit project. The application requires site plan and
15 special permit approval.
16 "During the meeting several public comments were made
17 and we will respond to these in writing once the public
18 hearing closes."
19 This was asked upon this board at the last public
20 hearing, is we wanted the last of their -- we wanted them to
21 answer all the questions after the two public hearings. Now
22 there's three just because we need more time, just because I
23 don't want to create a debate with the audience and the
24 Applicant. It's just not fair to anyone associated.
25 So: "Since the public hearing, the project has been

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1 - CORRESPONDENCE -
2 revised in response to the comments received from the Board
3 and the public. In particular, the Applicant has decided to
4 remove the mountain coaster from the proposed project.
5 "The following is a list of all the modifications."
6 They are -- I believe they've provided us with a new site
7 plan. But, so the first thing is: Removal of the mountain
8 coaster.
9 Modified mini golf layout in the same location.
10 The mechanical building for the aquatic center area has
11 been relocated.
12 Updated limit of disturbance is now 41.2 acres.
13 The forcemain for Outfall No. 22 and 23 on Sheet C307 to
14 account for the modified mini golf layout.
15 Added Sheet E601, electrical details and tables.
16 Added Sheet E602, electrical panel schedules.
17 Updated planning plans to account for removal of the
18 mountain coaster.
19 Also is the updated Environmental Assessment Form.
20 That's included.
21 Under Construction: "The Applicant's contractor has
22 assessed the required site work for the project and
23 determined that blasting will not be used on site to remove
24 the rock."
25 Now, it's only the rock that is listed. It's not like

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1 - CORRESPONDENCE -
2 they're blasting out like a quarry. It's depicted on the
3 plan, but it's showing where the utilities run. Most of the
4 utilities have to be four feet, at least four feet in the
5 ground for frost, like waterlines. Same thing for using your
6 house. So, you know, on a mountainside it's kind of typical
7 to have rock like that.
8 So instead, rock removal will utilize a combination of
9 trenching machine, excavators with ripping attachments and
10 hydraulic hammering. All construction equipment on site will
11 meet OSHA standards for maximum sound and will utilize sound
12 reducing equipment such as mufflers and retractors.
13 Also, under Traffic: Updated to remove vehicular trips
14 related to the mountain coaster.
15 It says: Barnes Landfill updated to describe the Barnes
16 Landfill which is located within 2,000 feet of the project
17 but does not adjoin the site.
18 Information from the New York DEC, regulated species and
19 other natural resources potentially affected by this proposed
20 project.
21 Information from the New York State Office of Parks,
22 Recreation and Historic Preservation consultation, which did
23 not find anything.
24 Consistency with the Comprehensive Plan: An assessment
25 of the project according to the plan goal, which is included.

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1 - PUBLIC HEARING -
 2 We look forward to discussing the project further.
 3 In close, laBella Associate, Caren LoBrutto.
 4 Okay. That was pretty long.
 5 Okay. So that's what I have so far. I got one more
 6 thing. Oh, no, that was No. 5.
 7 Okay. So that's what I have under Correspondence, so
 8 five things so far.
 9 Under New Business, I don't think we have any new
 10 business. We had no applications go out this month and none
 11 received.
 12 All right. So that bring us to Old Business which is
 13 Application No. 5-2022, Camp FIMFO-Catskill Site Plan
 14 Approval that was recessed from our previous meeting.
 15 Monica, if you could, could you read the public notice
 16 that we sent out where it was posted for the last meeting?
 17 **MS. MCGILL:** So the notice was posted in the River
 18 Reporter and the Sullivan County Democrat.
 19 **CHAIRMAN SUTHERLAND:** Thank you.
 20 **MS. MCGILL:** "Please take notice that the Town of
 21 Highland held a public hearing on Application 5-2022, Camp
 22 FIMFO/Catskill Site Plan Review, Special Use Permit, formerly
 23 known as Kittatinny Campground.
 24 "Said hearing was recessed and will be continued on the
 25 26th day of October, 2022. The meeting will be held at the

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1 - PUBLIC HEARING -
 2 Eldred High School, 600 State Route 55, Eldred, New York, at
 3 seven o'clock p.m. at which time all interested parties will
 4 be given an opportunity to be heard.
 5 "By the Order of the Highland Planning Board."
 6 **CHAIRMAN SUTHERLAND:** Thank you.
 7 Okay. As before, we stated at the last public hearing,
 8 public comment is limited to three minutes per person who
 9 didn't get an opportunity to speak at the last meeting.
 10 If you are disruptive, again, you will be asked to
 11 leave.
 12 When you get up to the podium we ask you to please state
 13 your name and address. Jeff will read off the list of people in
 14 the order you signed up to speak.
 15 Again, like I said before, there will be no response to
 16 the comments. As stated at the last public hearing, we have
 17 asked the Applicant to respond after the public hearing, in
 18 writing, so that we can enter it into the meeting minutes and
 19 this way, everybody has a copy. This way, it's in writing,
 20 it's not hearsay, it's not something written on Facebook.
 21 And also, there won't be a presentation from the
 22 Applicant tonight. I don't see that there is a need for one.
 23 Next month, at the end of the public hearing, I would ask for
 24 them to give a presentation again, answer the questions and,
 25 you know, again, have that in a formal written statement to

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1 - ANDREW VALENTI / PUBLIC COMMENT -
 2 give to this board next month.
 3 All right. So we have some other people on Zoom, also.
 4 They have signed on.
 5 Did anybody from Zoom mention that they wanted to?
 6 **ALTERNATE BOARD MEMBER BURRELL:** There's one person.
 7 **CHAIRMAN SUTHERLAND:** There's one person. Okay. So
 8 we'll go through. For all the people on Zoom, we'll go
 9 through and at the end, whoever that person is on Zoom, they
 10 will be chosen to speak.
 11 So Jeff will take it from here. If you want to start
 12 with the first one.
 13 **BOARD MEMBER SPITZ:** Yes.
 14 Jeff has a stopwatch for three minutes. He'll give you
 15 a warning when you're close to the end.
 16 **BOARD MEMBER SPITZ:** The first one up is Andrew Valenti.
 17 V-A-L-E ...
 18 **MR. VALENTI:** N-T-I. V-A-L-E-N-T-I.
 19 **BOARD MEMBER SPITZ:** Do we have to do a motion to open
 20 the public hearing?
 21 **CHAIRMAN SUTHERLAND:** No. It's already open.
 22 **MR. VALENTI:** Thank you. My name is Andrew Valenti and
 23 I come from Eldred and I would like to thank you for your
 24 time.
 25 I attended the meeting that you had previously and I

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1 - ANDREW VALENTI / PUBLIC COMMENT -
 2 listened intently to the topics that were presented, all
 3 interesting and pertinent. However, I found there was one
 4 area that was not covered at all. And so what I want to say
 5 is not really, it's not really like asking a question, but
 6 I'm going to express a concern.
 7 This area is rich in hunting sports, gun clubs, hunting
 8 in general and a lot of activities involve guns and shooting.
 9 I also envision, my personal opinion, that the degree of
 10 people that come up camping in tents and those who come up in
 11 a mobile home, called an RV, are fundamentally different
 12 types of people, and my concern is this. The club I belong
 13 to, the Yulan Hunting Club, has an amazing piece of property
 14 and I believe the property line, and I think the correct word
 15 is contiguous with that of the campground. Not only is the
 16 property used for hunting, but it also has a target range on
 17 it which is used on occasion. I'm wondering how the
 18 population that comes up in the mobile home, RV, correction
 19 will respond to the sound of gunfire taking place over their
 20 shoulders. Is it likely that they would complain to
 21 corporate ownership of the campground that their peace and
 22 quiet, their safe space has been invaded by the loud blasting
 23 of rifles, which I'm sure will be able to be heard.
 24 I then wonder if these complaints are taken by the
 25 corporation to our town government, how will our town

1 - ANDREW VALENTI / PUBLIC COMMENT -
2 government respond to that of the pressures of a major
3 corporation which are unhappy with the environment they now
4 are located in.
5 That's my concern. Thank you very much.
6 **CHAIRMAN SUTHERLAND:** Thank you.
7 **BOARD MEMBER SPITZ:** Next up is Linda Y-E-H-L.
8 **MS. YEHL:** Good evening. I live at 25 Proctor Road,
9 right up the street.
10 Mine is not also going to be a question. It was
11 something that I wanted to share. And unfortunately, at the
12 start of the project I had contacted the Town to try to FOIL
13 some information. I wanted to FOIL the audio of the meeting
14 and I was told that until the meeting minutes are approved, I
15 wasn't able to get a FOIL copy of the meeting minutes. And I
16 was thinking had I attended that meeting I would have been
17 able to get them. So I never got them that. So that was, at
18 the beginning, a concern for me for transparency.
19 I just want to state for all the people that are here,
20 and I'm sorry that I don't have all the updated information,
21 I'm very concerned about water draw. I actually lived, when
22 you talk about the Town of Liberty, I lived in Hurleyville in
23 the Town of Liberty. They might be a little bit wise now,
24 but I have to tell you that although we didn't have a FIMFO
25 project, we had large-scale developers that were coming in.

1 - DONALD BENNETT, JR. / PUBLIC COMMENT -
2 them accountable --
3 **BOARD MEMBER SPITZ:** Thank you.
4 **MS. YEHL:** -- for everything --
5 **BOARD MEMBER SPITZ:** Thank you.
6 **MS. YEHL:** -- they're supposed to do?
7 Thank you.
8 **CHAIRMAN SUTHERLAND:** Well, before we go to the next, on
9 October 21st we did ask the Applicant for a hydrologist to
10 take a closer look at all the wells and the area wells of the
11 project.
12 **MS. YEHL:** Okay.
13 **BOARD MEMBER SPITZ:** Next one up is Donald Bennett, Jr.,
14 B-E-N-N-E-T-T.
15 And where are you from?
16 **MR. BENNETT, JR.:** Pittsford, New York.
17 Good evening. Thank you for allowing me three minutes
18 to address the group. My name is Donald Bennett, Jr. I'm
19 from Pittsford, New York, just outside of Rochester. I'm the
20 president and CEO of Campground Owners of New York, a trade
21 association of a couple hundred members throughout the state.
22 Just a of couple items. I have a handout, if I can
23 approach when I'm done, for the Planning Board.
24 Just to, you know, we've done a study of members in the
25 state of campgrounds and so the SPDES permit that the DEC is

1 - LINDA YEHL / PUBLIC COMMENT -
2 For two and a half years I fought because although I was told
3 that excessive development interlaying the land that I, you
4 know, where I lived and what was going on wasn't going to
5 affect anything. My question to the Town was: How do you
6 know how private wells are affected? I don't know if a
7 hydrologic study was done, but I can tell you that I had to
8 sell my house and move because at some point my water, after
9 the drilling of the well, because nobody had monitored it.
10 Not to complain, but I asked the town that I felt the
11 hydrological studies needed to be done because the DEC and
12 all the other agencies that you talk about reporting, they
13 had no indication. They were not well drilling -- they could
14 not how deep the well was. It was two and a half years of a
15 terrible thing. When I moved in, I probably had five gallons
16 of water because I (inaudible) my well. My well, then, as
17 more drilling happened, it nearly went dry. The Town,
18 finally, after two and a half years, after I left and sold my
19 home, had the hydrological study and it had gone under two
20 gallons a minute and the suggestion was to build a storage
21 tanks now to house the water. So I just want people to know
22 that it can be a reality. There is no way. And who is going
23 to monitor when people say that you're going to take 49,000
24 gallons of water out of the ground? Is there going to be a
25 meter on that? Is the Town going to go up there and hold

1 - DONALD BENNETT, JR. / PUBLIC COMMENT -
2 doing, I heard 29,000 gallons, that's a max. Our survey of
3 members with meters on public water comes to about 15 to 18
4 gallons per day per campsite and that number includes
5 laundromats, bathhouses, inclusive of the entire campground.
6 So really, the water usage is not going to be 30,000 a day.
7 That's the maximum that the DEC is allowing to be put into
8 the septic system, the ground bases.
9 It's also interesting that you mention two of the
10 approvals from the DEC and Office of Park and Rec. They each
11 operate a thousand campsites within their campgrounds in the
12 state. So as far as independently owned campgrounds, our
13 competition competes with the state. It's just amazing that
14 the independent campgrounds are in competition with the
15 people that oversee them, the DEC. So with that, too, I
16 just, you know, that's the biggest thing that I wanted to
17 bring up.
18 Camping has really changed. People are not willing,
19 anymore, to sleep on the ground in a tent like they used to
20 do. They want amenities. Honestly, you've heard glamping.
21 Glamping is not even a word. It's something that was
22 glamorous camping. However, people want amenities as they
23 come up. And in the materials I'm going to provide you guys,
24 48 percent of all campers now are bringing their families
25 with them so it's become a family event. COVID really

1 - DONALD BENNETT, JR. / PUBLIC COMMENT -
 2 extenuated that because people could do it safely. They were
 3 confined to their campsite space, and it's caught on. I
 4 think last year there were over 90 million families in the
 5 country that went camping. And so, you know, I think as the
 6 evolution of camping, evolution of the property, the
 7 campgrounds, none of the improvements that they're asking for
 8 are anything different than any of our other members are
 9 doing, whether it's they're putting in amenities to make
 10 longer stays, to make families happy, to make family
 11 memories. And I really hope that in the end that you guys
 12 find that this a very worthwhile project and I think it'll be
 13 a great thing for you.
 14 So I see my time is up. Thank you. Good night, folks.
 15 **BOARD MEMBER SPITZ:** Next person up is Herb Clark,
 16 C-L-A-R-K.
 17 **MR. CLARK:** First of all, Chairman and Planning Board
 18 members, thank you for your due diligence on this project and
 19 for being open-minded and listening to all comments.
 20 My name is Herb Clark. I represent the Sullivan
 21 Catskills Visitors Association and we strongly support
 22 Northgate Resort's proposal for moving toward to create a new
 23 family resort complex known as FIMFO at Kittatinny
 24 Campground.
 25 This project will continue to preserve our local

1 - HERB CLARK / PUBLIC COMMENT -
 2 viewsheds, environment and create smart growth that will set
 3 a positive precedence for future further investment in the
 4 Sullivan Catskills.
 5 Northgate's goal is to create a family atmosphere. The
 6 family leisure market, today, indicates that families want to
 7 experience camping, nature and the great outdoors. However,
 8 many don't have the means. We promote to a radius of 200
 9 miles from Sullivan Catskills to bring visitors here. Of
 10 those, you've got cities like Philadelphia, New York City,
 11 northern Jersey, Connecticut. These people don't have the
 12 means to purchase or transport the necessary equipment to a
 13 campground. They can't park their RV in the high-rise they
 14 live in in New York City. So campsites around the country
 15 are moving to create ready-made and self-sustaining cabins
 16 and platforms so families can arrive and enjoy camping rather
 17 than us unnecessarily investing in equipment.
 18 I think Northgate also plans to offer attractive
 19 packages for midweek getaways which will alleviate traffic
 20 congestion and encourage longer stays so that communities
 21 around Kittatinny will benefit from buying. We've notice
 22 that. Our statistics, right now, in the Sullivan Catskills,
 23 done by an economic study group, the Oxford studies which are
 24 internationally known, visitor spending in Sullivan Catskills
 25 amounted to over \$709 million dollars in 2021, producing over

1 - HERB CLARK / PUBLIC COMMENT -
 2 \$84,000 in taxes. And this allows each and every household
 3 to see a savings of \$2,970 that would otherwise be paid by
 4 property owners to maintain current services.
 5 SCVA respectfully asks the Northgate Resort project be
 6 given consideration to continue with its plans and may
 7 energize --
 8 **BOARD MEMBER SPITZ:** Thank you.
 9 **MR. CLARK:** -- your community --
 10 **BOARD MEMBER SPITZ:** Thank you.
 11 **MR. CLARK:** -- Town of Highland Sullivan County. Thank
 12 you.
 13 **BOARD MEMBER SPITZ:** Thank you.
 14 The next one up is Lou Moreno, M-O-R-E-N-O.
 15 **MR. MORENO:** Thank you. I'll try to be brief. I'm Lou
 16 from Yulan, 39 Martin Road. I'll try to be brief.
 17 I stood here last meeting and expressed my opinion for
 18 the town and the community that my family's moved to. Since
 19 then, I've looked up and tried to get to know FIMFO and what
 20 it will mean to this community and to the bats. I keep
 21 coming back to the same question, but why? Why do we want it
 22 here? Why would Highland be willing to grant any variance to
 23 this organization when, from the looks of things, Highland
 24 will gain virtually nothing and potentially lose everything.
 25 FIMFO Northgate said they want to be a part of this

1 - LOU MORENO / PUBLIC COMMENT -
 2 community but the business model, on its face, seems to be,
 3 quite honestly, just the opposite. This is a Sands resort in
 4 the middle of the Catskills and it put a resort with zero
 5 dollars into the local economy. No one can explain to us why
 6 would these tourists leave FIMFO and go to DBH, go to
 7 Baker's, go to a general store and go to Peck's. Somebody
 8 came up here and said can you imagine Peck's with the RVs
 9 parked out there. Well, the truth of the matter is Peck's is
 10 not going to get anything because these people are going to
 11 stop at their Whole Foods, wherever they're coming from, and
 12 then come up here. They're not bringing any dollars up here.
 13 To me, the biggest concern is our first responders.
 14 They are the most vulnerable to the influx of these new
 15 people. This is a volunteer ambulance corps and fire
 16 brigade. The summer months are possibly of the most active,
 17 and honestly, the most dramatic. As an old rescue diver I
 18 known this. There's a saying amongst us. There is no such
 19 thing as a rescue diver. We are search and recovery divers.
 20 That's it. That's what we do.
 21 I would like to know, it's time for another meeting, but
 22 what is our mental health services for these guys? This is a
 23 hard job. You're going to put a lot more stress on them.
 24 FIMFO Northgate is grossly underestimating the water
 25 usage, which we've already talked about tonight, the massive

1 - LOU MORENO / PUBLIC COMMENT -
 2 impact on the direct feeders and adding unknown pressure to
 3 the cleanest water source in the U.S., to say nothing of what
 4 would happen when we get another summer of drought that
 5 depletes our wells yet again. My well went dry.
 6 Honestly, why -- how can they promise -- how will they
 7 provide a long term impact for us when no one is going
 8 willing to shop here? Most of these people are going to
 9 arrive with their cheeseboards from Whole Food, \$40 bottles
 10 of Rosa that they purchased, not from Barryville Bottle.
 11 They're going to bring that in. Like every town, we have
 12 issues and we will continue to have more issues that will
 13 need to be addressed.
 14 And as a small town, as we are, I'd like to see us
 15 governed by community members and not by the corporation
 16 because make no mistake, without a push back now, the
 17 corporations will be governing this community, not the other
 18 way around.
 19 With that, I ask the Planning Board to do what is right.
 20 One: Make Northgate go back to the drawing board. This
 21 project is too big for our town. Make Northgate go back to
 22 the drawing board and present a plan that demonstrates a
 23 meaningful investment in the town --
 24 **BOARD MEMBER SPITZ:** Thank you.
 25 **MR. MORENO:** -- resources --

1 - JOSEPH KRIST / PUBLIC COMMENT -
 2 **BOARD MEMBER SPITZ:** Thank you.
 3 Joseph Krist, Krist. K-R-I-S-T.
 4 **MR. KRIST:** Hi. My name is Joseph Krist. I live up the
 5 road here on Route 55.
 6 You've got my sympathy. You actually do. As I
 7 mentioned last time, I've done a lot of these. There's a lot
 8 of work that you guys are having to do and we appreciate that
 9 very much.
 10 **CHAIRMAN SUTHERLAND:** We get paid a lot.
 11 **MR. KRIST:** One of the things that hasn't changed from
 12 last time is there are still important things we don't know
 13 and one of them I'm going to harp on. I wouldn't have until
 14 it was brought up by the guy from the County. We're all
 15 going to get tax checks back because this project is coming?
 16 He mentioned a number that's larger than my annual town tax
 17 bill so that just can't be feasible. And it's not fair to
 18 you. It's disrespectful to you guys. And it's really
 19 disrespectful to us to come in and get your hucksters and all
 20 the other people you're trying to sign up to drag this
 21 project through that no one wants.
 22 And I would remind the gentleman that Pittsford, New
 23 York is nowhere near the Delaware River and I don't think you
 24 would want FIMFO on the shores on Lake Ontario where you
 25 live.

1 - JOSEPH KRIST / PUBLIC COMMENT -
 2 They talk about what they'll bring, but we know they
 3 want a tax abatement. We know the information as to how much
 4 that's going to be is hard to get. Everybody's being cagey
 5 about it. If you do some simple back of the envelope
 6 calculations based on publicly available information, things
 7 like official statements when the County sold its bonds in
 8 '21, you'll find out that our school district and possibly
 9 our town could each be giving up, if they get what they want,
 10 \$600,000 a year in revenue. Okay? Tell us why our kids in
 11 this school don't deserve to have that kind of money coming
 12 over a ten-year period. That would cover the gap in their
 13 proposed capital program for this school. And if they want
 14 to be partners and good citizens, they'll say to themselves:
 15 What can we do to help the kids and people who are going to
 16 accept this environmental blight on the river? Okay?
 17 We're not going to get the jobs. They're all full-time
 18 equivalent jobs. They don't want to pay the full ride on
 19 taxes. That's not being a good corporate citizen. What it
 20 is is a term that's used in a variety of ways. They want to
 21 come in and put their financial straw in our water, in our
 22 land and they want to drink our milkshake. Okay?
 23 Give me 15 seconds notice, Jeff. I don't want to go
 24 over. Okay?
 25 **BOARD MEMBER SPITZ:** Twelve seconds.

1 - JOSEPH KRIST / PUBLIC COMMENT -
 2 **MR. KRIST:** Okay, I gotcha.
 3 Unfortunately, you guys are what's standing between this
 4 project, you know, and sanity. It's not necessarily fair the
 5 way the process is set up. But I ask you to keep all of
 6 this --
 7 **BOARD MEMBER SPITZ:** Thank you.
 8 **MR. KRIST:** -- mind in.
 9 **BOARD MEMBER SPITZ:** Vanessa McPhillips.
 10 M-C-P-H-I-L-L-I-P-S.
 11 **MS. McPHILLIPS:** Thank you. My name is Vanessa
 12 McPhillips. I am the Director of Strategic Planning for the
 13 Sullivan County Partnership and I am reading a letter on
 14 behalf of a board member.
 15 I am writing in regards to your October 26th hearing on
 16 the Northgate Camp FIMFO application for approval to develop
 17 the Kittatinny campground site. Please make this letter a
 18 part of your proceeding and hearing record.
 19 I wear several hats. I'm a lifelong Sullivan County
 20 resident and a Sullivan County Partnership board member and
 21 vice chair. I have a PhD in economics specializing in
 22 development. Finally, I owned and operated the Yogi Bear's
 23 Jellystone Park Campground Resort in the Town of Wawarsing
 24 for 24 years.
 25 As a Sullivan County native and Partnership board member

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1 - VANESSA McPHILLIPS / PUBLIC COMMENT -
 2 I am strongly in favor for appropriate development projects.
 3 My view as an economist is that Northgate's project is
 4 entirely appropriate from a community, tax generation and
 5 employment perspective.
 6 My most important point is as a former camping resort
 7 owner, in 2013 we sold our resort to Sun Community. The
 8 Michigan based company was a majority interest in Northgate.
 9 In my experience of our transaction and from my camping
 10 industry involvement, the Sun Community organization is one
 11 of high integrity. I have met and is impressed with the
 12 Northgate Kittatinny team.
 13 Northgate owns some of the finest resorts in the camping
 14 industry, finishes projects they begin, has deep financial
 15 resources and is in it for the long haul. Northgate's
 16 completed project will greatly benefit your community. It
 17 will modernize an existing facility, bring in family
 18 business, create tax revenues and permit and summer jobs and
 19 benefit local businesses.
 20 I have no economic relationship with Sun or Northgate.
 21 I am writing this on my own with no benefit from this project
 22 other than seeing Sullivan County improve.
 23 Thank you for your attention. Michael Zalkin.
 24 **BOARD MEMBER SPITZ:** Next one up is Nancy Esposito,
 25 E-S-P-O-S-I-T-O.

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1 NANCY ESPOSITO / PUBLIC COMMENT -
 2 **MS. ESPOSITO:** Nancy Esposito, Barryville.
 3 Insurance: Is FIMFO parent willing to give Town of
 4 Highland a formal guarantee to hold the Town harmless
 5 relative to any and all litigation happening on their
 6 premises or caused by them, including but not limited to
 7 transactions of normal business?
 8 Is FIMFO parent willing to name the Town of Highland as
 9 an additional insured on all of their coverage?
 10 Despite being a lifelong gun advocate, are there
 11 existing policies and procedures disallowing firearms
 12 anywhere on FIMFO premises? How are they affected? Who
 13 monitors these things? Are there any plans for a shooting
 14 range?
 15 Will FIMFO have a waste processing plant on site? Will
 16 RV toilets be processed at such a plant? If not, how will it
 17 be?
 18 If water supply use is negatively impacted upon the
 19 properties above, will they guarantee to make the properties
 20 whole again?
 21 They're going to be taking rock out. That is going to
 22 affect our water supply. It will change how it comes
 23 through. And anyone who lives here and had to do anything to
 24 build a home knows this is all rocky terrain.
 25 Garbage: Inasmuch as the area already has some problems

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1 NANCY ESPOSITO / PUBLIC COMMENT -
 2 with residential contracts, how are they going to make
 3 arrangements to not have backlogs, especially with such big
 4 places?
 5 Does FIMFO intend to permit fishing on Beaver Brook, on
 6 the Delaware? What controls are there?
 7 The most important one is really a question that I have
 8 and that is why can't this whole thing be put to a public
 9 vote on the ballot?
 10 At what point are we going to have a Q and A?
 11 Per our zoning regulations, tiny house communities are
 12 prohibited and as such, the consideration of some 200 cabins
 13 is just plain tiny houses.
 14 **BOARD MEMBER SPITZ:** Thank you very much.
 15 The next person is Anie, A-N-I-E, Stanley,
 16 S-T-A-N-L-E-Y.
 17 **MS. STANLEY:** Anie Stanley from Narrowsburg, New York.
 18 Excuse me. I don't remember the gentleman's name from
 19 Rochester, but I think he's wrong about the future of
 20 camping. Actually, people who love camp sleep on the ground
 21 in tents. This whole area revolves around ecotourism and
 22 it's had a revival of that kind of industry because people
 23 from the city, from Pittsburgh, from New York, from
 24 Baltimore, they want to come here and reconnect with nature.
 25 They don't want to come here in RVs. They want to reconnect

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1 - ANIE STANLEY / PUBLIC COMMENT -
 2 with nature and they want to have a zero impact on nature.
 3 According to the Town of Highland's ten year
 4 Comprehensive Plan, all new development must be in line with
 5 the environmental conservation as follows. The town has a
 6 duty to follow these principles. To preserve the high
 7 quality and quantity of freshwater sources, including
 8 surfaces and groundwater supply, drinking water and the
 9 Delaware River.
 10 To conserve quality and quantity of land area, air,
 11 water, forest, wildlife, minerals, historic and scenic
 12 resources for use and the enjoyment of residents and
 13 visitors.
 14 To preserve and enhance the town's rural character,
 15 cultural assets and historical heritage and longstanding
 16 commitment to hunting, hiking, fishing and outdoor recreation
 17 as a source of enjoyment/foundation of global economy.
 18 To maintain a balanced and equitable tax base.
 19 The environmental risk is too high. The Planning Board
 20 must request an independent environmental impact study.
 21 Thank you.
 22 **BOARD MEMBER SPITZ:** Next person up is Bette Randazzo,
 23 R-A-N-D-A-Z-Z-O, B-E-T-T-E.
 24 **MS. RANDAZZO:** Hi. I live in Barryville.
 25 While abandoning the roller coaster is a positive step,

1 - BETTE RANDAZZO / PUBLIC COMMENT -
 2 we cannot take absolute comfort in it unless Northgate
 3 volunteers that the Town of Highland can include that as a
 4 permanent prohibition in any order of conditions associated
 5 with the town approval. Unless that occurs, nothing would
 6 prevent Northgate from coming back in a couple of years for
 7 permission. We must demand prohibition of mountain coaster
 8 in the order of conditions.
 9 The drought conditions are already shallow wells in
 10 neighbor communities, causing wells in the area of Kittatinny
 11 to run dry.
 12 I hate public speaking so you'll have to forgive me.
 13 I'm shaking.
 14 The hospitality industry uses vastly more water than any
 15 other industry. There's been a decades long campaign to
 16 reduce water usage in hotels and resorts. And it is a
 17 resort. It is not a campground. This is a resort so let's
 18 use the words that are proper. I would like to demand that
 19 the Town Planning Board order an accurate record of water
 20 usage at all Northgate sites for comparison.
 21 Thank you.
 22 **BOARD MEMBER SPITZ:** Next person is Jane Morris,
 23 M-O-R-R-I-S.
 24 **MS. MORRIS:** I'd like to start out by saying that I grew
 25 up in this neck of the woods. I stayed on farm, Buddenhagen.

1 - JANE MORRIS / PUBLIC COMMENT -
 2 And they had no running water at the time, no electricity.
 3 We would take water from the stream that was perfectly the
 4 most delicious water that I've ever tasted.
 5 And I've been going through something recently where,
 6 you know, I think I'm 75 years old and if I die tomorrow I'll
 7 miss my environment more than I'll miss the people that are
 8 running this world today. It's outrageous.
 9 This beautiful environment that we have, I watch
 10 spiders, I look at the deer. They're beautiful. And we're
 11 ruining it. We know that. We're ruining it. Commitment to
 12 protect American eagles, migratory birds, native species,
 13 protected species, bats and small animals. The eagles are
 14 coming back, the wolves are coming back. Don't -- you know,
 15 we have to care about this. If the animals are dying and our
 16 environment is dying, who do you think is next? Are we going
 17 to go to Mars, is that what we're going to do, and destroy
 18 that planet? Damn it.
 19 Save the trout and other water, bees and insects. What
 20 is your commitment to the pollinators? Invasive plants, what
 21 is your plan for landscaping? Reduce grass, lawns, no
 22 pesticides. Commitment to no more clear cutting of trees and
 23 destruction of habitat. Parking lots with impervious
 24 surfaces to many parking lots. Parking pads in sports
 25 complex.

1 - JANE MORRIS / PUBLIC COMMENT -
 2 The other thing that I'd like to say to this man over
 3 here who I don't remember what his name was, he talks about
 4 how people can't afford camping equipment. And they're going
 5 to afford \$600 to rent one of these damn cabins? This is
 6 ridiculous. Wake up. Wake up before it's too late.
 7 I had a stroke and almost died in 2020 and what I saw
 8 going through all of this was that we have failed desperately
 9 as human beings protecting this planet. We have failed
 10 desperately. And I just hope that people begin to wake up
 11 because if we don't have a planet we don't have anything.
 12 You want to go to Mars? You want to go to Mars and --
 13 **BOARD MEMBER SPITZ:** Thank you very much.
 14 **MS. MORRIS:** -- and plant grass and trees?
 15 **BOARD MEMBER SPITZ:** Thank you.
 16 Karen Meneghin.
 17 **MS. MENEGHIN:** Yes, Meneghin.
 18 **BOARD MEMBER SPITZ:** M-E-N-E-G-H-I-N?
 19 **MS. MENEGHIN:** Yes, Meneghin.
 20 I'm Karen Meneghin. I live on Airport Road and I've
 21 been a resident for over 30 years. I've seen a lot. I've
 22 seen a lot, a lot of changes.
 23 And I'm very disheartened by this proposed project of
 24 FIMFO-Catskill, I think the Town of Highland has to do
 25 better, Sullivan County itself has to do better to promote

1 - KAREN MENEGHIN / PUBLIC COMMENT -
 2 ecotourism and not willingly give out tax abatements as a
 3 form of desperation to attract business to us. Do we need
 4 that? Are you that desperate? I mean we're a beautiful
 5 place to live.
 6 I really want to speak about safety. I'm sure most of
 7 the topics have been well covered by now, but I have three
 8 areas of concern for safety. One is an increase in
 9 recreational river traffic. I have been working with the
 10 National Parks Service for five years leading ecotourism
 11 activities, landscaping Zane Grey, and I've been with them
 12 when they've gone out on calls, deaths, fatalities. People
 13 do not boat responsibly which is a real issue in the summer
 14 that we need to help regulate. Introducing. I mean I can
 15 see all the canoes stack up at their site, but what would
 16 they really do to be adding to the river traffic and to help
 17 stem the tide and promote safe boating? The National Parks
 18 Service has, this past summer, put out free life jackets.
 19 Take them, use them and put them back, and they said to me
 20 that it had been fairly successful. But we have to do better
 21 with that and that's going to cause more issues for us.
 22 The other thing that I see is pedestrian and motor
 23 vehicle safety on Route 97. That property is intersected by
 24 97; right? I go by there every day in the summer and you see
 25 people with kids in one hand and an inner tube on the other

1 - KAREN MENEGHIN / PUBLIC COMMENT -
 2 and they're trying to cross Route 97. You add all of these
 3 new people coming in, you'd have to put up a traffic light,
 4 to be honest, with the additional cars, people needing to
 5 cross a highway. It is not a good place. There's no way
 6 around it. It's a one road in and out and it will add to the
 7 burden and safety issues there which I'm sure the New York
 8 State Department of Transportation survey did not address.
 9 They're not looking at what it means to live here year-round
 10 and see it day to day.
 11 The other thing I have a problem about, I'm going to air
 12 some dirty laundry --
 13 **BOARD MEMBER SPITZ:** Thank you so much. Thank you.
 14 **MS. MENEGHIN:** That's it?
 15 **BOARD MEMBER SPITZ:** That's it.
 16 **MS. MENEGHIN:** All right.
 17 **CHAIRMAN SUTHERLAND:** You say the Department of
 18 Transportation hasn't been involved yet. They were actually
 19 one of the first people involved on the project. They have
 20 actually done their own study.
 21 We've also requested the Applicant to do a traffic
 22 study. We're going to have a third party take care of that.
 23 **BOARD MEMBER SPITZ:** Next person up is Roswell Hamrick
 24 R-O-S-W-E-L-L, H-A-M-R-I-C-K.
 25 **MR. HAMRICK:** Hi. I'm Roswell Hamrick from Barryville.

1 - ROSWELL HAMRICK / PUBLIC COMMENT -
 2 I thank you all for hearing from all of us today.
 3 I spent a lot of time driving around today so I really
 4 thought about this whole thing, and also, why we're all here
 5 and why we're all concerned. I'm pro-business. I'm a
 6 business person in Barryville. I'm the president of the
 7 chamber. I'm, you know, there for business, but I'm not here
 8 for the chamber, I'm here as a community member for over the
 9 past 20 years. And in reviewing this project and seeing what
 10 it is, it just seems like this, the concern that everyone has
 11 is how it's going to effect the character of our area. We
 12 live here. People are born here, they choose to live here,
 13 they moved here, they visit here because of the rural
 14 character of our area.
 15 We're not like any other town along the river. We're
 16 very rural. And this project, whether we like it or not,
 17 will somehow change the character of our area. So beyond the
 18 environmental stuff, beyond the opinions outside of our
 19 community, I mean honestly, no one who has spoken positively
 20 on this within our community so I think we have to listen to
 21 our residents' concerns and see how this, and really study
 22 how this is going to affect us. It's not like anything else
 23 we have here, it's completely something different. And I
 24 think we, as a community -- it's not about anybody else.
 25 It's not even about the people that are coming here. This is

1 - ROSWELL HAMRICK / PUBLIC COMMENT -
 2 how it affects us. So I just hope we all consider that and
 3 really think about what this is going to do.
 4 Also, what kind of precedent it sets for the town. I
 5 mean I'm concerned about this cluster development, that we'll
 6 have, you know, these are technically RVs, but they're
 7 basically little houses on wheels. So what's preventing? If
 8 we allow all this, what's preventing, in the future, someone
 9 coming in with tiny houses, mini bungalows? As long as you
 10 put wheels on them, they're RVs. So, you know, it's like
 11 what are we doing here? Why are we doing it? That's what I
 12 -- you know, I just want you to look at why are the residents
 13 so concerned. And I think the --
 14 I know we can address the environmental stuff. We can
 15 look outside of ourselves to solve those problems. But it's
 16 like is this project going to benefit us as a community? Is
 17 it going to -- what is it going to give us besides changing
 18 our area? And I think we have to really look deeply into
 19 that.
 20 I don't think we want to live in a --
 21 **BOARD MEMBER SPITZ:** Thank you, Roswell. Thank you.
 22 The last person is Christine Martin and she is on Zoom.
 23 **CHAIRMAN SUTHERLAND:** You're on mute.
 24 **MS. MARTIN:** Thank you. Hi. How are you? Thank you
 25 very much for setting up the Zoom and allowing us to zoom in

1 - CHRISTINE MARTIN / PUBLIC COMMENT -
 2 remote and for all of your hard work and dedication to this.
 3 I know it is a difficult project.
 4 I just wanted to talk about floods for a minute because
 5 we do know that the property is on a --
 6 Oh, my name, I live in Barryville. My name is Christine
 7 Martin.
 8 So we know that the property is a floodplain and that
 9 floods do happen. There's a long history of floods in that
 10 area over the last 20 years. From 1955 to 2011 there's been
 11 20 massive floods and I've witnessed an SUV floated down the
 12 river, an entire house getting stuck under the bridge.
 13 There's like a potential for future massive floods with the
 14 climate crisis that we're facing. And I just think it's
 15 incumbent upon the Town to demand an emergency fund set up
 16 for victims of floods and for other damages that might come
 17 around because of climate issues or because of this large
 18 development.
 19 And, you know, and people talk about overdevelopment a
 20 lot and I think this is really the definition of
 21 overdevelopment. This is, it just seems too large for our
 22 town and too large for the Delaware corridor which is so
 23 pristine and, you know, and such virginal land.
 24 I also want to talk about what Northgate's going to give
 25 back to the town, what kind of community involvement are they

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1 - CHRISTINE MARTIN / PUBLIC COMMENT -
 2 going to do other than a once a year, you know, river litter
 3 pick up. Are they going to provide scholarships for youth?
 4 Are they going to provide conservation for land and animals?
 5 Are they going to invest in sewage treatment for the entire
 6 Delaware corridor? Are they going to invest in emergency
 7 funds for flood relief? Are they going to invest in cleaning
 8 up the Barnes toxic waste site? I mean we really need to see
 9 some real financial investment in the town and I think that
 10 they're in a position to do that because they've got 1.5
 11 million dollars grant to get, to buy the property and then
 12 they also are getting these PILOT tax deferral things for
 13 decades. So they're in a position. They're putting in 44
 14 million dollars. They're expecting to make a profit. Let's
 15 make sure some of that profit goes back into the town
 16 somehow.
 17 I like the woman who talked about insurance. You know,
 18 is the Town going to be responsible when things start to
 19 happen with FIMFO?
 20 I liked a lot of people that spoke today and I just want
 21 to appreciate everyone who -- it is really nerve-racking to
 22 do this as a citizen. And thank you very much for giving us
 23 this time.
 24 **BOARD MEMBER SPITZ:** Thank you, Christine. Thank you.
 25 **MS. SPEAKER:** Excuse me. The paper was taken before I

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1 - CHERE KRIST / PUBLIC COMMENT -
 2 could put my name down. May I speak?
 3 **BOARD MEMBER SPITZ:** Your name.
 4 **MS. KRIST:** Chere Krist.
 5 **BOARD MEMBER SPITZ:** Please spell.
 6 **MS. KRIST:** C-H-E-R-E, K-R-I-S-T.
 7 I live on Route 55, just up the road. I'm sorry if I
 8 stutter, but I'm not having a good day today.
 9 This group is taking and taking and taking from
 10 everybody in the town, and they're not giving anything back.
 11 They're not giving us any taxes. They're not going to access
 12 any of our businesses.
 13 And I would personally like to know why FIMFO Berkshires
 14 got cancelled because they don't seem to mention that one.
 15 Because they tried to put one in Berkshires and it got
 16 stopped by the town. And I think somebody has to look into
 17 stuff like that because they're not the panacea everybody
 18 likes to think they are here.
 19 **CHAIRMAN SUTHERLAND:** Okay. So we will, once again,
 20 recess this public hearing until November 30th. Just please
 21 note, that's a different meeting date. Usually, we typically
 22 meet on the fourth Wednesday of every month, however, that's
 23 right before Thanksgiving. So we brought it up at the last
 24 public hearing, but I just want everybody to know that it's
 25 going to be on the 30th.

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1 - RE: CAMP FIMFO -
 2 **BOARD MEMBER SPITZ:** Here at seven o'clock.
 3 **CHAIRMAN SUTHERLAND:** Yes. I'm going to have all the
 4 meetings, the next public hearing and whatever meetings after
 5 that, they will all be here. It's nice coming here with a
 6 large crowd. I mean it is a little hot tonight, but maybe
 7 it's just me. That's all right. I've been soaked the last
 8 couple days working outside, so it's another day.
 9 So I'm just going to need a motion to recess the public
 10 hearing.
 11 **BOARD MEMBER SPITZ:** I'll make that motion.
 12 **BOARD MEMBER McKENNA:** I'll second it.
 13 **UNIDENTIFIED SPEAKER:** Can I ask question?
 14 **CHAIRMAN SUTHERLAND:** What's that?
 15 **UNIDENTIFIED SPEAKER:** Can I ask question?
 16 **CHAIRMAN SUTHERLAND:** Not right now.
 17 **UNIDENTIFIED SPEAKER:** No? Okay.
 18 **CHAIRMAN SUTHERLAND:** We just closed the public hearing.
 19 **UNIDENTIFIED SPEAKER:** Well, then before you close, I
 20 wanted to ask a question. It's not closed, right? I just
 21 wanted to ask when we going to hear all the answers.
 22 **CHAIRMAN SUTHERLAND:** So like I said, at the next
 23 meeting is when we have a continuation of the public hearing.
 24 I asked the Applicant to do that. I asked the Applicant to,
 25 you know, prepare everything in writing and answer

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1 - BOARD COMMENTS -
 2 everybody's questions.
 3 **UNIDENTIFIED SPEAKER:** Okay. Thank you.
 4 **CHAIRMAN SUTHERLAND:** So I want to start down. I guess
 5 we'll start with Ken first.
 6 **MR. DAVIDOFF:** You don't think you voted on recessing.
 7 **CHAIRMAN SUTHERLAND:** We had a first, a second. Tim was
 8 the second.
 9 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:** Aye.
 15 Against?
 16 (No verbal response.)
 17 **CHAIRMAN SUTHERLAND:** So moved on recessing the public
 18 hearing. Yes, recessing the public hearing.
 19 (The motion was approved, and carried.)
 20 **CHAIRMAN SUTHERLAND:** So I just want to start like we
 21 usually do at the end of every meeting. We'll start with Ken
 22 and then work our way down and then end with myself if
 23 anybody has any questions, comments, anything about up to
 24 date today.
 25 So Ken, we'll start with you.

1 - BOARD MEMBER SPITZ / COMMENTS -
 2 Ken is our engineer that we hired.
 3 **MR. ELLSWORTH:** So I think you mentioned that we did
 4 retain a traffic engineer to review the traffic study. And
 5 there was a recent set of plans that were submitted. So I
 6 don't know if the Town has those up online yet, but they're
 7 the latest set. They'll be different from the ones that we
 8 reviewed at the last public hearing.
 9 **CHAIRMAN SUTHERLAND:** Yes, we did get them. We just got
 10 it. So that'll be under -- you know, it falls outside the
 11 ten day window so we're going to put that toward the next
 12 public hearing.
 13 **MR. ELLSWORTH:** And as the Chairman had mentioned, we
 14 take notes. Obviously, everything is recorded. So a letter
 15 went out with most of the comments that were mentioned at the
 16 last public hearing or questions regarding the Applicant and
 17 some further studies and information that we're looking for.
 18 So we're still in the process of a pretty heavy review.
 19 **BOARD MEMBER McKENNA:** Go ahead.
 20 **BOARD MEMBER SPITZ:** For preparation as you've giving a
 21 presentation, whether it be the next meeting or the meeting
 22 after that, I do have quite a list of things that I'd like to
 23 hear that either I haven't seen or I feel would be important
 24 to discuss with us. And I do have a copy. I can give it you
 25 later.

1 - BOARD MEMBER SPITZ / COMMENTS -
 2 To lay out very clearly the hours of operation.
 3 Specifically, how it looks in season. I know you did talk
 4 about the months of operation, April to October, October to
 5 April closed. But during the April to October, what your
 6 hours of operation will be for each part of it. So you've
 7 kind of addressed it with river, et cetera, but what it's
 8 going to look like in the breakdown of your different areas,
 9 breaking down that.
 10 Really try to give us a number, as best you can, for
 11 overnight guests.
 12 And I would actually say here that you do talk about
 13 having 279 sites converted to RVs, dwelling structures. I
 14 would, and talk to the Board or so is that our regs, our
 15 codes talk about the ability to have RVs, but I don't think
 16 it really goes to the intent of what this project is. So
 17 whether that's a conversation that goes back to this board to
 18 for us to discuss really the intent of the code, or it needs
 19 to go back to the Town Board to further explore that. But
 20 that's something for us to address there.
 21 You talk about the different things that you'll be
 22 having, for example, the pool, the mini golf course. You
 23 cancelled the mountain coaster. I do like the idea of
 24 putting that as a prohibited in all future part of it. I
 25 would recommend that whatever does end up getting approved,

1 - BOARD MEMBER SPITZ / COMMENTS -
 2 that you actual build in that all of the residents, Sullivan
 3 and surrounding counties, will have access to it. If you're
 4 going to offer it, it should be a perk to people who are
 5 living here. So whether that's access to, if there's going
 6 to be a pool or golf course, et cetera, like that, to really
 7 think about that.
 8 The pool size, I haven't seen anywhere actually what the
 9 pool size is other than you plan to have a lagoon, a pool.
 10 But what is the size, what is the specific area, what's it
 11 going to look like for that. If it is in there, I didn't see
 12 it. And also, to present it to everybody. How many gallons,
 13 et cetera.
 14 And up to the 35,000 gallons of water, again, since I
 15 haven't seen the size of the pool, I don't know if that
 16 35,000 gallons actually the pool is part of that number and
 17 how you're going to plan to fill whatever size, whatever
 18 gallon size water that's going to be, especially over the
 19 summertime, hot, evaporation, recycling, et cetera.
 20 I do have concerns that part of it is in the floodplain.
 21 We all know that it will flood. We all know that there will
 22 be parts that will go down the river. So ideally, I would
 23 ask to find another location for this pool that's not in a
 24 floodplain or anything that's really not in the floodplain,
 25 but to come up with how you plan to manage with the

1 - BOARD MEMBER SPITZ / COMMENTS -
 2 floodplain.
 3 And I do like the idea about the insurance or having the
 4 ownership to cover any costs that come up with any damages
 5 that might happen to us and down river.
 6 We can't do anything about the taxes. That's something
 7 that is up for you to do. But what I would request is to
 8 take a look at breaking down the different areas. So when we
 9 talk about safety --
 10 Oh, let me preface this to say. I had asked a couple
 11 different times for a very specific breakdown of the staffing
 12 pattern. I have not seen that yet, but very specific. That
 13 includes everybody that would be associated within the
 14 project. So specifically, if we're talking about a pool,
 15 lifeguards, how many lifeguards, what the training is going
 16 to be for the lifeguards, security. One person from ten at
 17 night to eight o'clock in the morning is not enough. So
 18 security personnel, personnel, that are going to be managing
 19 the correct size of the people that are going to be there
 20 throughout the heavy season. So certainly, what that's going
 21 to look like Friday to Sunday and then also what that's going
 22 to like, then, on the slower side, Monday to Thursday. So
 23 that's safety and security, which goes along with the police.
 24 As far as ambulance goes, in talking to the volunteer
 25 ambulance squad, the one thing that would really inhibit them

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1 - BOARD MEMBER SPITZ / COMMENTS -
2 or have difficulty in them reporting to an actual incident
3 that happens is not having, they need to have an EMT that is
4 on route for the ambulance to actually respond. So I would
5 actually recommend or look for you having the appropriate
6 number of EMT staff on site, again, during your busy hours,
7 Friday to Sunday, and then your off hours, so they have the
8 coverage so that when there is a drowning, a crisis, an
9 emergency, et cetera, that you have the required staff that
10 is there to respond quicker and then which will allow the
11 emergency department to roll.
12 Now, that does back to the staffing pattern. So then
13 breaking down all the different, very specifically, the
14 different staffs. Again, what that's going to look like
15 during your heavy season, your heavy days, your weekdays and
16 to get that breakdown.
17 One of the things that's been a consistent theme over
18 and over again for everybody that's in the room has really
19 been the impact to the character of the land. We all came
20 here because of the rural nature of the land, the lifestyle
21 that it affords us, the slower non, the slower pace, if you
22 will, rather than those destination places that you might
23 want to go. And as people talked about here tonight and
24 other nights, it really is about ecotourism and it's about
25 the rural impact of the area and such. So I would really

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1 - BOARD MEMBER SPITZ / COMMENTS -
2 encourage you to take a look at how you can fit into the
3 rural nature of this area, how you can fit into the character
4 of this area, as opposed to us making room for you to, well,
5 you did take away the mountain coaster, a pool with whatever
6 size pool with a 30 foot tower. I would question that as far
7 as fitting into the rural nature of the area. But really, to
8 give that some thought in how you're going to do because as
9 somebody said, I happen to agree that people come to this
10 area for the river, for the hiking, for the fishing, et
11 cetera. So those are the people that are going to be here
12 and really impacting that.
13 Also, just addressing the odors that are going to
14 happen. You're going to be adding more food services to what
15 you have. People are going to continue to bring their food
16 to the campsites, et cetera, and the impact that's going to
17 have on odors, waste, trash, et cetera.
18 Also address so people have a sense of what happens with
19 the lighting and the electric. Again, you're going to add
20 279 RVs. That is going to have an impact to the electric
21 grid, the sewer, the water, et cetera. So please address
22 that.
23 Parking has been talked about in the report. There was
24 questions so I imagine you'll just respond to those questions
25 that came up with that.

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1 - BOARD MEMBER SPITZ / COMMENTS -
2 There was a confirmation that you're not going to blast,
3 that you're going to get rid of the rocks in other ways.
4 That's fine.
5 You did put landscaping in your plan so if you also just
6 address that so people have an understanding of what the
7 landscape is going to be, especially along Route 97, of what
8 they can expect to see, if there's going to be trees or
9 shrubbery or what have you that's going to cover it and not
10 be so whatever, potentially in your face.
11 Also, to take a look at the signing, of course, your
12 signage. Of course, you're going to look at the signage and
13 making sure that it's within code, but then also to take a
14 look where the setbacks are, making sure that it has ability
15 to see from the road. All of that, of course, will have to
16 go into place, but talk a little more about the signage
17 there.
18 We talked about -- we talked about ...
19 I think we all have a concern about the water. In areas
20 where we had a drought this summer and we had very little
21 rain, we're all concerned about that, where the water will
22 come from, how it will get filled, is it going to be taken
23 from the river, is it going to be taken from wells, what is
24 going to be the impact. I know personally, I'll refer to Ken
25 or environmental, I want somebody very clearly to say that

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1 - BOARD MEMBER SPITZ / COMMENTS -
2 there will absolutely positively be no impact to anybody
3 else's well. And that I would actually encourage you guys,
4 if there is impact to a well that is known, has come from
5 yours, that you're going to pay for that. Why should
6 somebody, a private homeowner, have to pay out of pocket to
7 dig 300 feet deeper and it's not their problem to do so.
8 Traffic study. So again, having a sense that you're
9 going to potentially have 279 RVs, but it doesn't really talk
10 about how many people you expect to come up in RVs. So to
11 talk about the traffic impact, I think it has to go to the
12 traffic impact from Port Jervis to Barryville and from Bethel
13 to Barryville and the impact that it's going to have on that
14 single lane road. Probably all of us have been on summers
15 road during rush hour or busy time and want to kill ourselves
16 behind somebody who's driving slow on the road. So I do
17 think that there does need to be, or that a traffic study
18 does need to really take a look at adding however many RVs
19 are going to be added to that mix on some single road coming
20 during the heat of the season from there.
21 Also talk about your upkeep, your maintenance. I would
22 also want something, I'd be interested in having something
23 that if something becomes in disrepair, even if something is
24 needed fixed, that there's a time frame, that you're going to
25 keep up with the maintenance and the upkeep of it, and that

1 - BOARD MEMBER SPITZ / COMMENTS -
 2 when things ultimately come in disrepair, as some time there
 3 will be some venue that you have that will come into
 4 disrepair, that that is taken down within a very short time
 5 frame at your cost to do that. If, for some reason, that the
 6 business does not succeed and is left abandoned or waiting
 7 for another buyer to come in, if things come in disrepair,
 8 that it's the ownership of the company to take care of that.
 9 I know we talked about getting inspections on the
 10 bridges, the roads.
 11 Talked about the independent environment study. We're
 12 waiting on that, everybody, so hopefully, by next month we'll
 13 have more information on that. An independent water study is
 14 a part of the environmental study.
 15 It's come up, a question, too, regarding phases. So it
 16 is, has been in our code, that if you do have additional
 17 phases that the expectation is that you will present those
 18 phases to us at this particular time. Even though those
 19 phases might be five, ten, a hundred years down the road,
 20 that there's an expectation that you will be fully up front
 21 about what your expectations are as you go through the
 22 phases. So you about, very specifically, what your phases
 23 are. And if you're not planning on having phases or if you
 24 don't talk about the phases I would want in there saying
 25 there will be no additional phases brought up after that. So

1 - BOARD MEMBER SPITZ / COMMENTS -
 2 this is your time to talk about that.
 3 There has been concern about affordable housing for the
 4 working staff that come up. Housing is very difficult up
 5 here. You have somebody who's going to be making 13.50 or
 6 whatever it is an hour on their end. So where are you going
 7 to put the 130 staff or 89 additional, whatever the number of
 8 staff members, where are they going to live, how are they
 9 going to afford that housing, how are you going to find the
 10 workers, what's your plan on hiring. And people know that
 11 hiring staff is very difficult. So just what's your plan, as
 12 you talk about staffing, and how you're going to attract them
 13 to the area and what you're going to do with them when
 14 they're here.
 15 That's what I have. Thank you very much.
 16 **CO-CHAIRMAN VOGT:** Thank you, Jeff.
 17 My questions tonight are going to pertain to water and
 18 sewer, first, sewer. If you could explain why you chose
 19 Eljin systems over a wastewater treatment facility.
 20 All the septic pumping concerns me so I'd like to have
 21 an operations plan. In the operations plan I'd like to see
 22 frequency of pump station inspections, frequency of septic
 23 tank pump out, preventative maintenance schedule, emergency
 24 response, someone nearby to respond to a septic failure or
 25 pump failure. And I don't know if there's backup power to

1 - CO-CHAIRMAN VOGT / COMMENTS -
 2 pump station.
 3 Also, under sewer, will there be any flow metering to
 4 determine amounts being distributed to different basal areas.
 5 For wells, August submission had all the well testing,
 6 the tests on the wells themselves, the hydrogeology testing.
 7 The pump testing only showed what your wells are doing and
 8 how they are recovering in a 72-hour period. I think that
 9 more testing should probably be done just so we have some
 10 numbers. Typically, when you test wells I think that you
 11 test your wells and then you also monitor neighboring wells
 12 to determine the effect of the pumping on the wells. I think
 13 that maybe we should explore some of this in the future.
 14 And I also saw the application for the SPDES permit in
 15 August. I'd like a copy of the existing. Maybe you
 16 submitted and I just missed it. You submitted a ton of
 17 paperwork in the past seven months.
 18 And I'd also like to obtain a copy of the approved plan,
 19 once it's approved, for the SPDES permit.
 20 That's it.
 21 **ALTERNATE BOARD MEMBER BURRELL:** Thank you so much for
 22 the outpouring of public comments. It's really helpful for
 23 the Applicant and for the Board, as well.
 24 Jeff covered a lot of questions there. So I would just
 25 say I haven't really seen much in the language about how

1 - ALTERNATE BOARD MEMBER BURRELL / COMMENTS -
 2 you're going to green this project for our town. If you
 3 really do want to be a family friendly venue, the children
 4 that are coming to this campsite to camp on our rivers and in
 5 our town deserve a little bit of acknowledgement that you're
 6 doing something that's solar power, wind power, that you're
 7 helping in some way to make this a green and eco-friendly
 8 endeavor in our town which cares very much about it. We
 9 really don't, you know, ask for very much in respect to that,
 10 but there are a lot of things at camp, that I have seen
 11 happening at campsites and at festival venues that aren't
 12 being used currently in your plan. So I'd like you to
 13 consider greening your project a little bit more.
 14 **ALTERNATE BOARD MEMBER REED:** I just have two items that
 15 Jeff already touched on. On one, I think I requested a
 16 number of months ago about per night usage by person, and so
 17 it's by month. So I'd like to know historically, how many
 18 person nights that we had in each month and how many person
 19 rights you expect to have going forward. The maximum
 20 capacity, I don't think you're ever going to meet that, but
 21 helping us understand how much that true usage of this site
 22 is going to change is very important.
 23 The other thing is we've talked a bunch about taxes and
 24 giving back to the town. I'd like to know from FIMFO how
 25 will you provide financial incentive to the town to offset

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1 - ALTERNATE BOARD MEMBER REED / COMMENTS -
 2 the cost that we will incur, right, because of your joining
 3 the community. I know we're not in charge of the tax
 4 abatements, but I'd like to understand. Tell us how this can
 5 be better, how we can get some benefit to the town to offset
 6 our costs.
 7 **CHAIRMAN SUTHERLAND:** So it's great that we had a lot of
 8 good questions from our board.
 9 A couple of things that we talked about two months ago
 10 and it always, this isn't the first time that this board has
 11 heard, any board in the county, for the PILOT program or an
 12 IDA incentive or something that has a tax abatement, this
 13 isn't the first time this had happened in this town. It's a
 14 very difficult thing for planning boards because, you know,
 15 this is when the public comes to vent. But we don't have a
 16 say in anything with the IDA or a PILOT program or any tax
 17 abatement. That is done after a planning board gives
 18 approval or disapproval. It is unfortunate because we take
 19 the brunt of the public comment against us, but it is great
 20 points.
 21 I will be honest. I am not a fan of the IDA or their
 22 tax incentives. If anybody remembers, a couple years ago
 23 they almost shut the doors to this school. It took a lot for
 24 a couple of school board members to bring that back to
 25 keeping the place open. We were -- the school was, I think

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1 - CHAIRMAN SUTHERLAND / COMMENTS -
 2 No. 2 compared to, there was another place up by Buffalo that
 3 was No. 1 in the most fiscal stress.
 4 On top of that, I'm also a fireman. I know how long it
 5 takes to get to Kittatinny. Been there, not specifically to
 6 that place but several places down there.
 7 You know, and I understand the reasoning behind payment
 8 in lieu of taxes or an IDA incentive for tax breaks, but I
 9 personally also don't, I don't like it because it takes away
 10 from us.
 11 You know, one thing that I always thought and I harp on
 12 also, just like Roswell has said, that I'm pro-business,
 13 also. You know, I have my own business so obviously, you
 14 know, I work a lot. It's been like that forever. But, you
 15 know, I could see maybe like concessions for sales tax. I'm
 16 not just saying this specific project, I'm saying all
 17 projects that the IDA goes with. You know, maybe like
 18 concessions on sales tax. But in lieu of that also would be
 19 like they would have to use a certain amount of percentage of
 20 local materials and, you know, people like that, businesses
 21 like Roswell, or anything, for an example.
 22 Another thing that was brought up is the Barnes
 23 Landfill. This landfill was closed back in, I believe it was
 24 1986 from the research that I found. This is a county and
 25 state issue. They are well aware about it. The person at

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1 - CHAIRMAN SUTHERLAND / COMMENTS -
 2 the County would be the head guy, Ed McAndrew. You want to
 3 talk to Ed. He's the guy you're going to want to talk to and
 4 they are well aware about the Barnes Landfill. They own it.
 5 Let's see what else didn't get touched upon.
 6 **UNIDENTIFIED SPEAKER:** Norm, would you please explain to
 7 all of us why we can't walk away from this IDA stuff? Why
 8 are we in it? Who stuck us there?
 9 **CHAIRMAN SUTHERLAND:** You know, I don't want to get into
 10 a debate about it, but it's a County thing.
 11 **UNIDENTIFIED SPEAKER:** It's a town decision?
 12 **CHAIRMAN SUTHERLAND:** No. It has nothing to do with the
 13 Town. Sullivan County Industrial Development Agency.
 14 Actually, one of the persons -- we have two people that
 15 represent the IDA in this town, which is a lot. Usually,
 16 it's zero or one. Carol Roig and Scott Smith, they are both
 17 on the Sullivan County IDA.
 18 One other thing that I failed to bring up before, we
 19 touched about this. So we asked Ken to get a hold of a
 20 traffic engineer to do a traffic study. As Jeff said, we are
 21 asking them to kind of zoom out other than where the
 22 Applicant is.
 23 One thing, also, you know, the fire company, we had
 24 plenty of ambulance calls for car accidents at the Barryville
 25 intersection. A lot of the traffic is not really, per se,

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1 - CHAIRMAN SUTHERLAND / COMMENTS -
 2 the Applicant's problem, but bringing a different type of
 3 traffic to Kittatinny is, I think that's one of the problems
 4 that I see. We asked the DOT months ago. They basically
 5 sent us a generic answer, yes, everything is going to be
 6 okay. However, I don't think they've been to Barryville
 7 since they built the bridge over the Barryville Shohola. I
 8 mean they don't even cut the grass down there so I'd be
 9 surprised if they were even down there.
 10 You know, sight distance is a big thing at that
 11 intersection. They did all that landscaping years ago and
 12 then it's all went to hell. You know, it's great for a year
 13 to do it and then it doesn't look good. But now it's a big
 14 traffic problem there.
 15 And as somebody else said, the pedestrian crossing.
 16 There's a similar problem in Pond Eddy at Indian Head. That
 17 one's on a turn, actually, and they cross pretty frequently
 18 there.
 19 We also asked for a noise study which will establish a
 20 baseline decibel reading at the property lines with the
 21 current facility closed and during operation. This was
 22 obviously, a lot had to do, this, when we asked for it, was
 23 before the mountain coaster was deleted. But, however, it's
 24 still on the table.
 25 We need a more detailed explanation regarding reduction

1 - CHAIRMAN SUTHERLAND / COMMENTS -
 2 in campers with the proposed facility. And I believe the
 3 concern with that is just changing from how it is now to what
 4 it is proposed is what we're looking at there.
 5 Again, provide, in a written statement, that there are
 6 no future phases for the project or expansion plans on that
 7 or adjacent properties.
 8 No. 5, develop a written plan for EMS services at the
 9 facility. This is a big one for me just because the
 10 ambulance building is on Collins Road. If you look at the
 11 time, if you're all the way up at the far end of the property
 12 camping, from going there to down at the bottom because
 13 there's no cell phone, to call 911, from 911, the process to
 14 call, to pager going off, from a volunteer like myself going
 15 to the ambulance building, I'm not in the ambulance, but I'm
 16 in the same scenario, to drive to Collins Road and then go
 17 from Collins Road down to Minisink Ford, that's a pretty good
 18 distance. I just think it'd be better for us or the
 19 Applicant, whether this gets approved or denied, whatever the
 20 case may be, that they should look into that. I also ran
 21 that by Indian Head and I just haven't had a chance to talk
 22 to Rick Lander yet. But I think that would be good even if
 23 Kittatinny or the three of you got together and currently had
 24 an EMT there. You know, that's always a hot spot in the
 25 summer.

1 - DETERMINATION OF CLASSIFICATION RESOLUTION -
 2 A written plan for the security. That was on one of
 3 Jeff's questions, also, but my list is settled on the 21st.
 4 Let's see. There's no No. 7.
 5 And the other, the last one was to please locate the
 6 water wells on the adjacent properties, provide distance on
 7 the plans and put the project well. Provide a statement and
 8 further study by a hydrogeologist that the project will not
 9 impact the adjacent neighboring wells which is something J.T.
 10 and also Jeff talked about more than the rest of us a couple
 11 of months ago.
 12 So that's all I have for questions at the moment.
 13 Okay. So the last thing which we have under regular
 14 business with this applicant is since we are Lead Agency for
 15 SEQRA for this application, there's a few things that we need
 16 to do along the line. So one thing is we've drafted a
 17 resolution to determine what type of action for SEQRA is
 18 determined. There's two options. There's Type 1 or Type 2
 19 and Type 1 is more stringent than Type 2. So Michael's
 20 prepared a resolution for the Board to vote on. It's going
 21 to be Type 1 or Type 2. Again, Type 1 is more stringent.
 22 This is just one of the steps in the SEQRA process that we
 23 need to take. It's not a final vote by no means of the total
 24 application. It has nothing. It's just like how we did at
 25 the beginning, is determine Lead Agency.

1 - DETERMINATION OF CLASSIFICATION RESOLUTION -
 2 So do you want to read the --
 3 **MR. DAVIDOFF:** Yes, I'll read it
 4 **CHAIRMAN SUTHERLAND:** -- motion for us?
 5 **MR. DAVIDOFF:** Right
 6 Understand, that all this is is a determination of
 7 classification and nothing else. Once the classification is
 8 determined, then the forms that are necessary have to then be
 9 prepared and they would then be discussed and at that later
 10 time they would be voted on.
 11 Whereas: Camp FIMFO-Catskill project has submitted an
 12 application, No. 5-2022, seeking site plan and special use
 13 permit approval from the Town of Highland Planning Board for
 14 improvements to an existing seasonal operated campground
 15 formerly known as Kittatinny Campgrounds and Canoes,
 16 Barryville Base;
 17 The campground is located at 3854 New York State Route
 18 97 and approximately 235 acre site in the Hamlet of
 19 Barryville in the Town of Highland, Sullivan County, New
 20 York;
 21 The project site is split zone between the H-C,
 22 Hamlet-Commercial, and R-2, Residential-Agricultural Zone
 23 District;
 24 And Whereas: The Applicant has submitted as part of
 25 this application a Full Environmental Assessment Form, Part

1 - DETERMINATION OF CLASSIFICATION RESOLUTION -
 2 1, the project and setting report dated July 2022;
 3 And Whereas: The Town of Highland Planning Board at its
 4 March 23rd, 2022 meeting approved by a motion and resolution
 5 to make the Town of Highland Planning Board the Lead Agency
 6 for SEQRA;
 7 And Whereas: The SEQRA regulations, Title 6 NYCRR
 8 Section 617.4 classified as a Type 1 action, No. 6, states
 9 that activities other than residential construction that meet
 10 or exceed any of the following thresholds, or the expansion
 11 of existing nonresidential facilities by more than one of the
 12 following thresholds, physical alteration of ten acres;
 13 Whereas: The Camp FIMFO project meets the above
 14 criteria as a Type 1 action, now therefore be it resolved
 15 that based upon the findings, forego findings and the Camp
 16 FIMFO application, we need a motion and a second it to pass
 17 this following resolution, that the Town of Highland Planning
 18 Board determines that Camp FIMFO's application is determined
 19 to be a Type 1 application requiring the preparation of a
 20 Full Environmental Assessment Form, Part 1, which has been
 21 submitted.
 22 **BOARD MEMBER SPITZ:** I'll make that motion.
 23 **BOARD MEMBER McKENNA:** I'll second it.
 24 **CHAIRMAN SUTHERLAND:** All in favor?
 25 **CO-CHAIRMAN VOGT:** Aye.

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1 - DETERMINATION OF CLASSIFICATION RESOLUTION -
 2 **BOARD MEMBER McKENNA:** Aye.
 3 **BOARD MEMBER SPITZ:** Aye.
 4 **BOARD MEMBER BOTT:** Aye.
 5 **CHAIRMAN SUTHERLAND:** Aye.
 6 Against?
 7 (No verbal response.)
 8 **CHAIRMAN SUTHERLAND:** So moved.
 9 (The motion was approved, and carried.)
 10 **CHAIRMAN SUTHERLAND:** It's a Type 1 action.
 11 So like I said at the last meeting, I want to thank
 12 everybody for showing up. I appreciate it. This board
 13 appreciates it. I'm proud of living in a town like this
 14 where there's so many people that are involved.
 15 So again, our next meeting is November 30th. There's a
 16 change in the date. It is the last Wednesday of the month
 17 because of Thanksgiving. We will have a continuation of our
 18 recessed public hearing then. We will look forward to a
 19 presentation from the Applicant and some answers to our
 20 questions.
 21 I will entertain a motion to close the Planning Board
 22 meeting.
 23 **CO-CHAIRMAN VOGT:** I'll make a motion.
 24 **BOARD MEMBER SPITZ:** I'll second the motion.
 25 **CHAIRMAN SUTHERLAND:** All in favor?

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1 - RE: CAMP FIMFO -
 2 **CO-CHAIRMAN VOGT:** Aye.
 3 **BOARD MEMBER McKENNA:** Aye.
 4 **BOARD MEMBER SPITZ:** Aye.
 5 **BOARD MEMBER BOTT:** Aye.
 6 **CHAIRMAN SUTHERLAND:** Aye.
 7 Against?
 8 (No verbal response.)
 9 **CHAIRMAN SUTHERLAND:** So moved.
 10 (The motion was approved, and carried.)
 11 (Time noted: 8:50 p.m.)
 12 * * * * *

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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

ROSEMARY A. MEYER

Date Transcribed: November 19, 2022

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