

Berry Hafkin: I will now open up the floor to anyone that wishes to speak for or against the application. Please state your name and address for the record. All comments are to be directed to the board. The board will not respond to your comments tonight. At the end of the comment period we will give the applicant a chance if he wishes to address the comments. There will be a three-minute limit per person.

Dan Drewitt-87 Airport Road Eldred NY

I have lived at my address since 1996. Most of my neighbors I didn't know until now. A concern of mine has always been some of the things going on around my house. Why is it happening, what's going on, and I am as much at fault as anybody else for not saying anything. The only reason we are here is because somebody got caught. This has been something that's been done for over two years and I have a problem with that. When the neighbors come together to discuss how loud things are and how the roadway is affected, this is a problem. The history of asking for forgiveness on a certain issue rather than doing what is expected under the law is a problem. Case in point there was a heating oil spill there, and when it flooded it leaked out into the wetlands. There are some real things that I have witnessed, such as burning the waterway with machinery and noise. When the attorney spoke, she said wedding or photo shoots. This is about weddings and multi-use functions that are going to be used at the facility within the parameter that the owner sees fit, and I think that a Special Use Permit should be stated as Special Use Permits, so there is transparency on that so we know the what, where, when, and how with everything that is going on. But so that it can be vetted to make sure we are following the letter of the law and also things that should be happening are allowed to happen. As a member of the community, I am about community supporting community, supporting local business, and as I have the attention of some business owners here tonight that should be a really important part of this. Where people are part of the community and not just property owners. If you are here you should be part of that community and I should know who you are. Thank You.

Steve Stolte-70 Airport Road Eldred NY

My family has owned and occupied the property I live on for more than seventy years. After forty years of hard work my wife and I are now retired. We will be full time residents of the property come spring. We chose to live here because of the peace and quiet and the natural beauty that this area offers. The very thing that the township zoning laws have protected so well for so many years. Now enter Mr. Givone and his Floating Farmhouse who has been running illegal wedding venues for two years. By his own admission in these meetings he tells us that these events are three-day events. Set up on Friday, wedding on Saturday, and knock down on Sunday. With that in mind the level of noise, loud music far into the night, traffic, and the trespassing that comes from his occupants is unacceptable to me. Between the illegal wedding events, the Bed & Breakfast business that he runs on the property, and the photo shoots that have been going on, there is no less than three days a week, for no less than six months a year that negatively affect my life and the life of my neighbors around me. So now only after being caught, Mr. Givone is asking for a Special Use Permit. Please keep in mind that issuing such permit does not in any way reduce the negative impact on my life and that of my neighbors, and the existing character of the neighborhood. So please vote NO. Thank you.

Bill Stolte-70 Airport Road Eldred NY

My name is Bill Stolte and I am co-owner of 70 Airport Road. I will add just a little more color to what Steve said. We have owned the property since 1946. Many of the locals will know it as "Frenchman's Court" that our grandfather Joe owned. I also own the property known as parcel 15.6. The property is thirty-four acres and border Mr. Givone's property, including the often talked about driveway. Just to be clear, I was here at the Planning Board meeting in July of this year, and it was stated by counsel that we under negotiations with the owner concerning the driveway. I am the owner sitting in the back of the room. There are no negotiations. There were only two questions: Would you be interested in selling? NO. Would you be interested in leasing? NO. I strongly believe the Special Use Permit ought to be denied for two main reasons. First a wedding venue and photo shoot enterprise fundamentally changes the character of this neighborhood. The second reason is traffic. Think about a wedding and what happens. You don't have forty or fifty cars trickling in during the day, they all come in at the same time. And because of the narrow road and parking facility it causes a back up situation on Marcel Road as well as Airport Road. As Steve said the noise is really significant. I was sitting in my house during a wedding with a noise meter and we are talking about sixty decibels with peaks up to seventy-five decibels. This is the same as a vacuum cleaner running inside your house for five hours, and we

are one thousand feet away from the wedding event. The noise alone should be enough to stop the business in a R2-residential area. The R2 is there to protect the serenity and the beauty, and the character of this neighborhood. Let's face it, three acres is just not enough property for this type of business. And we also heard that it will only be conducted ten times a year. That's the entire summer, and these are three-day events. I will add one more thing. This is just a bad precedent for the Town of Highland. Steve told the story and I will recap. Running an illegal business for two years, get caught, beg for forgiveness, and then the Town of Highland rewards this behavior with an approval. What would stop anyone else from doing the exact same thing. In closing I ask that you honor the R2 zoning law that was designed to create and protect the environment. Thank you.

Jim Akt-32 Airport Road Eldred NY

I own commercial property on Airport Road. I was just wondering what this Special Permit is for? Is this commercial land or residential land? (Berry Hafkin answers residential land.) So, what I am looking at is everybody running a business in the town only need to put signs up. I did the right thing, I bought the property, I bought the permits, did everything needed. As they just said this has been going on for two years. If you want to run a business in this town or any other town it's the same deal. Everybody running businesses out of their house, and some people have to buy commercial property is just not right. If you want to run a business in a residential area, that is no good for me. Thank you.

Eric Four-11 Marcel Four Road Eldred NY

I also own another piece of property along Marcel Four Road. I just want to recall a similar meeting as this that occurred two or three years ago, and the subject was Fracking. I think a lot of people in the room recall that at the Town Board meeting. And despite the fact that Fracking could have possibly brought a lot to the town, there was an overwhelming feeling by the town to kill it. New York State killed it anyway. But the reason was that I heard numerous times was that they didn't want the noise, they didn't want the pollution, they didn't want the traffic, they didn't want the strangers coming into the town and disrupting their way of life. A lot of people actually said they moved here from the city to get away from that kind of activity. Now besides from the legal position that I think the lawyer I have engaged will explain, and I think that other people have also stressed is how we even got to this stage for someone to run a commercial activity in an R2 zone. I want to clearly state that I object. We left the city and a lot of us came up here to get away from the city, and I object to the city being brought to end of our street. Now we have strangers every weekend and during the week occupying various premises along the road. I just want to re-emphasize traffic is not a small situation. When there is a wedding, he is also bringing in garbage containers, and every time the truck come in to drop one off, the truck then has to return to pick it up. That also goes for the Port-O-Potties. The people that supply the tents, tables and chairs, flowers, music equipment, the food, and the photographer are all people that have nothing to do with the wedding other than support facilities to the wedding. Then the servers come along and basically neighbors like John and Carolyn have to live through one hundred to one hundred fifty people per event. I therefore want to say that I am very much against this Special Use Permit. Thank you.

Martin Higgins-491 Irish Town Road Narrowsburg NY

I am the President of the Narrowsburg Chamber of Commerce, and I am here to support the Special Use Permit because it brings in a ton of economic vitality to small businesses in our area. We are very concerned about the future of the Floating Farmhouse because so many of us have done business with Tom and the events that happen at that location. It has been great for all businesses from Air B&B's to restaurants, to people bringing flowers, to bringing Port-O-Potties, all things that others have complained about, because they would not like it in their backyard. I certainly have compassion for it, but at the same time it is bringing jobs and putting money into this community. So which way do we want it? Do we want jobs? Do we want businesses to be supported? Do we want people to come here to stay, or do we want places like that are fantastic lay and not be used? I support the Special Use Permit and look forward to it. Thank you.

Lorraine Four-30 Jackie Lane Highland Lake NY

I am not a resident of Marcel Four Road, but am well aware of its history and its surrounding properties. Knowing Tom and his character I would feel safe to say that his business is run with dignity and in a favorable way to most of his neighbors. I don't think that he would do anything that would be unfavorable to most of his neighbors, but unfortunately it happens. His character speaks for itself and I support that you would give him his permit for his property. I do believe the issue here is not really what we are talking about. The ownership of that property goes way

back and has caused many problems a long time ago. And I do believe this is the issue, however I would like to see Tom get the permit for his property to conduct his business and I hope he succeeds. Thank you.

Catherine Four-11 Marcel Four Road Eldred NY

The permit that Tom is applying for doing outdoor commercial activity in an R2 zone. The zoning codes do not permit this and I do not approve this. Thank you.

Donald Derfner-182 Eldred Yulan Road Yulan NY

I am here today as a citizen of the town and as the attorney for my good friend Mr. Eric Four. First order of business is to thank the members of the Planning Board for volunteering their time and devoting their efforts to serve on the board to provide valuable assistance to the community and the administration of the Town of Highland code. This is a prime example how disciplinary democracy should work. So, thank you members of the board and Monica for all your efforts and support. Previously Eric stated he lives next door to the Floating Farmhouse. The family has been there for almost one hundred years. His grandfather bought the property way back when and they have been there ever since. Eric and Catherine are fine and devoted stewards of the land, and are a model for all of us to follow. Eric and family together with the Stolte's, that we heard from are the people most grossly affected by the prohibited commercial operations conducted by the applicant in an R2 residential zone for the past three years without a Special Use Permit. By this application they are trying to get permission to continue that into the indefinite future. I want to turn to the legal side of the proposition here and that relates to the zoning code, and the application of the zoning code. After three and a half years of difficult and diligent work, and the cost of forty-five thousand dollars the Town of Highland integrated a zoning code that would benefit all of us. It was done in order to protect and promote the safety and welfare including the privacy of families, prevention of traffic congestion, maximum protection of residential areas, and now we have an application that seeks to cast that assumption. The applicant wants to use the R2 residential district for commercial purposes so that they may enlist themselves without the negative effect of their adjacent neighbors or the precedent that will be set in our town regarding commercial activity in a residential district. To make matters worse they have operated in a prohibited commercial use for three seasons without a permit and only applied when they got caught. The application should be rejected for a minimum of three separate reasons. First, the applicant lacks eligibility for the Special Use Permit. Second there has been a consistent lack of candor throughout the whole process. And thirdly he should be thinking about fairness to the affected parties. Let's talk about eligibility to begin with. The applicants request to continue the commercial use of that land as a venue for weddings and photo shoots is not on stable ground. Requested uses are not permitted. They are not permitted under the district schedule of use regulations, and since the proposal is not permitted by definition of the code, the use is prohibited. Since the use is prohibited the board really need not consider any other criteria and decide to reject the application out right. However, in an attempt to get around this prohibition the applicant has characterized "use" not as a venue, but "weddings and photo shoots". In the application it is not venues of weddings and photo shoots but instead as a service establishment. Why a service establishment? Because this might be allowed for a Special Use Permit despite the prohibition against the wedding and photo shoots. However proposed use as a service establishment doesn't meet the definition. That definition provides that a service establishment must be operated out of a store or office. Since the applicant does not pretend to have a store, they are trying to get the proverbial square peg in a round hole, by claiming that a desk located in the Farmhouse has a computer and a telephone and therefore the operation is operated out of an office. This is important so I want to re-emphasize and quote again the definition. This is out of the zoning code. "Definition of a business and professional office, is an office in which an occupational location in a specialized field is practiced. The office has to exist, has to be an office in which there is an allocation or occupation being practiced out of that office". Clearly the weddings and the photo shoots are not practiced at the desk in the Farmhouse. So, the applicant has no business office as defined by the code, therefore cannot meet the definition of a service establishment, and the uses and issues remain prohibited. Since that prohibited uses according to the Farmhouse is not eligible for a Special Use Permit to conduct weddings and photo shoots. And the application must be denied without listening to the arguments advanced by the applicant. Additionally, there has been a consistent pattern of lack of candor. The applicant has not been candor with the board throughout the whole process. Starting with the fact that the illegal operation was being conducted for almost three years without a Special Use Permit or other permissions. And again, they only made the application once they were caught. In addition to operating illegally for years, the applicants lack of candor continued during negotiations with the court for the

stipulation that allowed them to operate this season. The applicant told me that there were only five bedrooms in the Farmhouse and up to one hundred people attending the weddings, but the applicants own wedding brochure claims nine bedrooms. An alternative sleeping arrangement for seven more people, presuming one person per bedroom, which is a dubious assumption. Floating Farmhouse can house sixty people, not the lesser number presented to the board. More over the applicants wedding brochure represents that weddings can be up to two hundred people, not one hundred people as we've been told. These numbers have an impact of the adequacy of the septic, parking system, traffic, and related matters all of which must be considered by the board. In fact, that they are not eligible for a Special Use Permit. There are more instances of lack of candor, but I know time is precious. So, I will leave it with the fact that the applicant has failed to disclose the previous oil spill. In response to a request of previous environmental problems. Another issue which is significant relative to the lack of candor, in negotiating the agreement with the town and the court, the applicant was told and agreed to take all references to the wedding venue and wedding brochure from their websites. The Floating Farmhouse website removed the brochure, but Mr. Givone's own personal website kept the wedding brochure posted, and when he was called on it, he claimed it was done by a third party that was unknown and then miraculously it was removed shortly thereafter. None of this can be condoned and certainly not acceptable behavior and in effect the applicant comes here and should conduct himself with the highest degree of ethics. Last point I would like to make is fairness among the affected parties. We have sent letters to the board concerning the application, and these letters have similar language as if they were all drafted by someone else. There is a theme that runs through all of these letters and that is it will be okay to disregard our zoning code if there is money to be made. Sadly, it is all about money. It is as if the Town of Highland is for sale. We believe that respect must enter into the equation and that money does not override anything. We must have respect for the law, town officials, neighbors, ourselves, and potential new members of the town. The Zoning Codes are arduous, collective, collaborate effort that the town officials adopted for the benefit of us all. The Zoning Code should not be cast aside with convenience for some or sacrifice at the altar of a dollar. It should be respected and dully adoptive statement of permissible land use in the Town of Highland. We should also respect our town officials who labored hard and long to endorse this code and adopt it. We should also respect the neighbors adjacent to the property who have the right to have the zoning code enforced as written and a right to enjoyment of their property without being spoiled by disruptive and commercial activity. We should respect ourselves in affirming that the zoning code means what it says. We can rely on the fact that a business will not pop up on our next-door neighbor's property bringing noise, traffic, crowds, and generally degrading our neighbor. We should respect potential new comers who come to our town, who should be able to rely on our zoning codes when considering whether to buy or build in a residential district without fear that there is money to be made if commercial use will be permitted to encroach. In summary for the multiple reasons discussed, the board should enforce the zoning code as written and deny the application to allow the operation of commercial enterprise on Marcel Four residential district. Thank You.

Colin Four – 11 Marcel Four Road Eldred NY

I don't approve this application. The zoning code is pretty clear in its writing. If it is not listed it is not authorized. Photo shoots, weddings, corporate events, and tourist rentals bring a lot of traffic and a lot of noise. People who rent do not have the neighborly feel. They are there to have fun and they make a lot of noise. The application submitted does not appropriately have the true intent and extent of the operation. If the town doesn't follow their own code, how is anyone else in the town meant to feel safe that the adjacent properties isn't going to have an Eldred Preserve pop up. I used to live here until I joined the military. I was a member of the volunteer fire department and worked for a couple of businesses in town. I retire in six years. I have three kids and I love it here. It is quiet. When I was here as a kid, I felt safe. My parents didn't have an issue with us running around the property. I don't know who is at the end of the property anymore. I don't know that at the wedding venue one of the guests has a beer and then jumps in his car and runs over my kids. That's not what the neighborhood is all about. There are surrounding towns such as Bethel and Callicoon that specifically adopted codes to address these types of natures. They put restrictions on it because they saw the impact it could cause. The town as far as I could recall has sought out an interpretation of their own code. When I read it, it is pretty cut and dry. The code does not authorize it and the application shouldn't have gotten this far and it shouldn't be allowed. Thank You.

John Cambareri – 64 Airport Road Eldred NY

I am speaking on behalf of my wife, Carolyn Warden and myself. We live directly across the street from Tom Givone's property right at the end of the driveway. This is a decision that you will need to make, but I am here to say that our quality of life at the corner of Marcel Four Road and Airport Road is no longer. We can't even sit in our yard on the weekends. The gentleman was saying about business brought into the community. All the business brought into the community is not Highland. All the tent rentals, caterers, port-o-potties, are all out of town. The waste management is from Pennsylvania and now every two weeks after the wedding the septic truck comes up to pump. I don't know if the septic is not working or just full. That floods right into our house. Every car that comes in and goes out, their lights are right in our windows. I don't know if this is a format to bring this about, but this is some of the parking that has happened on Marcel Four Road and Airport Road. I have pictures that I want to present showing this. I have been approached by a few people in this room saying that I am taking a pay off from one side or the other. I am not. I don't want compensation from anybody, we just want our peace and quiet, and our quality of life back. Its all about quality of life. We have been impacted the most by living directly across the street. He is trying to make a business, and whatever your decision is it is, but we are in the process of moving out because our quality life is not there anymore. It starts on Friday with the tents going up. On Saturday is the rehearsal dinner. Sunday is the wedding and Monday the tents come down. During the week the septic gets pumped, the garbage gets emptied, the lawns get mowed, the trees get trimmed and the noise is all week long. We had to purchase special blinds to put up in our living room, so we don't get flooded with lights. So, whatever the town decides, you are going to lose one occupant, because we have lost our quality of life. Thank you.

Phil South – 39 Deep Hollow Hill Road Narrowsburg NY

I own a restaurant in Narrowsburg, and I am here to say what a boom its been having the Floating Farmhouse and just the tourism in general. It is a lot of our if not most of our income at the restaurant. Tom has been fantastic to deal with. We've done offsite events with him and he has been nothing but professional. He ticks every box and makes sure everything is done properly. Someone made a point that a lot of business is from out of town. It goes to the county or the neighboring areas. For me it is great. To equate weddings and tourism with Fracking is very alarming and it is a completely different thing. I want to just say what a great bonus it has been for our business owners in the area, and hopefully you will support the application. Thank You.

Anie Stanley – 170 Luxton Lake Road Narrowsburg NY

I am actually a native of the Catskills whose has come back, and is aware of the history of the Catskills, and it being a vacation destination for many people. New Yorkers and people from Philadelphia all come here. The Catskills have a history of providing that kind of haven for people. I am involved in operating three businesses in Narrowsburg that benefit from Tom's endeavors. Retail, rental property, and contracting that offers design services, so I can appreciate what Tom has done to restore that property, which probably would have been abandoned at one point and would be a loss of tax revenue for the town. This is a problem all over the county. We have all these abandoned properties and it is depleting the tax revenue in Sullivan County. There is no method of dealing with it, besides like Tom and myself who invest in restoring the beautification and are entrepreneurs investing our own funds into recreating the Catskills that is now starting to thrive even after two recessions. We have survived the two recessions in the past decade and have had to become creative to try and figure out what to do to survive and support the local economy and create jobs. I just wonder of all the people that spoke tonight that are against this, how they came to the Catskills. Did you come and stay at a vacation destination or a resort? Did you stay at the Eldred Preserve? Did your family have a wedding here? Have you hosted a wedding here on your own properties? I will also reiterate what Phil said. do we want to have a nice wedding site, a place for New Yorkers to come up and enjoy and support the local economy, or are we going to have another compressor station? I am totally confident that Tom is going to do whatever concessions you require of him to bring this up to code and to do what is best to amend the situation with his neighbors. I hope you decide to let him move forward to continue his business. Thank You.

Meagan Gibbons – 217 Mail Road Barryville NY

I represent the Catskill Mountain Resort which is a business that does business with the Floating Farmhouse that is located five minutes away. We do a lot of their room blocks because they don't have the space and we have thirty rooms that can house their extra guests. Not only does it bring in rooms for us, we also employ a lot of local people. We are not necessarily guaranteed these rooms from elsewhere, its his business that is bringing them in. All our local

people then are guaranteed a paycheck at the end of the week. We sometimes get the rehearsal dinners, and after parties at the bar. We also shuttle a lot of their guests, therefore cutting down the traffic congestion. Here are the numbers, if you take away the thirty rooms at an average of one hundred fifty dollars a night per room, with a two-night minimum stay that is nine thousand dollars for a local business. We are not the only business that benefits from this, you are looking at local restaurants for when people want to get breakfast the next day. The people want bars for afterwards. Flowers can't be shipped from far away, so they are supplied by local businesses. The weddings that had to be cancelled this year are a huge loss for us. So, it benefits everyone in the area, and the area needs the business. The guests at the weddings see the area and they want to come back. They come back for family vacations and anniversaries, and it has been like that for twenty years and that is what we need here. Thank you.

Lydia FitzGerald – PO Box 235 New Paltz NY

I live in Ulster County and I am an event and location finding consultant. Like Anie, I have spent most of my childhood in the Catskills. For the past ten years I have been consulting work for a lot of the properties in Ulster, Columbia, Maine and Dutchess Counties. These properties that are attracting people that want to utilize them for events or for shoots, and a lot of time it is not a property operating illegally, its that they get knocks on their doors asking if they could utilize your venue. They love it whether it is waterfront, a stage, or something with a scenic backdrop. I have had to speak on behalf of many properties in many of these counties over the past ten years who have found themselves in the same situation as the Floating Farmhouse is in tonight. Part of the problem is that the venues are not going against the code when it comes to the types of uses on their property. The towns have to come up to speed and write that code. All the properties that I have worked with are willing to do whatever they can to accommodate both the influx of inquiries contributing to the local economy, but also not disgracing the quality for others here. If you just take this piece by piece and allow Tom to do what he is doing. He is not doing large events. I have seen his contract, and he does not advertise nine bedrooms. He himself has always said he would like to keep things intimate and small. He has always been very aware of what's around him. From a consulting perspective, I can tell you about load in and load out, how to modify traffic congestion, and how to eliminate the type of extended traffic that people are complaining about tonight. And Tom is more than willing to make this modification and put them into contract for anybody so he can be on an even keel with his neighbors and the town. I think all the economies here are suffering. I came back here ten years ago and have been here full time, and I find my experience is a place that I love, but also grow the economy and make it not just seasonal, but year-round and attract buyers and businesses, and make upstate New York what it should be. I ask that you approve the Floating Farmhouse. Thank you.

Judy Buonaoti – 65 Airport Road Eldred NY

I have been listening, and have been here a couple of times and my opinion is that a special permit by definition is a permit that allows you to go a little bit beyond the norm. I was here about a month ago and was listening to all the speakers, and there is no law against somebody renting their home. You can rent your home out at anytime for people to have parties there or whatever. You have to have all the facts. It is not so much a question of zoning, but a question of what is disturbing. So, there is a whole issue that is beyond just zoning. There is something else going on and if there is some sort of concession you can make with a special permit which by definition means a special permit. Maybe there is a concession you can make for the Floating Farmhouse and his neighbors. We should allow him to bring this money in because the economy up here could use a little boost. I understand people not wanting to have people on their property, or not wanting the noise, but there is a middle ground. Something like this happened recently in Goshen, they worked something out and it was a much bigger venue, and different facts around it. I think something can be done to bring all the people together. That's the whole idea of community, not whether the zoning is right or wrong, but who it is bothering. And that's what I have to say, and I live right across the street, and they have never bothered me. They stop singing and dancing at ten o'clock and I kind of like it sometimes. Thank you.

Norman Bohs – 60 Airport Road Eldred NY

I am not directly next door to his property but in close vicinity. I am not having problems with the noise or the traffic, but I have heard people say here and they keep bringing up the issue of the oil spill. It was a tragic accident and if anyone was impacted it was me. It flowed right into my pond. Tom was a real man about it and came to me to do anything he could to make it right. I wouldn't want that accident to happen to anyone. It was not intentional and the man tried to make everything right. That's the kind of neighbor I would like to have. I came here forty-five years ago

and at that time the town had a lot of boarding houses around Washington Lake and Highland Lake. The boarding houses started to wind down and it was the end of an era, but that is what built up the whole area to begin with. The people came from the city and stayed in these boarding houses and enjoyed the area here. Boarding houses are gone and they are not coming back, but what Tom is doing may bring people back and may also help the economy. As far as my concern is, I am not having a problem with sound and lights. That's pretty much what I wanted to say. Thank you.

Linda Bohs – 60 Airport Road Eldred NY

Our family came here in covered wagons in the early eighteen hundreds, and no I was not with them. There was one evening that I heard the music and I had just gotten home from shopping. I put everything down and went and sat on the porch to listen. Again, the boarding houses were a good start, and everyone has to start someplace, and I am asking that we give Tom a chance. I don't know him that well, but we beginning to get to know each other better. He helped with the church and I appreciate that. I would also point out that down the road was Leavenworth Homestead, which is not far from this intersection, and that was also a boarding house. The other question I have is there was a chicken coop on that property when it was one piece of land, and they were commercially owned chickens. Does that come under the idea of commercial business? Tom is a nice kid, and I would like to see him get a chance. Thank you.

Mary Stolte – 57 Airport Road Eldred NY

I have been coming up here for over thirty years to spend as much time as possible on the Stolte homestead. Four years ago, my husband and I were fortunate enough to buy our own home on Airport Road. We did it for peace and quiet. It is getting noisy, and you all know the past couple of seasons have been very wet, so the occasion to sit outside on a nice evening has been few and far between. There have been a few occasions that I have had to go inside the house because of the noise, and also where I had to close my bedroom window. Sometimes that's the only way to sleep because of the breeze. I don't begrudge anyone from trying to make a living, but this I don't see this as the proper neighborhood for this type of thing. Thank you.

Andrew Valenti – 55 Airport Road Eldred NY

If I threw a football, I could probably throw it to Tom's property. I am embarrassed to say that I have not been paying attention, because for the past two years I haven't noticed the traffic and I have not been bothered by the noise. We all know that noise can be carried by the wind, and maybe I am just on the wrong side of that wind. But I also believe in compromises. I think Tom's main problem is that he is too darn successful. He may be too successful for that piece of property that he owns. Rather than eliminating his operation, maybe it could be tailored for the size of his property. That's what's known as a compromise. For the noise, maybe a well decorated noise abating wall can be put up. If he is applying for a special permit, I would imagine there are caveats that can be put in which would limit the events to several times a year to lesson the burden on the neighbors. If we are concerned about him operating commercial, we can assure that all structures are temporary and not permanent. They could be limited to tents. The tents in the permit have to be installed immediately before the event and taken down immediately after the event. He has become very successful, and maybe he could tailor it down somewhat so the complaints we hear today can be minimized. I have met Tom a couple of times and he has always been a gentleman, polite, concerned, and I think he is a good guy. But even being a good guy, doesn't need the problem of commercial aspect on hid property. My thought is maybe we can tailor it down to a compromise level to his neighbors. Thank you.

Joelee Moticha – 200 Skyline Drive Honesdale PA

I lived in Callicoon, and grew up just north of the river. There is no finer venue than the Floating Farmhouse. It was clients that initially approached Tom because the property was so beautiful. It was never his intention to start what has now become something that is commercial. It is the same reason now that everyone's property value with in hearing distance has gone up. I venture to say it has improved the success of those property values to the same degree as popularity amongst our brides and grooms. Now because I am your neighbor, and did bring my notes, and I wanted to hear what everyone had to say, and I agree with what's been said. Of course, there are going to be concessions, and as a good neighbor, as a local neighbor, in anything I do, clients sometime come to me and ask how can we do XYZ, and we figure out a way. I would like to hear from the neighbors more to see what it will take to make this possible, because the value of our business is a mess, just as the woman from Catskill Mountain also said. We have six months out of the year to make a living and employ everyone we have. Incidentally half of my employees live in Sullivan County. Thank You.

