COUNTY OF SULLIVAN : TOWN OF THOMPSON

PLANNING BOARD

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Hamaspik Resort

Site Plan Review and Special Use Permit

Public Hearing

Tax Map S/B/L 35.-1-7.1/35.-1-7.4

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4052 State Route 42 Monticello, New York August 4, 2021 7:30 P.M.

PLANNING BOARD MEMBERS :

MATTHEW SUSH, Chairman

MICHAEL CROISSANT, Board Member

MICHAEL HOYT, Board Member

ARTHUR KNAPP, Board Member

KATHLEEN LARA, Alternate Board Member

PAULA KAY, ESQ., Attorney

Also Present: Charles Bazydlo, Esq., On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported By: Rosemary A. Meyer

CHAIRMAN SUSH: Good evening, everybody. Welcome to the Town of Thompson's special meeting.

If there's anybody that's by Zoom, if they can leave their ...

MR. CARNELL: Hold on, Matt. I got to figure out. We updated this and I got to figure out where the record is.

This meeting is being recorded. Okay.

CHAIRMAN SUSH: Very good.

Thank you, everybody, for coming tonight. Welcome to the Town of Thompson Planning Board special meeting.

Tonight we're here to hold a public hearing on the application of the Hamaspik Resort. Hamaspik owns the property formerly known as The Sullivan Hotel on Rock Hill Drive.

Their application states that it's currently a private hotel and that they intend to use the property from approximately September through May as a private hotel and June through the end of August as a summer camp.

The Planning Board has not granted any approvals on this application, nor have we made any determination about the validity of either proposed use. The Planning Board will not take any action tonight. Our role tonight is solely to listen.

The purpose of the public hearing is hear from you,

the public, the residents and our neighbors. The Applicant will make a statement and will show you the most current plans, then it will be your turn to speak.

We have index cards that everybody signed up for and we'll be alternating between people that are here and people that are logged into Zoom to hear their comments.

I'll ask that should your comments be similar or identical to another neighbor, please be concise and try not to repeat.

There should not be any back and forth with the Applicant. The Board is looking for comments from you. If you have questions for the Applicant, we are asking the Applicant to address all those questions in writing after the meeting, and for those comments to be uploaded to the Town's web site for all of us to review.

The Board has already received a number of letters regarding the Hamaspik application and I would like to read the names of the residents that we currently have on file with submissions. Please excuse any mispronunciation.

Anna Fusco, Anthony Fusco, Arlene Anderson, Belinda Rubino, Brad Wild, Chris Wallace, Christine, Amanda, Thomas and Kyle Tsartsirlis, Cindy and Steve Schlansky, Clifford Teich, Hannah Dana Hemback, Jamie Ahearn, Joan D. Auty Johnson, Joan Kreiger, John and Hillary Sims, John and

Joyce Lema, Kevin Doyle, Christina Sleep, Marcie Ackerman, Marcie Cotter, Marlena Collin, Maureen Kozlark, Nina Talbin, Pete Buloff, Peter Buloff, Rosemary Jazgenter (phonetic), Suzanne Broad, Taryn Duffy, Theodore and Nancy Issacs, James and Karen Cappadona, Theresa and Joseph Bronzski.

Finally, I ask that you be respectful and listen quietly to all speakers, both live and on Zoom. We understand that it may be difficult to hear what's going on in the boardroom and if there's any talking underway.

I'd like to now make a motion to open the public hearing.

BOARD MEMBER CROISSANT: I'll make that motion.

BOARD MEMBER LARA: I'll second the motion.

16 CHAIRMAN SUSH: Thank you.

Notice is hereby given that pursuant to Provision 250-55 of the Town Code, at the Town of Thompson Town Hall, 4052 Route 42, Monticello, New York, on August 4th, 2021, at 7:30, to consider the application of Hamaspik Resort for the Site Plan Approval and Special Use Permit in accordance with 250-10 and 250-11 of the Town Code of the Town of Thompson.

The property is located in the HC-1 and HC-2 Zone at 283 Rock Hill Drive, Rock Hill, New York, S/B/L 35-1-7.1

and 35-1-7.4.

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Please take notice that the Planning Board meeting will be held in person and via video-conferencing as permitted by the New York State Open Meeting Laws.

The public can also e-mail written comments or questions by 4:30 p.m. on the day of the meeting to the Planning Board at townofthompson.com.

Please take further notice that the Planning Board meeting on Wednesday, August 4th, 2021, at 7:30 can be accessed via Zoom.

By Order of the Town of Thompson Planning Board, Matthew Sush, Chairman.

MS. KAY: Mr. Chairman, do you want to discuss with the Board leaving the public hearing open at this point as we've been doing since COVID?

CHAIRMAN SUSH: Certainly, definitely.

We have been doing two weeks, but we have a meeting in three.

MS. KAY: You should leave it open for two weeks, to,
I believe that would be the 18th, and that will allow the
Applicant time to respond and then maybe upload everything
before the next meeting, possibly. But as least it'll give
a head start.

BOARD MEMBER CROISSANT: So what's the date?

- RE: HAMASPIK RESORT -1 I believe it would be August 18th. 2 3 BOARD MEMBER CROISSANT: I make a motion to leave it open until August 18th. 4 5 MS. KAY: At 4:30? CHAIRMAN SUSH: At 4:30. Okay. 6 7 BOARD MEMBER KNAPP: I'll second it. CHAIRMAN SUSH: Great. All in favor? 8 9 BOARD MEMBER CROISSANT: 10 BOARD MEMBER HOYT: Aye. BOARD MEMBER KNAPP: Aye. 11 12 BOARD MEMBER LARA: Aye. 13 BOARD MEMBER CROISSANT: Aye. (The motion was approved and carried.) 14 15 CHAIRMAN SUSH: So now I'll ask the Applicant to 16 present their project. 17 MR. BAZYDLO: Very good. 18 CHAIRMAN SUSH: Thank you. 19 MR. BAZYDLO: Where would you want me to speak? Right from here? Or I'm not sure. 20 21 CHAIRMAN SUSH: To the audience. 22 MR. BAZYDLO: Okay. 23 CHAIRMAN SUSH: And I guess just sort of be aware of 24 the camera. 25 MR. BAZYDLO: That's so I'm aware where the camera

1 - PRESENTATION might be. 2 3 CHAIRMAN SUSH: It'll probably be shared, I would 4 imagine. MR. BAZYDLO: Okay. Very good. All right. 5 6 MR. CARNELL: Do you want to use one of the 7 microphones? 8 MR. BAZYDLO: No. 9 MS. KAY: Please. 10 UNIDENTIFIED SPEAKER: We can't hear you. (Mr. Bazydlo was presented with a 11 12 microphone.) 13 MR. BAZYDLO: I'll go from there. I'll hold it. All right. 14 Good evening, everyone. My name is Charlie Bazydlo. 15 I'm outside counsel for the Hamaspik organization, the 16 Applicant on this matter. 17 18 We have a brief presentation, part of which will also 19 be a short video that will give the audience and the Board 20 some information about the organization so you have a 21 better idea of who the applicant in this project actually 22 is. 23 Just by real quick summary, I have with me Ken Ellsworth from Keystone Associates. Ken is the design 24

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engineer on the site plan.

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And just as a quick summary, the Chairman did explain pretty much what the application is. But basically, what we're asking for here is that we have purchased the former Ramada Inn in Rock Hill. Our intention is to continue to operate the hotel during about ten months of the year. then during the months of July and August the facility would be used as a summer camp, a summer overnight camp, for children with developmental disabilities. And because of that, the amount of campers, clients that would be able to use the facility, would be limited to about 50. children have severe developmental disabilities. They require counselors at a ratio of one and a half to one so for 50 campers there'll be 75 direct support staff associated with those 50 campers. So that limits the amount of people that can use the facility during that July and August period.

Basically, I know there's been some concern about traffic. The short answer about the traffic is that the campers would come in two sessions, about a month long.

When they do come with the support staff, they would arrive all at one time, probably in two regular size buses, perhaps two or three small vans instead of the large buses. There would be very limited visitation during the month long camp session. And the people would be overnight.

They would be staying there so you wouldn't have a lot of traffic daily in and out of the facility. There would be about another 22 to 25 daily employees that would come in and out of the facility during those summer months. So again, when you look at that traffic, overall traffic for the facility, it's much lower than that that was generated during the normal hotel operation.

We are planning on making certain improvements to the facility. Ken will go over what those are shortly.

And what I'd like to do now, just to keep it short, is that we do have a small video that explains about what Hamaspik is, which I think, you know, a lot of people have questions about, you know, who the applicant is in this situation. So ...

(An informational video was played.)

MR. BAZYDLO: So the video is much longer than that. It will be available. We're going to try to get that onto the Town's web site so you can see the whole thing. It's about 10, 15 minutes long in its entirety.

Again, we're not saying that all the things you see, that we showed you in that short presentation, are the things that are going to occur in the site, but we're trying to give you an idea of what the organization is about. We would encourage everyone to go and take a look

1 - PRESENTATION -2 at the full video so you have a better understanding of 3 what the organization is. 4 With that, I'm just going to have Ken give a brief overview of the changes to the site plan. 5 6 MR. ELLSWORTH: Thank you, Charlie. 7 MR. CARNELL: Excuse me. I'm hearing from Helen who 8 indicated that if you're up there speaking --9 UNIDENTIFIED SPEAKER: We can't hear you. 10 MR. CARNELL: If you're up there speaking can you take the mask off so that the mic -- it's a little muffled. 11 12 MR. ELLSWORTH: Oh. 13 MR. CARNELL: Or just speak into the microphone. So if I stay here can everybody hear 14 MR. ELLSWORTH: 15 me --16 AUDIENCE: Yes. 17 MR. ELLSWORTH: -- through the microphone? 18 AUDIENCE: Yes. 19 MR. ELLSWORTH: Okay. I think what I'd like to do is move this up a little 20 bit more so I could point to it. 21 22 (The project display was repositioned.) 23 MS. KAY: Just make sure you stay in camera. 24 UNIDENTIFIED SPEAKER: Maybe move it to the middle. 25 MS. KAY: Well, we also have people on Zoom.

trying to be conscious of the people who are home and here.

MR. ELLSWORTH: The only thing, the Planning Board can't see it now. Are you okay?

(The informational video started playing and was paused.)

(The project plan was displayed on the screen.)

MS. KAY: There you go. Thank you.

MR. ELLSWORTH: Okay. You moved that up for me and now I've ruined it.

All right. So we are at the planning stages, I would call, like sketch plan stage of this. So you may have a lot of questions regarding more detailed engineering that's not prepared yet, but we welcome those questions as we move forward so we can understand where the concerns are.

So this property is 53 acres and the hotel is on about 10 acres. We're proposing that to be a new property line. The old property line was right about here. And so there's a new property line proposed going up about 500 feet and that'll make it 20 acres. The whole reason for that was to make sure that we didn't exceed the density in the zoning.

The two zones that were mentioned kind of cut right across the site at the back of the hotel. The front part

of the piece is the HC-1. The second part of the property is the HC-2 if you want to understand where that is.

So we have the -- when you get a chance to look at this, and it'll be online, some of the zoning information is up here. And we've located the new facilities to make sure that we hit the setbacks and density requirements of each of the zones.

One of the things that we were looking at to try to improve is the parking. We know that that was an issue from past events. So the hotel added about 115 parking spaces. We lost 14 of those spaces out back with a playground area, but we added 76 parking spaces up here with a new proposed building.

So the building proposed up here is about 37,000 square feet. It's one story. It's got a mezzanine in the front of it, about 3,000 square feet. So in that facility there's a ballroom, activity room, a mikvah and a shul. So with the full parking we're now at 177 spaces on the project site. And as you heard before, the amount of traffic should not increase significantly with the use that they're proposing.

The water for the facility comes from a well that they have on site. It's about 50 gallons per minute which is more than enough to supply the needs of the facility.

Sewer: We're asking to connect to the municipal system which is where the hotel is now, in the front of the facility.

Stormwater needs to be worked on. That's one of the details that we haven't started yet. We'd like to make sure that the facility is located in the right direction and in the right locations to make sure, before we start any of the detail engineering.

The other two amenities we have is a pool and two duplex buildings that are in the back, indicated in yellow here. And the other change is a play field behind the hotel.

We're working on circulation on the site, a pedestrian pass. And eventually, as I said, once the buildings are located and we're farther down the line we'll get into landscaping.

And I'll keep it brief at that. Thank you.

CHAIRMAN SUSH: Anybody from the Board have any questions?

(No verbal response.)

CHAIRMAN SUSH: So we're going to alternate between the public that's here in person and in Zoom, on Zoom. When you're on, one of the Zoom people, if you can introduce yourself and state your address. I think I have

- PUBLIC COMMENT -1 2 everybody's addresses that's are here. The first person I have is Robert Bolgard, 165 Beaver 3 4 Lake Road, Rock Hill. MR. R. BOLGARD: Is it appropriate to ... 5 6 CHAIRMAN SUSH: If you can utilize the ... 7 (Mr. Bolgard was handed the microphone.) CHAIRMAN SUSH: Yes. Thank you. 8 MR. R. BOLGARD: Is it appropriate to ask questions at 9 this time? 10 CHAIRMAN SUSH: You can ask the question. We just 11 can't give you that answer directly today. 12 13 MR. R. BOLGARD: Well, you mentioned something about property line was here and then here. What does that mean? 14 15 MS. KAY: Sir, as the Chairman stated at the beginning 16 of the meeting, the purpose of tonight's hearing is to hear 17 from you and to hear your comments and questions. We can't have a back and forth with the Applicant. But any 18 questions that you raise we've asked the Applicant to 19 20 address in writing. So if you could ask all your questions, please do, but there will be no answers tonight. 21 22 They're going to prepare that. 23 MR. R. BOLGARD: Right. 24 MS. KAY: Okay?

MR. R. BOLGARD: So I can ask questions now.

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MS. KAY: Yes, please ask them.

MR. R. BOLGARD: Well, first, the puzzling thing is you said something about moving the property line from here to here and you said 53 acres. This is an odd shaped piece. I don't see that on this map.

The other thing, I was wondering about property taxes.

UNIDENTIFIED SPEAKER: Can you use the mic, please?

We can't hear anything back here.

(Mr. R. Bolgard complied.)

MR. R. BOLGARD: Well, I had a question about the property lines and the shape of the property. On one map there's like an L shape. On here it's ordinarily square.

Secondly, I was wondering about property taxes. If the use for two months is for disability, developmentally disabled children, does this affect the property taxes paid?

The third is I'm not sure what the resort is. Is it a place where people come the way they went to a motel? Are they going to be living there for ten months out of the year, which would make a big difference in traffic and so on.

The property, as it stands, has changed hands about three or four times since I've been associated here. But I think that this would stop all the transfer of the property

between one owner and another and, you know, all that business.

Another question I had is whether they're thinking to use local merchants for their food and drink and so on.

Are they going to bring it from New York? Or, you know, are they going to help out our local economy? Are they going to just supply their goods from elsewhere?

And I think that's about all the questions I have. Thank you.

CHAIRMAN SUSH: Thank you.

Can you call somebody on Zoom, please.

(Mr. Carnell complied.)

DR. C. TEICH: Can you hear?

CHAIRMAN SUSH: Yes.

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DR. C. TEICH: My name is Dr. Clifford Teich, formerly of Bloomingburg and presently, and hopefully for a long time, at Wolf Lake. If I keep moving north my next neighbor will be Santa Claus. I want to make a statement for the Board and for the public hear, as well as I have a question at the end.

I implore all board members to reject the Hamaspik project proposals. It will change the quaint village of Rock Hill forever in a deleterious way. I see Rock Hill becoming Bedrock Hill. Look a few miles away at what has

happened in Bloomingburg which has become a homogeneous community. Only the Planning Board --

CHAIRMAN SUSH: I'm sorry to interrupt you. There's a comment --

DR. C. TEICH: -- can fight this. As the former deputy mayor of Bloomingburg I see the handwriting on the wall which will now be from right to left. Their plan states only they will permit use of their proposed growth based on homogeneity solely which is based on discrimination for any diversity and is clearly unconstitutional, as well as un-American.

The Board, you guys have a thankless job, but you do represent your constituents solely and not outside invaders. You will probably be replaced due to the influx of new voters and a voting block that you might allow. But you will be heroes to your present electorate if we repel the onslaught.

The question I have for the Applicant is I and several other of my colleagues sponsor a group of 50 disabled individuals and I would like to know if they can be accepted into your playgrounds for their pleasure. They do come from Iran and I'm sure there will be no bigotry here. So my question is will you allow that.

Thank you very much.

CHAIRMAN SUSH: I'd like to remind the audience we are on Zoom and we're in public. If you can please keep your comments to solely what is being presented here, we would very much appreciate it. Thank you.

Our next person to speak is Sally Hallinan of 2 Elm Road, Rock Hill.

MS. S. HALLINAN: Hi. I just had a very brief comment and it was sort on a personal note.

For as long as I've known, the property has been used as a hotel for 50 plus years. I'm almost 61. It seems it was, you know, attracted tourists to the area. I know it's been a positive resource for many people in my community. The Wanasink Lake, you know, has lodging for extended family and friends. I stayed at the hotel many times when work was being done on our home at Wanasink Lake. And I discovered recently, my nieces and nephews are getting very big and they have significant others. My kids are now adults. And this last weekend, having 11 people at the home was too much and I really missed being able to use that resource. And I think we've been very fortunate over 50 years to have a hotel there open to everyone. And I would just, would really support this applicant in continuing the special use as it has been for 50 years.

Thanks.

MR. CARNELL: The next Zoom person, Eric, and say your last name, please, and your address.

MR. ERIC: Yes. Can you -- can you folks hear me?

MR. CARNELL: Yes.

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MR. ERIC: Can you folks hear me?

MR. CARNELL: Yes, we can.

MR. E. CONSOLAZIO: Okay. Great.

My name is Eric Consolazio. I'm a resident of Wolf Lake which is in the Rock Hill district.

So a couple of points. The first is that related to zoning, we all have obeyed the zoning laws. As individual residences, we have not been able to get variances for what we need and we believe that's all fair because everyone's treated the same. I do not understand how, because of a constituent's size or the amount of property that they have, how they can influence the change in zoning while individuals cannot. And what I would say is we're all willing to play by the same rules and the zoning should stay the zoning.

The second part is that the local constituency here is being crushed by high taxes. What we need are tax -- we need commerce and we need businesses that pay taxes, property taxes and sales taxes, and taxes for year-round, not seasonal businesses. Seasonal businesses are the bane

of this region. This region will not recover, this region will not prosper until we actually have real commerce year-round that pays into the system. The system will collapse and the system will collapse soon if we do not do that. And understand that it is the Planning Board's responsibility to recognize that and to be able to planfully make sure that the overall good of the community is served.

That's my comments.

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CHAIRMAN SUSH: Thank you.

Steve Mogel, 457 Broadway, Suite 16A, Monticello.

MR. S. MOGEL, ESQ.: Good evening. Thank you very much for giving me the opportunity to speak. I represent the Lake Communities Alliance, otherwise known as the LCA, which is an association that consists of members in the Lake Louise Marie area, Wanasink Lake, Masten Lake, Yankee Lake, Wolf Lake, as well as Iroquois Springs Summer Camp, Rock Hill and other communities which monitors proposed development in the five lakes area and surrounding areas. The organization was set up out of concern with issues of unsustainable development and improper development, and the LCA had serious concerns about this application.

Now, the LCA is confident, as a mind, that this board will apply the proper legal standards, that you'll use the

best planning practices to review this application.

However, we'd like to express some of the concerns that we have.

The first item -- I did provide a handout to the members of the Board. I see that you have it. The first item references what appears to be a legal technicality. I reference that the application is for multiple uses on the subject property so it would be a hotel and a summer camp. The agenda doesn't, you know, indicates that it's for site plan review and special use permit, as does the notice of public hearing.

The Town of Thompson code 250-6(E) says that: Only one use shall be permitted on any lot unless it's approved by the Planning Board. Before granting approval, the Planning Board shall conduct a public hearing held for such purpose.

I believe that "held for such purpose" clearly indicates that there needs to be a separate and distinct public hearing simply for the purpose of multiple use and that it can't be combined with any other uses, any other purposes. Even if it is combined with these other purposes, a site plan review and special use permit, the public notice doesn't say for consideration of a public use. At a minimum, I believe that the notice is defective.

Now, again, as I said, it sounds like a technical legal issue, but it's truly not. The reason why is there's an enormous amount of confusion as to the uses of the property. I know the Applicant has said it's going to be a hotel use and it's going to be a summer camp use. I know, from reviewing the Board minutes, that Board had a number of questions and a bit of confusion about how we're going to have multiple uses utilizing the same structures and the same facilities and it's only going to be divided by time. That makes an enforcement issue and it's frankly very much out of the ordinary. I think that this -- and I think that having the absence of this in the legal notices adds further confusion among members of the community as to exactly what's going on here and I think this strikes at the heart of our concerns.

Although -- the Applicant makes the argument that this is a hotel and a summer camp. According to the Town of Thompson code, the definition, 252: A hotel is one or more buildings containing rooms intended to be used or which are used, rented or hired out, to be occupied for sleeping purposes by guests and where only a general kitchen and dining room are provided within the building or accessory building. The operation plan that was provided to this board by the Applicant in response to the Board's questions

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says that, indicates that the Applicant is going to discontinue public use of the hotel. So the Applicant states it will be exclusively available to Hamaspik affiliate agencies and its entities for weekend retreats from Thursday to Sunday unless otherwise specified, and will be available throughout the week for use to all Hamaspik agencies and its entities for corporate staff events, training and informational seminars and workshops as needed for staff, parents or individuals receiving services. Having workshop, corporate staff events, et cetera, are not unusual for a hotel, but those are accessory uses for a hotel. The primary use of a hotel is rooms used for sleeping purposes by quests, just as it says in the code and just as common sense dictates. I think it really remains to be determined whether something which doesn't include rooms for sleeping purposes by guests on Monday through Wednesday, and then it limits any other quests to only Hamaspik affiliate agencies and entities is really a hotel. I think that it doesn't meet either the code's definition or the common sense definition of a hotel.

I think that that's further indicated by the Applicant, in the operation plan who says, quote: Future plans are to use the lodging as a regular hotel where

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people can stay for a night or two or as needed. There's an admission here this is not a regular hotel.

Now, also, I believe characterizing the property as a sleep-away camp is also problematic. I'm not going to read everything, the definition, of Town of Thompson, at 252, but it states that, you know, it's a site that's used on a seasonal basis and it may have any or all of the following features. Buildings or structures that are designed for warm weather, seasonal use, cabins, bunkhouses, cafeterias, et cetera, ball fields, basketball courts, tennis courts. So the argument may be made here, well, this is a summer camp because it's only going to be used during those times and it has some of these amenities. But the answer is a summer camp is more or a sleep-away camp is more than just a handful of amenities. Some people in this room have swimming pools. Just because it's on the list here, a pool, it doesn't make their house a summer camp. Okay? So there is a definitional purpose.

The question is what is the real use here. We believe that the real use is an impermissible use, and that's as a retreat center. This is really something that is more like a corporate retreat center. They provide these types of services. There's corporate events, there's services that are provided just for members, just for the Applicant,

just affiliated members. It's either that, which a retreat center is not even defined in the code. So consequently, according to the code itself, if it's not defined in the code, if it doesn't appear in the code, it's not permitted.

A use that might be close to it would be a clubhouse or lodge. The Town defines a clubhouse or lodge as a building or land area used by a membership organization for social or recreational purposes. That may, in fact, be a clubhouse or lodge. The thing is clubhouses or lodges are not, they're not permitted in the HC-1 and HC-2 zones.

So what's also clear is the Town of Thompson has, as with any municipalities, when there's a question about definitions, about what the zoning code means, that is then referred to the Zoning Board of Appeals. The town code 250-46, it states that: The Zoning Board of Appeals has exclusive jurisdiction over interpreting the meaning of any text, condition or requirement or any portion of the zoning portion of the code. So the recommendation would be at, at a minimum, this should be referred to the ZBA to determine what the use is, to look at these definitions and determine use.

Now, again, for this evening, as I indicated before, you're on for site plan, site development plan, and special use approval. I have to question, the Applicant stated

that we're only at sketch plan stage. So as the Board knows, law requires at the conclusion there's 62 days to make a decision. And I encourage the Board, you know, this sounds like we're at the, just the initial stages of this application. There are a lot of questions that remain. For example, in looking at the SEAF, I noted it says, you know, the lot is over 50 acres and the disturbance that's set forth on that SEAF says to be determined. So if we're -- you know, I'm sure the Board is aware that there are SEQRA requirements. This potentially could be a Type I use. And we're still so early in this process.

So if the Board elects to move forward, I know the Board said it's not going to be making any determinations tonight. But the planning — the planners that LCA has engaged will submit, prior to the 18th, their comments with regard specifically to the special use and site plan approval criteria so I won't get into that this evening. But again, I would urge you, I would urge you to refer this to the ZBA. I would urge you to get a determination as to what the true use of this property is. It appears that it is — it's a circular hole with a square peg. It's just simply being jammed into that circular hole. It doesn't fit. It's not a hotel and it's not a summer camp.

I just want to conclude with a general comment. I've

been directed by my client to say, on the record, that the LCA absolutely rejects any notion, any comment about who is using the property or who it is believed will be using the property versus the use of the property. The objection is the usage of the property, not who is using the property. That is utterly immaterial. Okay? The LCA rejects any discrimination based on religion, disability, perceived disability, et cetera. Town of Thompson is a diverse town. Folks like me who live in the Town of Thompson honor that, respect that and appreciate that. So I ask the Board to separate the wheat from the chaff. Please, when you hear these comments think about true planning issues. Please disregard any notions of hatred, any comments that are directed to who is going to be or who they believe will be at that property and talk about the use.

Okay. Thank you very much.

MR. CARNELL: Emily Tegler.

MS. E. TEGLER: Hello.

CHAIRMAN SUSH: Hello.

MS. E. TEGLER: Hi. Good evening, everyone. My name is Emily Tegler. I live in the Lake Louise Marie community.

The concern I have, I find it a little baffling. I worked, myself, 15 years for the developmentally disabled

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at Letchworth Village in Rockland. My husband did 35 years, I have two sisters that worked 40 years each with the developmentally disabled. My concern is the area that they're proposing to put a summer camp because we all know that it gets a lot more traffic on 17 in the summer. the area that they're at, out of experience, no matter how good a staff you have, you could always have someone wander My concern would be somebody walking out and going on Nobody wants to see a child, an adult or anyone, you know, God forbid, get hit by a car. I mean we've all gone on searches looking for clients that have gone missing during the night, during the day. My concern is more of a safety thing, why they would pick a hotel that's facing a major highway, and especially for the summer months, that the traffic is more than doubled up here. So that's my concern. It's more of a safety thing and location for safety, for, you know, for these individuals that need round-the-clock care. And sometimes you do, you know, have something that unfortunately will happen. Somebody may get You know, that's more my concern. I would think that they would want to place a summer camp somewhere away from a major highway.

So that's just my concern and my question, you know, with location.

CHAIRMAN SUSH: Thank you.

MS. TEGLER: Thank you.

CHAIRMAN SUSH: Doug Poetzsch.

MR. D. POETZSCH: Poetzsch.

CHAIRMAN SUSH: 14 Gold Point Road, Wanasink.

MR. D. POETZSCH: Yeah, hi. My name is Doug Poetzsch. I'm a long-time resident of Wanasink Lake and I'm a member of the LCA. I'm speaking on behalf of myself, on my personal behalf, not on behalf of the LCA. Steve Mogel is the only person who has authority to speak on behalf of the LCA.

I'm here to express my opposition to the special use permit for a summer camp. My concerns are around traffic flow, and frankly, it's just not an appropriate location for a summer camp. Actually, I, too, struggle with whether this is, in fact, a summer camp. It does present, the location, danger to campers, it's on a busy road, and it does present danger to the community due to the heavy traffic patterns it will create.

I don't get the math, frankly, when we're told that there'll only be 50 guests there, that there's a 1.5 to one staff to guest ratio, then you got 75, I guess, staff on that, on those numbers. Do parents come in, the other patterns of traffic drop offs, pick ups? It seems like

there's going to be a very heavy impact on traffic patterns. Tough for that area in Rock Hill, tough and dangerous to the community. If a summer camp were to be approved it should be open to the public. It should not be a private camp.

With regard to the hotel, the applicants bargained for and purchased a hotel. That is the zoning for that location. That's the appropriate use for the property. My family stayed there when we were initially purchasing the house years ago. My extra guests have stayed there. It works for the community. There should not be granted any special use permit for a summer camp or a non-public hotel. The Applicant should be entitled to continue to use the property as a public hotel. These other proposed private uses provide no benefit to our community and I'd respectfully request the Planning Board that they should deny the request.

Thank you.

CHAIRMAN SUSH: The next Zoom person, please.

MR. CARNELL: Denise Cummings.

MS. D. CUMMINGS: Yes. Hello. My name is Denise Cummings. I'm a resident of Lake Louise Marie.

I am very concerned about a couple of things, one specifically, that the hotel is to be used as a private

hotel, stating that it would be used from September to May as a private hotel, then June through August as a summer camp. Basically, that's the whole year that it is a private facility.

Secondly, they have 115 parking spaces. They want to add 36 more and a new building. They want to add 177 spaces more. Well, that kind of contradicts the traffic arrival, the traffic where, when people will be arriving in buses or vans, also stated in their video, limiting visitation, with only 22 to 25 daily employees. I'm not sure I understand why 177 parking spaces are necessary for that. This increases our traffic in our community.

Secondly, what was mentioned in the video, home care giving. How does home care giving fall into a private hotel definition or a summer camp definition? How does after school respite program fall within those two same categories?

What is very, very concerning to me, ultimately, is that I would really appreciate if the Board, and I encourage the Board to take the direct words from the video presentation and the physical representation given and really looked at those words a little closer because they are telling us what they plan to do. They are essentially telling us that this will no longer be a hotel or just a

summer camp. It is becoming something larger than what we're first seeing and what is first presented.

That is my comment. And I ask the Board to take an even closer look at the wordage and what they refer to as after school resting program, home, loving home care program.

And another thing is will they be employing anyone from our area outside of the group? I'm not sure this benefits our town and I firmly believe that this will cause traffic congestion and additional unforeseen problems within our small town.

Thank you.

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CHAIRMAN SUSH: Thank you.

Chet Smith, 145 Rock Hill Drive, Rock Hill.

MR. C. SMITH: Good evening, all. Chester Smith.

I've been in Rock Hill a long time. I've lived in Town of
Thompson 60 years. I've lived on Rock Hill Drive almost 40

years. I've worked in Rock Hill in a professional capacity
for the same period of time. I'm also a lifelong long time

volunteer in Rock Hill for emergency services there. I

want say that I speak today only on my own behalf and not
of those many organizations I belong to, one of which I'm

president of within the county here.

I want to say that down through the years the Rock

Hill main strip of Rock Hill Drive has become more like the envisioning plan that was laid out a few years ago and the Town's Master Plan that's been in place for many years.

Summer camps and private accommodation establishments, in my opinion, do not meet those plans. Special use permits are intended to ensure a proposed use is in harmony with the local zoning ordinances, will benefit and not adversely affect the community and the neighborhood. Special uses in the Hamaspik site plan, which is also to be improved through this hearing, includes such uses as a summer camp, whatever kind of private accommodation retreat definition that applies to the hotel, as well as a religious establishment with the addition of a shul and mikvahs.

Will there be teaching going on in any of these summer camps, as well? That adds education to the special uses.

Additionally, need for traffic, the air quality, hydrogeological studies, sold and liquid waste and complete environmental reviews are needed to ensure our resources and safety of our community.

A circular road around it needs to be established for emergency service cares. There has to be a way for the fire department to access all sides of it or they haven't done their job.

On the number, now, to accommodate 50 special needs

campers that may require the 1.5 or up to two teachers or caregivers each, can they bring their families? Because that's the norm. The caregivers bring their families. And if the campers bring their families, now we're up to 125 or 150 families. What's the population of these families? What will the population of the camp be for these two months? A thousand, 1500 people? This needs to be considered in all the reports that need to be done, as well as the additional year-round use. How will these people be fed? There is no established kitchen on the premises.

The cumulative impact and a long form EAF should be required based on the expansion claims here because I only believe a short form has been provided so far.

This property, in conclusion, was purchased as a hotel. Court decisions have stated that self-created hardships brought on by an anticipated change of use with contemplation of lot additions, deletions or redefining boundary lines is not grounds to grant special use permits unless it's for the benefit of the neighborhood or the community. A hotel is what's needed in Rock Hill. A hotel is what the property was purchased as. And a hotel as defined in town code is should be allowed on the property, in my opinion.

Thank you.

MR. CARNELL: I'll just continue. Judy King.

MS. J. KING: Good evening. I'm Judy Kind from 121 South Road, Wanasink Lake.

My family has been in the area for four generations so I've seen many changes in the area and in the past several years it's been heartwarming to witness the improvements and the community spirit in Rock Hill.

While the Applicant stated objective of helping disabled children is admirable and compelling, I strongly oppose the Applicant's proposal and request for, and their request for a zoning exception. It just doesn't make sense in the business district of Rock Hill. Shutting down a community oriented hotel that's been open to the general public is not favorable to the hamlet of Rock Hill. The hotel has been a resource of the community for visiting guests and other people traveling through the area where other options don't exist.

On top of that, introducing a summer camp into a business district is counter to the efforts undertaken of the past many years to cross-pollinate business with other businesses open to the public as stated in the Comprehensive Plan for the town several years ago. Closing a significant area of business to the general public is counter to the many efforts undertaken over the past

several years in Rock Hill. Sidewalks were added, art has been installed, a music venue added, a farmer's market added. I strongly believe this application should be declined for those reasons and others that people have stated that have spoken before me and will likely to speak after me.

Thank you.

CHAIRMAN SUSH: Camille Johnston, 193 Lake Shore Drive East, Rock Hill.

MS. C. JOHNSTON: Hello, everyone. I live in Lake Louise Marie. I am the homeowners' president but I'm speaking on behalf of myself. I am also part of the LCA. Still, once again, I'm speaking on behalf of myself.

I would like to just question one thing, besides the obvious, that -- I'm just looking for my notes here. I was prepared.

Besides the obvious traffic, the pedestrian walking, the environmental concerns, the noise, the multiple uses and who's going to enforce all of this, plus the idea that there is an urgent care right next door to the property where cars and ambulances go in and out, how can we, in 2021, allow a hotel in Rock Hill be only for a specific group and not public? That's my question.

MR. CARNELL: Our next person on Zoom is Norm

Ouellette.

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MR. N. OUELLETTE: Hi, there. I have very simple, I would say pragmatic question. Will this property be removed from the tax roll here in the Town of Thompson?

MS. KAY: I just want to note for Mr. Ouellette -UNIDENTIFIED SPEAKER: Please use the microphone. We
can't hear you.

MS. KAY: I just want to note for Mr. Ouellette and folks in the room, the Planning Board can't consider --

AUDIENCE: We can't hear you.

MS. KAY: The Planning Board --

UNIDENTIFIED SPEAKER: The mic isn't on.

UNIDENTIFIED SPEAKER: It's not turned on.

MS. KAY: The Planning Board can't consider anything that has to do with taxes. They're looking at the land use. But we appreciate the comment.

CHAIRMAN SUSH: Michael Miller, Esq., 12 Lake Shore Drive South, Rock Hill.

MR. M. MILLER: Good evening, and thank you for the opportunity to address you this evening. As you heard, my name is Michael Miller. I've had a home here in the community for over 20 years with my family. I have held a number of professional positions, among them, I'm a former president of the 70,000 member New York State Bar

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Association. I also served on the steering committee of the Lake Community Alliance. But, of course, this evening I speak solely in my personal capacity.

Steve Mogel covered most of the territory that we want to get across to you. And I had some notes here. -- since the hour is late, I won't cover most of what I had intended to raise. But I found it really striking, frankly, to hear counsel for the Applicant saying that there is an intention to have a hotel ten months out of the year. When you look at the operational plan in black and white it says, and I quote, that it is the intention for hotel to be used by, quote, "Hamaspik affiliate agencies and entities, " you know, whatever that means, and that future plans are for some sort of use as a hotel. Now, that raises all kinds of issues. What does "Hamaspik affiliate agencies and entities" mean? Does use by Hamaspik affiliate agencies and entities qualify as a use as a hotel as defined under the town zoning code? Steve Mogel made it quite clear that it does not. true intent for the use of the property as a retreat? Heaven knows, but it certainly would seem that way. And when, if ever, will the property be used as a, quote, "regular hotel"? That's what they -- that's their phrase.

The operational plan and the admissions contained

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therein reflect that the property simply doesn't qualify as either a hotel or a summer camp under our town zoning code.

There are several environmental issues that Chet Smith raised that certainly deserve to be considered.

And finally, one last note. Counsel to the Board said that you can't take into consideration taxes or issues, and indeed, that, I understand. However, it is important to this board to take note of Section 250-6(E) of the town zoning code which states that any special use that varies from the permitted zoning, and that, my friends, is precisely what the Applicant is seeking here, must provide a benefit to the community. In granting a special use variance or multiple use on one lot, special consideration by this board must be given to the benefit to the public and the town and not just the benefit to the owner of the property. I respectfully submit that approval of the application that would result in a substantial resource, a public hotel for the community, to be lost would be significant not only for people to come and stay, but also the practical reality of that is that the community's tax base will decline. There is no doubt about it.

So I respectfully submit that the application should be denied. I urge the Board to reject it.

Thank you again.

MR. CARNELL: Our next person on Zoom is Ellen.

MS. HOFFMAN: My name is Ellen Hoffman. I live at 23 Lakeview Court in Rock Hill. I worked for Sullivan County in the capacity of the, in those days was called the MRZZ coordinator. I'm not here representing the County in any way. I'm long retired.

We have an overconcentration of beds for developmentally disabled youngsters and adults in this county. We have over a thousand beds. The facilities that have those beds cannot get staff to help out. I wonder if this proposal is planning to bring up staff from Brooklyn. If so, what are these folks going to do on their time off? It isn't like you can just wander through Rock Hill, have 75 counselors wandering through Rock Hill and think that the town's going to accommodate that. There's going to be a lot of traffic moving people back and forth from Brooklyn if you're going to bringing up counselors to work and then bringing them become to Brooklyn on their days off.

And I want to make one more point. We are using -- I believe that Hamaspik uses public funds. I don't believe. I know they use public funds, and yet their facilities are very segregated. They're not mixing boys and girls and they're not mixing with the rest of the population in the community.

These are the things I would like addressed. And I would like to remind people that the Center for Discovery is putting a large facility in Rock Hill and I doubt there'll be any coordination between the two facilities.

So thank you, and I urge the Board to do, oppose the location for this facility.

CHAIRMAN SUSH: Our next person is Richard Lansdale, 214 Canal Road.

MR. R. LANSDALE: Canal Road.

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Good evening, people. My name is Rick Lansdale. I live on 214 Canal over by Wolf Lake. I have two concerns.

One's environmental and the other one is about code.

Code has already been addressed by Mr. Mogel and by other people in the audience. Thank you very much.

My concerns are environmental, specifically, about the development of a ball field and other facilities extending away from the road. What's the environmental impact of putting a ball field in that area? I mean it's obvious it's going to be level. How are we going to level that? How are you going to keep it from upsetting the natural contours of the land? That's my concern.

Thank you very much.

MR. CARNELL: Jeremy Hale on Zoom.

MR. J. HALE: Hi. I'm Jeremy Hale here from Wolf

Lake. My family's been on Wolf Lake since 1957.

From the video shown, am I to understand that the hotel is only available to be used by members of the Hamaspik organization? Because as a hotel and designed as such, it's public accommodation. As a place of public accommodation the New York Human State Rights Law prohibits discrimination in places of public accommodation on the basis of several protected characteristics. One of them is, obviously, religion, but there's many others in there, disability, gender identity or expression, and so on. So therefore, really, my question is based on this being in place of public accommodation, will nonmembers of the Hamaspik community truly be able to book accommodation in this place of public accommodation.

Thank you.

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CHAIRMAN SUSH: Carol Ann Cassiopolli.

MS. C. CACCIOPOLLI: Cacciopolli.

CHAIRMAN SUSH: Cacciopolli. 50 Pleasant Circle, Rock Hill.

MS. C. CACCIOPOLLI: I think everyone can hear me without the microphone so I'll start off with that. If you need me to pick it up, let me know. I have questions, kind of comments at the same time.

I agree with the person who said the math doesn't

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sound right to me either and the comment was that there will be minimal visitation. What does that mean? I have no idea what "minimal" means so I would like that clarified, please.

The statements about bringing families in, there's now a lot of people who would probably never use the facilities that we have here as far as restaurants or stores or that because they would not meet their religious requirements.

I'm also a little confused about this hotel definition. I have traveled many years as a vice president of a major company and stayed in many hotels in many countries. I've never yet seen a hotel that had a chapel in it, a shul in it, any kind of religious accommodation, or something like a mikvah which has got nothing to do with a hotel at all. Plus, having the shul takes them off the tax rules, the tax rates, as anybody would know. That whole property is now removed from any kind of tax that we would have.

Also, someone brought up, I believe it was Chet, quite clearly. What about ambulances? What about the ability to provide services for this group? This group is not one that normally volunteers in those type of areas, for volunteer firemen, for volunteer policemen, for any of those volunteers. So it's going to be a drain on the

community as opposed to helping the community in any way, shape or form. So I'm a little confused as to that definition, how this in any way meets the definition of a hotel.

Summer camps. We have summer camps all around here that have been left to rot. There's a lot of property on here that is available for any kind of organization that wants to start a summer camp in a different location. I think that to approve this for this area would be totally devastating to this community.

Thank you.

MR. CARNELL: Our next person on Zoom is Ann.

MS. A. FUNCK: Hi. Good evening. My name is Ann
Funck. I live at 81 Wurtsboro Mountain Road in Rock Hill.

I have a lot of questions about this application. I'm really not clear on what exactly they want and I feel like they're -- everything is very vague. I really can't put a finger on any specifics.

I feel that we do need a hotel for public use to support the community, support them, for the people to come and support the local economy, also.

I have questions about the hotel being closed in the summer. What will it be used for in the summer? As far as special needs camp, special needs children, young adults,

adults, I'm not sure. Is it an educational facility for them? Is it a medical facility? Will they be needing medical facilities? There was talk of after school respite in the video. I don't know if that applies or not, but that's certainly something to think about.

I feel that it does not meet the definition of a hotel as it was purchased as a hotel. I feel that the zoning needs to stay as intended and I ask that the Board reject the application.

Thank you for your time.

CHAIRMAN SUSH: Rob Deehan, 175 Beaver Lake Road.
D-E-E-H-A.

MR. R. DEEHAN: A lot of the stuff has already been said so I'm not going to take any time. We feel the same way. Just bringing it out. We don't want to take up too much time.

CHAIRMAN SUSH: Okay. Thank you.

There's no more people on Zoom.

Arthur Beddow, 183 Beaver Lake Road.

MR. R. DEEHAN: He's with us, also. He's in the bathroom.

CHAIRMAN SUSH: Nancy.

MR. R. DEEHAN: That would be my wife.

25 CHAIRMAN SUSH: Okay.

- PUBLIC COMMENT -1 Anybody else? 2 (No verbal response.) 3 4 CHAIRMAN SUSH: Chris Leser, Burlingham. 5 MR. C. LESER: Yes, sir. 6 MR. CARNELL: Mr. Chairman, we do have somebody else 7 on the Zoom when you get to it. 8 CHAIRMAN SUSH: I'll get to them. Thank you. 9 MR. C. LESER: Burlingham is a couple miles from 10 Bloomingburg. As you heard earlier, Dr. Teich, I'll even say his name doctor, but Dr. Teich --11 12 (Mr. Leser was directed to speak into the 13 microphone.) MS. KAY: And you can take your mask off. 14 15 MR. C. LESER: Oh, all right. That's okay. 16 you. (Mr. Leser complied.) 17 18 MR. C. LESER: Yes. So there's the issue there. 19 And Steve Mogel, I would highly recommend that any of 20 the people from the LCA retain him. I know him not only 21 just from here, but I know him. He's an excellent 22 attorney. 23 So, here, we have a question from the newspaper about a building that they're going to add a 30 foot 24 extension to, and it said there's 25,000 square feet. 25

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That, somehow, doesn't equate to me. That's -- but then it was mentioned here it had something to do with 37,000 square feet and that's probably closer to three-quarters of an acre, about.

I also wonder about this. Why is this 20 acre parcel going to be combined? And I think there's something there in the future for that, but I don't know why that needs to be combined. There's something there that's not in this article.

Also, it was mentioned that they have 50 gallons a minute for water. Is the water town water from the Town of Thompson?

UNIDENTIFIED SPEAKER: Their well.

MR. LESER: Oh, it's their own wells. Okay. That's going to be a concern, then, in the neighborhood.

When they do drain their mikvah, usually that's done, a lot of times, in the summertime. They use rainwater. That could be a problem. In the wintertime, if they're going to drain it then, I don't know. But that'll be another issue for water.

It's nonprofit, also. I'm trying to avoid saying what Steve Mogel said that we shouldn't be doing. It's about the business at hand rather than the Applicant. So I'll cut my speech a little short because I thought I'd better

- PUBLIC COMMENT -1 2 pay more attention to what he said than what sometimes I 3 feel what our hearts really want to say. 4 Thank you. Paul Walsh on Zoom. MR. CARNELL: 5 6 MR. P. WALSH: Hi. My name is Paul Walsh. Are you 7 able to hear me? 8 CHAIRMAN SUSH: Yes. 9 MR. P. WALSH: Are you able to hear me? 10 CHAIRMAN SUSH: Yes. Can you hear us, Paul? You can 11 go ahead. 12 You have something on behind you, Paul? 13 MR. P. WALSH: Can you hear me, or no? CHAIRMAN SUSH: We can hear you. 14 15 MS. BUDROCK: Paul, we can hear you, but there's some 16 background noise. Do you have a TV on? 17 MR. P. WALSH: Yeah, I'll take care of that. Give me 18 one second. 19 (Mr. Walsh turned off the television.) 20 MR. P. WALSH: Sorry about that. 21 CHAIRMAN SUSH: No problem. 22 MR. P. WALSH: My name is Paul Walsh. I've lived on 23 Rock Hill Drive for the past 44 years. I have a few 24 questions that maybe I could get answered. 25 When we have storms there's water that runs off that

property and floods Rock Hill Drive. That needs to be addressed, and especially if they're going to expand that property, it'll become worse.

Second thing is that area, over the years, have been plagued with a lot vehicle accidents. Has there been a report from DOT, the fire, ambulance to address that?

And with the fact that that's going to be an area with a lot of children, what are they doing to protect them?

Last is the water use there, they're using wells and if they're going to draw down, many of the homes in the Rock Hill use well water, as well as that hotel does. Are they going to switch over to public water?

That's all my questions.

CHAIRMAN SUSH: Thank you.

MR. P. WALSH: One last thing. I see them doing renovations. Do they -- are they permitted as of today's date?

That's it. Thank you very much.

CHAIRMAN SUSH: Thank you, Paul.

This is Corporal Andrew Cannella, 61 Beaver Lake Road, Rock Hill.

CPL. A. CANNELLA: I came up for a visit to Beaver

Lake 54 years ago and while having dinner with my friend,

my wife was with me, of course, he says to me, You know,

two houses down there's a house for sale. My wife got up from the table and she went and looked at it. I've been on Beaver Lake 54 years and I love it. She gets her way one way or another.

But anyway, I know that this is going to go off the tax rolls. There's no question about it. Who's going to pick up the slack but all these people plus everybody in area of Rock Hill, which I don't agree with.

And I would like to see that hotel stay open to the public at large because that's important to our town. And the taxes revenue comes from that, too. Let's not forget we are paying taxes for the schools, the highways and God knows what.

And we should not let that hotel be closed off for just one ethnic group, which is wrong. And I don't mind telling you, I'm half Jewish and I am not prejudice or racist. I grew up in East Harlem, New York City and we had everything there, and I do mean all of America.

Thank you.

CHAIRMAN SUSH: It doesn't look like there's anyone on Zoom.

Carl Kerber, 346 Rock Hill Drive.

MR. C. KERBER: Everybody, my name is Carl Kerber.

Most of you probably know me. Maybe my new neighbors here

don't. We're only roughly maybe a thousand feet up the road from you.

It's been a hotel. I've been living in this, where I live here, for 48 years and over the period of 48 years the zoning has changed several times, but it's always been for the best of the community and everybody had to abide by that particular type of zoning. Here, we're going to try to do something separate just to accommodate a particular group of people, or a particular business, I should say, and that upsets me because everywhere else we had to abide by everybody's thing. We had a plan, the Town had a plan, the County had a plan. It's been majorily thought out. And to just go ahead and change it, that bothers me to no end.

I'm also concerned about the water, okay, because I'm also on a well. Okay? And being up the street from you, okay, when you start using all your water maybe I'm going to be affected more so than some of the other people in the area because like I say, I'm uphill. My well is only, I think 110 feet deep. Okay? You start drawing all this water or whatever you're doing, with the hotel they probably didn't need that much and the 50 gallons a minute was satisfactory. It might not be satisfactory when you're in day camp and the amount of people that you're doing.

I'm also concerned that why, all of a sudden, for two months out of the year you decide you're going to close down the motel or the hotel, whatever you want to call it, and just accommodate a camp for the people, for whoever. You're not specifying who the camp is going be particularly for. Is it going to be for everybody or strictly for the people that are in need that you're using the hotel for? Are those the 50 people or people that are going to be using the area?

A little bit of traffic because I'm going to be majorily affected by that traffic coming in and out of your place. Maybe you won't have that many people. I hope that's a concern, a concern for me, because that would make my life easier.

And I think I covered everything I'd like to say. Thank you.

MR. CARNELL: There's Kathleen on Zoom.

MS. KATHLEEN: Hi. Did I unmute?

MR. CARNELL: Yes.

MS. K. WALKER: Okay. My name is Kathleen Walker. I live at 149 South Shore Drive in Wolf Lake, Wurtsboro, New York.

I have more of a comment than a question and my comment is that when you are looking at a variance from an

existing, be it a zoning or a site multiple use, anything that's out of the code, it has to be for, or cannot hurt, be to the detriment. It should be to the benefit of the community and I think that should be foremost in the Board's, Planning Board's mind, is that what is the benefit and is there any detriment. There shouldn't be any detriment to the community. And I just hope that the Planning Board takes that as maybe one of their major challenges in this issue.

Thank you.

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CHAIRMAN SUSH: Marcie Wild, 27 Scarborough Circle, Rock Hill.

MS. M. WILD: Good evening, everyone. I'm trying to scribble notes while I'm here. I'm not even sure ...

As a year-round resident of Rock Hill I place enormous value on the quality of life in this town and for all residents. I've worked for over 20 years with people with disabilities, including as a director at the Center for Discovery.

While in favor of a gradual planned growth and a richly diverse community, I have serious concerns about the major expansion of Hamaspik Resort. I question the true intentions here, including the ultimate plans for the site and for expansion to other sites within this community.

I am wondering, and this is the question that I would like answered before the 18th, how many people will come to this resort during the year, in total.

This was the only hotel in the area. I'd like to know if this resort will be open to all people of all religions and ethnicities or will it be for the exclusive use of one ethnic group because I have friends who would like to book rooms for their friends and family to celebrate the end of Ramadan so I'd like to let them know they can book that.

I'd like to know how this would benefit the town.

That's a really question that I'd like an answer to.

I would like to know how it will contribute to the overall good of the community.

I would like to point out that it is not zoned for a camp.

Obviously, we brought up taxes. Even though this is not an issue for the Planning Board, it's certainly an issue for the community. I believe it would have a negative impact on the community tax base. And I would like the question of will they pay taxes addressed when they respond.

If their well is not adequate will they then be tapping into our very limited and delicate water resources?

We have a volunteer fire and ambulance department that

I believe will be way overtaxed by having to deal with this huge growth.

I believe that the camp should be open to all children with disabilities and I'd like to know if it will be. So that's another real question.

I request that environmental reviews be done and reviewed.

And I respectfully request that this proposal be rejected in its entirety by the Planning Board.

Thank you.

MR. CARNELL: We have Aram Gavoor on Zoom.

MR. A. GAVOOR: Good evening. Hi. Can everyone hear me?

CHAIRMAN SUSH: Yes.

MR. A. GAVOOR: My name is Aram Gavoor. My family and I own a home at 104 Lake Shore Drive South, since the 1990's. By trade, I'm a law professor at the George Washington University in Washington, D.C.

Thank you to the Board and its volunteer members for hosting this hearing tonight. And also, thank you to Hamaspik for the presentation.

I happen to be sitting outdoors at the Brew restaurant actually observing the property on Rock Hill Drive, and it occurred to me that with my aging parents, my wife and I

have frequent use of the road and the necessities to access the urgent care center. I recommend to the Board, and also to Hamaspik, to engage a third party traffic study with the proper inputs, to really assess the traffic impact on Rock Hill Drive, which as we know, is just a simple two-lane road.

Thank you very much for your time.

CHAIRMAN SUSH: Thank you.

2.4

Barbara Lerner, Quickway Metal Fabrication, 9 Murran Road, Monticello.

(No verbal response.)

CHAIRMAN SUSH: Here? Barbara? No?

(No verbal response.)

CHAIRMAN SUSH: I guess Tom Belgiovene, 28 Wild Turnpike, Rock Hill.

MR. T. BELGIOVENE: Good evening, everyone.

First of all, I'd like to state my name is Tom Belgiovene. I live at 28 Wild Turnpike, Rock Hill.

Seven years as of today I'm a retired building inspector for the Town of Thompson. I've seen it all. Believe me, I've seen it all. And the Board should be rejecting this project solely on the basis -- well, there's a lot of different reasons. One of the reasons I'm going to point out, sewer. Every camp that I have ever went to,

inspected, the sewer had failed. Now, they want to tap into Emerald Green? Well, seven years ago Mr. McGoey, the Town engineer, said that they were at 80 percent capacity. So somebody's got to start doing some work there because seven years ago they were 80 percent. Ronstein is still building houses there and he's got a lot more property. He's got a big property that most people don't even know about on top of the hill in there.

So I strongly suggest that the Board reject this project. Thank you.

MR. CARNELL: Brett Tezelkin (phonetic).

MR. B. TEZELKIN: Good evening. I'll be super brief.

The one question I have to ask to have a response to is how many of our citizens of Rock Hill are currently employees, agent or members of Hamaspik that would be eligible for use of the property? I believe the answer to that question should be considered when determining benefit to the community.

MR. CARNELL: Brett, can you just state your address, please?

MR. B. TEZELKIN: (No verbal response.)

MR. CARNELL: Brett, if you're listening, can you state your --

MR. B. TEZELKIN: Yeah. I'm listening. I wasn't able

to unmute.

2.4

It's 17 Sylvan Shore, Rock Hill, New York.

CHAIRMAN SUSH: Thank you.

Barbara Toth, 47 Sylvan Shore Road, Rock Hill. Still here?

(No verbal response.)

CHAIRMAN SUSH: Is there anybody else that did not get a chance to speak that would like to?

MS. S. BENSON: I'd like to.

CHAIRMAN SUSH: Sure. Can you say your name and your address, please?

MS. S. BENSON: Hi. My name is Stephanie Benson. I live at 358 Rock Hill Drive. I will be your new neighbor, next door to Carl.

I have a lot of questions and a lot of thoughts that I won't bother asking as many of them have already been asked.

I'm also a employee of OPWDD so I know that Hamaspik falls under the services and guise of OPWDD. One of my questions is as I'm familiar with a lot of OPWDD run facilities and a lot of OPWDD run camps, will this be this camp, proposed camp use, fall under the guise of OPWDD-QI. And also, will the waiver services for the children served by Hamaspik be provided with those waivers, Medicaid waiver

services while at the camp at the same time.

MS. KAY: Can you just, what OPWDD, what is that?

MS. S. BENSON: OPWDD is the New York State Office For People With Developmental Disabilities. And I know if you even go on the web site for Hamaspik, they offer, they provide OPWDD Medicaid funded waiver services.

MS. KAY: Thank you.

MS. S. BENSON: There was so much more I wanted to ask.

MS. KAY: Keep going.

MS. S. BENSON: Obviously, just had Carl had mentioned, I'm also very concerned about the water table as our wells are pretty high now but I anticipate them going down.

Also, one of the things that I have even reached out to Bill Rieber about many times over the years is the speed limit on Rock Hill Drive. We do not have a sidewalk that extends up to our properties on Rock Hill Drive. We have an immense amount of camp counselors from Indian Springs who walk up and down at all hours of the night. I can't tell you the garbage in my yard. I can't tell you the garbage in my mailbox when people walk past my house in the summer. I can't tell you how many near terrible accidents I have seen, people walking up and town Rock Hill Drive

between the lake, between the camp and downtown, knowing that so many people are flying. The speed limit is 40 miles an hour in what is now an area that has way more people living on it, way more business activity than it did when that speed limit was made however many years ago. I've only been living in Rock Hill for 13 years, but I come from Middletown. And it's just horrifying every day. I have a small child with medical, you know, complex medical problems and I watch people do -- we have drag races and there's no police force in the town to enforce the amount of speed and potential crime or anything that is going, that could go on in town. You throw in potentially 1500 more people. And I know, and again, I'm speaking and I am probably the least discriminatory person that anybody would ever meet, but I just -- I can't imagine an influx of people into Rock Hill with the amount of traffic that we saw take place in our, my immediate neighborhood, within vision of my home on the day that the torah was crowned at Hamaspik.

So I really implore the Board to please take every aspect of what everyone here tonight has said into consideration because there are so many fine details that are going to be missed in this process.

Thanks.

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MR. CARNELL: Christopher Inverarity on Zoom.

MR. C. INVERARITY: Thank you to the Board for allowing me to speak tonight. My name is Christopher Inverarity and I'm at 196 South Lake Road in Rock Hill.

I just want to speak for a moment to the Board and say that I think you should reject the variance request. There are far too many unanswered questions to approve this variance. We don't really know the true use of the facility. There are many traffic and safety issues. People have had questions that need to be studied by a third party so we can have some idea of what the kind of traffic this facility might generate, how that would impact the town of Rock Hill.

Also, safety issues need to be studied, as well, how ambulances and fire safety folks get in and out.

There should also be an environmental impact study before this variance is approved based on the proposal of the facility.

And also, the question of benefit to the community should be answered for the residents of the community.

And once again, I'd like to say the Board should reject the application just until at least we get the answers to the questions that are most important when you're issuing the variance.

Thank you very much for letting me speak.

2.4

MS. KAY: This board is the Planning Board. It does not issue variances. I just want to be clear. If the Board acts on a project it issues site plan approval or, potentially, special use permit approvals. Variances are the purview of the Zoning Board who can also interpret this code or issue a variance from a code section.

MR. CARNELL: We have Jessica Lansdale on Zoom.

MS. J. LANSDALE: Hi, everybody. I'm Jessica

Lansdale. I live on Canal Road at Wolf Lake. My husband

Rick talked a little bit earlier.

I don't want to recap what other people have said, but one thing I do want to say is you should consider the incredible uniqueness of this area. First of all, it's historically significant. We are a circle of lakes that were built for the D and H Canal. They're man-made lakes. We're on a high elevation. It's not only historically significant, but we're environmentally sensitive because of all that, because they are man-made and because they are on a high elevation. And all these communities, you know, they're recreational communities and I always felt like Rock Hill was there for those communities and I believe that the Town Comprehensive Plan supports that. And I want you to look closely at the plan because I believe it's

| 1 | - PUBLIC COMMENT - |
|----|---|
| 2 | really the law, and make sure that any new development, you |
| 3 | know, supports the community and it's sensitive to the area |
| 4 | itself. |
| 5 | Thank you. |
| 6 | CHAIRMAN SUSH: Sir, you had a comment that you |
| 7 | (The gentleman shook his head.) |
| 8 | CHAIRMAN SUSH: Okay. |
| 9 | Is there anybody else on either Zoom or in public that |
| 10 | would like to comment? |
| 11 | (No verbal response.) |
| 12 | CHAIRMAN SUSH: In that case, it's not a motion to |
| 13 | close because we're leaving it open for |
| 14 | MS. KAY: Until the 18th. |
| 15 | CHAIRMAN SUSH: until the 18th. |
| 16 | But I guess, now, this meeting is adjourned; right? |
| 17 | Thank you all. |
| 18 | (Time noted: 9:06 p.m.) |
| 19 | * * * * |
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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 of the testimony of the said witness, 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

Gasemary a. Meyer

Date Transcribed: August 15, 2021

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