

COUNTY OF SULLIVAN : TOWN OF THOMPSON  
PLANNING BOARD

- - - - - X  
Hamaspik Resort  
Site Plan Review and Special Use Permit  
Public Hearing  
Tax Map S/B/L 35.-1-7.1/35.-1-7.4

- - - - - X

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

1                               - RE: HAMASPIK RESORT -

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

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

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

8           This meeting is being recorded. Okay.

9           CHAIRMAN SUSH: Very good.

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

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

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

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

25          The purpose of the public hearing is hear from you,

1                   - RE: HAMASPIK RESORT -

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

5           We have index cards that everybody signed up for and  
6 we'll be alternating between people that are here and  
7 people that are logged into Zoom to hear their comments.  
8 I'll ask that should your comments be similar or identical  
9 to another neighbor, please be concise and try not to  
10 repeat.

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

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

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

1                   - RE: HAMASPIK RESORT -  
2   Joyce Lema, Kevin Doyle, Christina Sleep, Marcie Ackerman,  
3   Marcie Cotter, Marlena Collin, Maureen Kozlark, Nina  
4   Talbin, Pete Buloff, Peter Buloff, Rosemary Jazgenter  
5   (phonetic), Suzanne Broad, Taryn Duffy, Theodore and Nancy  
6   Issacs, James and Karen Cappadona, Theresa and Joseph  
7   Bronzski.

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

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

14           BOARD MEMBER CROISSANT: I'll make that motion.

15           BOARD MEMBER LARA: I'll second the motion.

16           CHAIRMAN SUSH: Thank you.

17           Notice is hereby given that pursuant to Provision  
18   250-55 of the Town Code, at the Town of Thompson Town Hall,  
19   4052 Route 42, Monticello, New York, on August 4th, 2021,  
20   at 7:30, to consider the application of Hamaspiik Resort for  
21   the Site Plan Approval and Special Use Permit in accordance  
22   with 250-10 and 250-11 of the Town Code of the Town of  
23   Thompson.

24           The property is located in the HC-1 and HC-2 Zone at  
25   283 Rock Hill Drive, Rock Hill, New York, S/B/L 35-1-7.1

1                   - RE: HAMASPIK RESORT -  
2 and 35-1-7.4.

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

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

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

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

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

17           CHAIRMAN SUSH: Certainly, definitely.

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

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

25           BOARD MEMBER CROISSANT: So what's the date?

1                   - RE: HAMASPIK RESORT -

2           MS. KAY: I believe it would be August 18th.

3           BOARD MEMBER CROISSANT: I make a motion to leave it  
4 open until August 18th.

5           MS. KAY: At 4:30?

6           CHAIRMAN SUSH: At 4:30. Okay.

7           BOARD MEMBER KNAPP: I'll second it.

8           CHAIRMAN SUSH: Great. All in favor?

9           BOARD MEMBER CROISSANT: Aye.

10          BOARD MEMBER HOYT: Aye.

11          BOARD MEMBER KNAPP: Aye.

12          BOARD MEMBER LARA: Aye.

13          BOARD MEMBER CROISSANT: Aye.

14                   (The motion was approved and carried.)

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  
20 from here? Or I'm not sure.

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 -

2 might be.

3 CHAIRMAN SUSH: It'll probably be shared, I would  
4 imagine.

5 MR. BAZYDLO: Okay. Very good. All right.

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.

11 (Mr. Bazydlo was presented with a  
12 microphone.)

13 MR. BAZYDLO: I'll go from there. I'll hold it. All  
14 right.

15 Good evening, everyone. My name is Charlie Bazydlo.  
16 I'm outside counsel for the Hamaspik organization, the  
17 Applicant on this matter.

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  
24 Ellsworth from Keystone Associates. Ken is the design  
25 engineer on the site plan.





## 1 - PRESENTATION -

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

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

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

16 (An informational video was played.)

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

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

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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  
5 overview of the changes to the site plan.

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  
11 the mask off so that the mic -- it's a little muffled.

12 MR. ELLSWORTH: Oh.

13 MR. CARNELL: Or just speak into the microphone.

14 MR. ELLSWORTH: So if I stay here can everybody hear  
15 me --

16 AUDIENCE: Yes.

17 MR. ELLSWORTH: -- through the microphone?

18 AUDIENCE: Yes.

19 MR. ELLSWORTH: Okay.

20 I think what I'd like to do is move this up a little  
21 bit more so I could point to it.

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. We're

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

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

5 (The informational video started playing and  
6 was paused.)

7 (The project plan was displayed on the  
8 screen.)

9 MS. KAY: There you go. Thank you.

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

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

17 So this property is 53 acres and the hotel is on about  
18 10 acres. We're proposing that to be a new property line.  
19 The old property line was right about here. And so there's  
20 a new property line proposed going up about 500 feet and  
21 that'll make it 20 acres. The whole reason for that was  
22 to make sure that we didn't exceed the density in the  
23 zoning.

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

1 - PRESENTATION -

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

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

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

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

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

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

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

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

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

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

19 CHAIRMAN SUSH: Anybody from the Board have any  
20 questions?

21 (No verbal response.)

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

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2 everybody's addresses that's are here.

3 The first person I have is Robert Bolgard, 165 Beaver  
4 Lake Road, Rock Hill.

5 MR. R. BOLGARD: Is it appropriate to ...

6 CHAIRMAN SUSH: If you can utilize the ...

7 (Mr. Bolgard was handed the microphone.)

8 CHAIRMAN SUSH: Yes. Thank you.

9 MR. R. BOLGARD: Is it appropriate to ask questions at  
10 this time?

11 CHAIRMAN SUSH: You can ask the question. We just  
12 can't give you that answer directly today.

13 MR. R. BOLGARD: Well, you mentioned something about  
14 property line was here and then here. What does that mean?

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  
18 have a back and forth with the Applicant. But any  
19 questions that you raise we've asked the Applicant to  
20 address in writing. So if you could ask all your  
21 questions, please do, but there will be no answers tonight.  
22 They're going to prepare that.

23 MR. R. BOLGARD: Right.

24 MS. KAY: Okay?

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

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2 MS. KAY: Yes, please ask them.

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

7 The other thing, I was wondering about property taxes.

8 UNIDENTIFIED SPEAKER: Can you use the mic, please?  
9 We can't hear anything back here.

10 (Mr. R. Bolgard complied.)

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

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

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

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

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

4 Another question I had is whether they're thinking to  
5 use local merchants for their food and drink and so on.  
6 Are they going to bring it from New York? Or, you know,  
7 are they going to help out our local economy? Are they  
8 going to just supply their goods from elsewhere?

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

11 CHAIRMAN SUSH: Thank you.

12 Can you call somebody on Zoom, please.

13 (Mr. Carnell complied.)

14 DR. C. TEICH: Can you hear?

15 CHAIRMAN SUSH: Yes.

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

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



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

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

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

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

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

25 Thank you very much.



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

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

5 MR. CARNELL: Yes.

6 MR. ERIC: Can you folks hear me?

7 MR. CARNELL: Yes, we can.

8 MR. E. CONSOLAZIO: Okay. Great.

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

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

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

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

10 That's my comments.

11 CHAIRMAN SUSH: Thank you.

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

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

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







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

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

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







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

17 Okay. Thank you very much.

18 MR. CARNELL: Emily Tegler.

19 MS. E. TEGLER: Hello.

20 CHAIRMAN SUSH: Hello.

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

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

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

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

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2 CHAIRMAN SUSH: Thank you.

3 MS. TEGLER: Thank you.

4 CHAIRMAN SUSH: Doug Poetzsch.

5 MR. D. POETZSCH: Poetzsch.

6 CHAIRMAN SUSH: 14 Gold Point Road, Wanasink.

7 MR. D. POETZSCH: Yeah, hi. My name is Doug Poetzsch.

8 I'm a long-time resident of Wanasink Lake and I'm a member  
9 of the LCA. I'm speaking on behalf of myself, on my  
10 personal behalf, not on behalf of the LCA. Steve Mogel is  
11 the only person who has authority to speak on behalf of the  
12 LCA.

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

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

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

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

19 Thank you.

20 CHAIRMAN SUSH: The next Zoom person, please.

21 MR. CARNELL: Denise Cummings.

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

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

1                                   - PUBLIC COMMENT -

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

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

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

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

1 - PUBLIC COMMENT -

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

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

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

13 Thank you.

14 CHAIRMAN SUSH: Thank you.

15 Chet Smith, 145 Rock Hill Drive, Rock Hill.

16 MR. C. SMITH: Good evening, all. Chester Smith.  
17 I've been in Rock Hill a long time. I've lived in Town of  
18 Thompson 60 years. I've lived on Rock Hill Drive almost 40  
19 years. I've worked in Rock Hill in a professional capacity  
20 for the same period of time. I'm also a lifelong long time  
21 volunteer in Rock Hill for emergency services there. I  
22 want say that I speak today only on my own behalf and not  
23 of those many organizations I belong to, one of which I'm  
24 president of within the county here.

25 I want to say that down through the years the Rock



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1  
2 Hill main strip of Rock Hill Drive has become more like the  
3 envisioning plan that was laid out a few years ago and the  
4 Town's Master Plan that's been in place for many years.

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

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

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

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

25 On the number, now, to accommodate 50 special needs



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

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

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

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

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

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

8 Thank you.

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

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

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

18 Besides the obvious traffic, the pedestrian walking,  
19 the environmental concerns, the noise, the multiple uses  
20 and who's going to enforce all of this, plus the idea that  
21 there is an urgent care right next door to the property  
22 where cars and ambulances go in and out, how can we, in  
23 2021, allow a hotel in Rock Hill be only for a specific  
24 group and not public? That's my question.

25 MR. CARNELL: Our next person on Zoom is Norm

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2 Ouellette.

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

6 MS. KAY: I just want to note for Mr. Ouellette --

7 UNIDENTIFIED SPEAKER: Please use the microphone. We  
8 can't hear you.

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

11 AUDIENCE: We can't hear you.

12 MS. KAY: The Planning Board --

13 UNIDENTIFIED SPEAKER: The mic isn't on.

14 UNIDENTIFIED SPEAKER: It's not turned on.

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

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

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





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

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

8           We have an overconcentration of beds for  
9 developmentally disabled youngsters and adults in this  
10 county.  We have over a thousand beds.  The facilities that  
11 have those beds cannot get staff to help out.  I wonder if  
12 this proposal is planning to bring up staff from Brooklyn.  
13 If so, what are these folks going to do on their time off?  
14 It isn't like you can just wander through Rock Hill, have  
15 75 counselors wandering through Rock Hill and think that  
16 the town's going to accommodate that.  There's going to be  
17 a lot of traffic moving people back and forth from Brooklyn  
18 if you're going to bringing up counselors to work and then  
19 bringing them become to Brooklyn on their days off.

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





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

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

16 Thank you.

17 CHAIRMAN SUSH: Carol Ann Cassiopolli.

18 MS. C. CACCIOPOLLI: Cacciopolli.

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

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

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



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

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

12 Thank you.

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

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

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

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

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

1                                   - PUBLIC COMMENT -

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

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

11           Thank you for your time.

12           CHAIRMAN SUSH: Rob Deehan, 175 Beaver Lake Road.

13 D-E-E-H-A.

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

18           CHAIRMAN SUSH: Okay. Thank you.

19           There's no more people on Zoom.

20           Arthur Beddow, 183 Beaver Lake Road.

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

23           CHAIRMAN SUSH: Nancy.

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

25           CHAIRMAN SUSH: Okay.

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2 Anybody else?

3 (No verbal response.)

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  
11 say his name doctor, but Dr. Teich --

12 (Mr. Leser was directed to speak into the  
13 microphone.)

14 MS. KAY: And you can take your mask off.

15 MR. C. LESER: Oh, all right. That's okay. Thank  
16 you.

17 (Mr. Leser complied.)

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 Okay. So, here, we have a question from the newspaper  
24 about a building that they're going to add a 30 foot  
25 extension to, and it said there's 25,000 square feet.

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

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

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

14 UNIDENTIFIED SPEAKER: Their well.

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

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

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

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2 pay more attention to what he said than what sometimes I  
3 feel what our hearts really want to say.

4 Thank you.

5 MR. CARNELL: Paul Walsh on Zoom.

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?

14 CHAIRMAN SUSH: We can hear you.

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



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

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

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

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

14 That's all my questions.

15 CHAIRMAN SUSH: Thank you.

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

19 That's it. Thank you very much.

20 CHAIRMAN SUSH: Thank you, Paul.

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

23 CPL. A. CANNELLA: I came up for a visit to Beaver  
24 Lake 54 years ago and while having dinner with my friend,  
25 my wife was with me, of course, he says to me, You know,





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

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

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

18 MR. CARNELL: There's Kathleen on Zoom.

19 MS. KATHLEEN: Hi. Did I unmute?

20 MR. CARNELL: Yes.

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

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

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

11 Thank you.

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

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

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

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



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

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

7 I request that environmental reviews be done and  
8 reviewed.

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

11 Thank you.

12 MR. CARNELL: We have Aram Gavoor on Zoom.

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

15 CHAIRMAN SUSH: Yes.

16 MR. A. GAVOOR: My name is Aram Gavoor. My family and  
17 I own a home at 104 Lake Shore Drive South, since the  
18 1990's. By trade, I'm a law professor at the George  
19 Washington University in Washington, D.C.

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

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

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

8 Thank you very much for your time.

9 CHAIRMAN SUSH: Thank you.

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

12 (No verbal response.)

13 CHAIRMAN SUSH: Here? Barbara? No?

14 (No verbal response.)

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

17 MR. T. BELGIOVENE: Good evening, everyone.

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

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



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

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

12 MR. CARNELL: Brett Tezelkin (phonetic).

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

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

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

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

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

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

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2 to unmute.

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

4 CHAIRMAN SUSH: Thank you.

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

7 (No verbal response.)

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

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

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

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

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

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

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2 services while at the camp at the same time.

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

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

8 MS. KAY: Thank you.

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

11 MS. KAY: Keep going.

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

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





1 - PUBLIC COMMENT -

2 Thank you very much for letting me speak.

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

9 MR. CARNELL: We have Jessica Lansdale on Zoom.

10 MS. J. LANSDALE: Hi, everybody. I'm Jessica  
11 Lansdale. I live on Canal Road at Wolf Lake. My husband  
12 Rick talked a little bit earlier.

13 I don't want to recap what other people have said, but  
14 one thing I do want to say is you should consider the  
15 incredible uniqueness of this area. First of all, it's  
16 historically significant. We are a circle of lakes that  
17 were built for the D and H Canal. They're man-made lakes.  
18 We're on a high elevation. It's not only historically  
19 significant, but we're environmentally sensitive because of  
20 all that, because they are man-made and because they are on  
21 a high elevation. And all these communities, you know,  
22 they're recreational communities and I always felt like  
23 Rock Hill was there for those communities and I believe  
24 that the Town Comprehensive Plan supports that. And I want  
25 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.)

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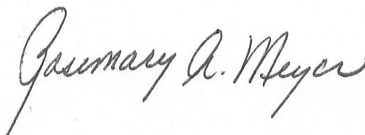
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## REPORTER'S CERTIFICATION

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.

A handwritten signature in cursive script that reads "Rosemary A. Meyer". The signature is written in dark ink and is centered on the page.

ROSEMARY A. MEYER

Date Transcribed: August 15, 2021



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