

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER

OF

GATE HILL DAY CAMP TWO

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
January 25, 2018
8:18 p.m.

BEFORE :

THOMAS GUBITOSA, CHAIRMAN
PETER MULLER, VICE-CHAIRMAN
MICHAEL FERGUSON, BOARD MEMBER
ERIC JASLOW, BOARD MEMBER
PAUL JOACHIM, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

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Proceedings

CHAIRMAN GUBITOSA: All right. Next up on the agenda, another public hearing. This is Gate Hill Day Camp Two. It's a Site Plan Conditional Use located on the south side of Gate Hill Road, 1600 feet of Sergeant Schwarz Court.

MR. POTANOVIC: Could we put the current maps up for that?

CHAIRMAN GUBITOSA: What's that?

MR. POTANOVIC: Maps?

CHAIRMAN GUBITOSA: Oh, all right. Dave. There it is, right there.

MR. SHEEHAN: Right there, the map's up.

CHAIRMAN GUBITOSA: George, the map is right up there.

MR. POTANOVIC: Yeah, you can't read it. You can't read the resolution on those maps. No, not a matter of whether we can see it, it's a matter of high enough resolution. I know something about that, believe it or not.

CHAIRMAN GUBITOSA: We'll get it, George.

MR. POTANOVIC: And you don't,

1 Proceedings

2 obviously.

3 MR. SHEEHAN: Obviously. I can see it
4 fine.

5 MR. POTANOVIC: You can see it fine, you
6 can't read it fine. That's why we should be
7 posting the maps for the public hearing.

8 BOARD MEMBER JASLOW: George, you can
9 have mine, if you want it.

10 MR. POTANOVIC: I'll take it.

11 CHAIRMAN GUBITOSA: All right,
12 Mr. Zigler, good. We'll get out of here.
13 All right, Mr. Zigler, go ahead. Give us an
14 update.

15 MR. ZIGLER: Basically -- Dave Zigler
16 from Atzl, Nasher and Zigler, and Ira
17 Emanuel, the attorney for Gate Hill Day Camp.

18 And I just want to lead off with that,
19 that this is a day camp. Because I think
20 some of the comments we received from the
21 County and things that they didn't understand
22 that this is a summer camp, Monday through
23 Friday, basically 8:30 to 3:30, about 35
24 days. So it's not a sleepover camp or
25 anything.

1 Proceedings

2 If you're not familiar with it, the
3 site, or the location, Gate Hill Road is over
4 here on your left. That would be east.
5 North is straight up. That's 210. And Gate
6 Hill Day Camp is right there in the center,
7 down in the valley as you're going up the
8 hill.

9 Go to the next one. On the next page we
10 have -- there we go -- this is the site as it
11 exists today. You'll see that when we walked
12 it, all these buildings are here, and around
13 this loop, and the pond. The buildings, as
14 you've seen, were different.

15 Everything's a different use as far as
16 bathrooms, or what they call changing rooms.
17 And then you have different little villages
18 for the age difference and groups. You had
19 go carts, you have baseball. Everything a
20 day camp should have, that's what's out
21 there.

22 And it's roughly 50-some buildings
23 throughout, from the 1950s all the way
24 through the 60, 70s. Some of the buildings,
25 of course, have been changed. Most of them

1 Proceedings

2 are still old.

3 The three orange ones we have here, it's
4 not because I ran out of pink or color
5 marker, they're actually real buildings. And
6 I would call them buildings that have
7 utilities for all season, all year. Heat, a
8 foundation. The rest of the buildings that
9 you see, they're up on what you would call
10 piles, more like a tent platform.

11 The point of the project is to change
12 and exchange some of the buildings over the
13 next ten-year period. If you go to the next
14 page. Their working on a site can only been
15 done, of course, when day camp's not going
16 on. So we're talking about doing some kind
17 of building change, or some kind of
18 construction after September, but before May,
19 because in May, they start prepping the site
20 for summer. So if you do any kind of work
21 and you want to redo the site -- be the next
22 page, next, Page Two -- you can't do that
23 much in one winter.

24 So when we first submitted the plan, we
25 had a five-year plan. And really, that was a

1 Proceedings

2 little too aggressive. So we changed it, we
3 changed the application to a ten-year plan.

4 And what we have here is we actually
5 just have an expansion of the corner of the
6 map where all the work is going to be done.
7 Now, this is the same area that we walked
8 when we went in and we walked around by the
9 lake, down at the bottom by the go carts, and
10 up around by the baseball field and the
11 soccer. You come out here through where the
12 little village was, where the little younger
13 children play.

14 The big change that you see here is now
15 we have two more orange buildings. So it's
16 going to be an addition of a new type of
17 office, and crafts right here, which is a
18 full size building, again, with heat and
19 foundation. And then there's going to be a
20 child building here for the younger kids next
21 to the cafeteria. This big one is the
22 cafeteria.

23 So what we've done is we went from
24 three, I'll say fully utility seasonal-wise
25 buildings to five. The rest of the changes

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Proceedings

you see, and that's the darker buildings, are either replacements, or relocated from another spot, or brand new buildings. And you can see that down here.

This is where that village was when we walked out. And it was odd. I'd say eight or ten little buildings in there you can see now that they're replacing them with bigger buildings.

So what kind of buildings are these? These are prefab buildings. They come in. The wall sections are popped up, they're not framed on-site. They're buildings that can be put up very quickly because they have to get the work done before the season starts, plus you're working in the winter.

So the buildings, other than the two new orange ones, they're really pretty simple. But to get a building permit, this is the process we have to go through so they know what building they're working on.

The other additional thing that probably would be more of an impact in the buildings we're talking about is these green things.

1 Proceedings

2 And they're right next to this big black
3 thing right here. The darker areas you see
4 on each end of the map here to the east are
5 wetlands. And down on Blue Note, that's all
6 wetlands. And along the bottom of the site
7 are the hills. If you come up Blue Note, you
8 make the curve here, and there's the start of
9 the hill.

10 So we can't do anything in that area.
11 So we're kind of stuck up here on the side of
12 the hill for these two fields. And that's
13 what they are, whatever athletical (sic)
14 fields, they're not really named football
15 fields or soccer fields. They're just used
16 by the kids.

17 And it does create -- that's a full-time
18 winter job right there. You're going to have
19 to clear the trees, you got to put a wall on
20 one side, wall on the other side, and flatten
21 out the hill. Later on, I'll get into some
22 of the County comments on that, but basically
23 that's the real construction of the site is
24 these two large fields.

25 The buildings themselves, they could be

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Proceedings

done in any kind of sequence. The fields could be done in any kind of sequence. What we're trying to do is construct a ten-year envelope, that if they want to go in and knock down 33 and replace it with Building Number 34, at least the Building Department knows.

The permits that are required to do this is a road opening permit. We're not doing anything to the road. But whenever you work next to the State or County road, you have to get a permit, and that we are.

The entrances will remain the same, and the exit will remain. Entrance on the west side, and then the exit on the east side, being north is straight up.

These lines we put in here are for parking. These three fields right here exist. That's the gravel field as you go down the hill. And before we got to the gate, there was a parking area. And then there was a parking area up above it on the first right of way on the right. And then the second one by the gate, and then the

1 Proceedings

2 third one, the big field where we parked in
3 that sort of football field. The football
4 field was right here.

5 We're also showing an additional parking
6 area here which is going to be what we call
7 reserve. As you know, most of the children
8 come here on buses. They're bussed from out
9 of the city, or they're -- very few people
10 drive. Each bus has maybe two counselors on
11 it. So, and a lot of work force comes in on
12 the buses.

13 And then you have cars for the
14 employees, which they park in here right now.
15 And then the buses stack in here, just like
16 at a school where they stack. And so there's
17 not -- when the kids leave, they all leave
18 all at once. So that the buses are sitting
19 there, all the buses are loaded, everybody's
20 safe and leaves.

21 This operation is going to still
22 maintain the same style. Any additional
23 construction that goes on here, we're not
24 moving any entrances and we're not trying to
25 change the style of how the kids come in and

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Proceedings

how the kids leave, because that's very safe. That's one of the reasons we put this children building up here because it could be next to the buses.

So the other item that this needs is a septic. So we have to go to the Health Department and get a septic approval for the full build out, which we are requesting 900. So from during this process, as the plan for the buildings get bigger and the cafeteria's enlarged, then they'll start bringing the kids in. But this whole process is going to be for, like, a ten-year period.

Now, we received two sets of comments. Significant comments. We've had other ones that we've addressed as we moved along. But the big comments we have are from John O'Rourke.

They have about two pages which cover the SWPPP, the drainage. Details, they would like more details for the buildings. There's some items. I'm going to meet with him hopefully next Tuesday and go over the list so we can answer 95 percent of them, so when

1 Proceedings

2 we get the next list, it will be less.

3 The other comment sheet we got was from
4 the County Planner. And I've called the
5 County Planner at least three times. I
6 called previously when we first got the
7 comment sheet, and I got no response.

8 When we received that last comment
9 sheet, I called again. And then Josh called.
10 And Josh on the second call got somebody to
11 speak to.

12 And what we're trying to do is get him
13 to come out to the site and walk the site,
14 just like you did. Because if we chuck this
15 up on the -- as we do here, we chuck it up on
16 the wall, and you would have never been out
17 to the site, you would have never understood
18 what's going on out there. And it would look
19 like this, you know, the next thing from the
20 Pyramid Mall.

21 And that's what happened with the County
22 Planner. And he didn't go out there, he
23 didn't look at anything. And the questions
24 that you see is how does it operate? How do
25 the buses come in? Where do the buses park?

1 Proceedings

2 All those things.

3 We were trying to get him to go out.

4 And the final thing he said to Josh is what
5 are you worried about, you can just override
6 the comments anyway. And that's not what
7 we're trying to do.

8 We're trying to meet with them so
9 everybody understands the project, and they
10 understand why we're doing ten years.
11 Because he even questioned why we're doing
12 ten years instead of five. And part of it is
13 that's how Josh runs this place, and he has
14 certain things that he has to adhere to. And
15 one of them is no construction when the kids
16 are there.

17 We couldn't even go do perc tests. We
18 had to wait until after the camp was empty
19 before we could do perc tests in September.
20 So there's a reason it went from five years
21 to ten years. And it's a reason that they're
22 slapping everything up on the wall here.

23 And I told him that. And I said if you
24 think you might do it, we have to put it on
25 the map. So some of these things might not

1 Proceedings

2 be done, and other ones might be done first.

3 But over the next month or so, we're
4 going to whittle down the comments from John
5 O'Rourke. We're going to address them.
6 We're going to try to get the County out
7 there to walk the site. We hope they do.
8 And then we can address most of those
9 comments.

10 If the Board feels, and opens the public
11 hearing, and has nothing that seems to be
12 critical from the public, we're going to
13 probably ask to extend or continue the public
14 hearing until March. And we're going to skip
15 February because you only have three days to
16 the next submission, and all that's not going
17 to happen. So we want to meet with John
18 O'Rourke, and we want to meet with the
19 County. So that's what our schedule is.

20 CHAIRMAN GUBITOSA: Just to get on the
21 record, we have been out there for a site
22 visit. And like you said, Mr. Zigler, when
23 you see it on the map, you don't understand.
24 You go on the site, like we saw, it's just a
25 matter of moving buildings here, moving one

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Proceedings

field from here. Areas that were already disturbed, and maybe there may be one or two areas that might need to be disturbed. But when we went out and looked at what he had shown us, the baseball field here, the soccer field, we're going to move this one over there, we saw the buildings, how this one will move over there, so.

MR. ZIGLER: And again, I just showed two of the fields green. Remember, we have that adventure course, or the rope climbing course through the trees. So I asked Josh and James to get me some pictures.

And that's what we're talking about on that one area that's down by Blue Note. This is stuff up in the trees. It's not cutting the trees down or anything, so it's using the trees. It's almost what you see in the mall there inside, where people actually pay to go up in the air and try to kill themselves.

CHAIRMAN GUBITOSA: Right. All right, so what we'll do is we'll open the public hearing.

VICE CHAIRMAN MULLER: Make a motion.

1 Proceedings

2 CHAIRMAN GUBITOSA: Motion.

3 BOARD MEMBER ROGERS: I'll second.

4 CHAIRMAN GUBITOSA: All right, Pete made
5 the motion to open and Jerry seconded. So
6 I'm going to open the public hearing at this
7 point. So if you'd like to comment about
8 this project, just state your name and
9 address for the record. Yeah, George, go up.

10 MR. POTANOVIC: Thank you very much for
11 that very detailed explanation. I appreciate
12 it. I'm a neighbor, as well as just
13 generally interested as a town resident. So
14 I haven't had a chance to really understand,
15 I know this project has been before the Board
16 before. There was some land swaps involving
17 Magee, right?

18 CHAIRMAN GUBITOSA: Correct, that's
19 done.

20 MR. POTANOVIC: The reason for that was
21 because the property, I just want to
22 understand what it was. At the place where
23 these buildings were, just so I understand.
24 I didn't understand that part of it.

25 MR. ZIGLER: There we go. This little

1 Proceedings

2 triangle shape here was what was flopped.

3 Pat Magee actually had some stuff over, and
4 Josh in this area. And Josh had a couple of
5 buildings over in this area. And he had a
6 lease agreement, but it just -- this made
7 more sense.

8 So they flopped the line. It was almost
9 one for one. Somehow, Pat Magee got more
10 property. I don't know how, but it's just --

11 MR. POTANOVIC: Not surprising.

12 MR. ZIGLER: -- amendment of a property
13 line.

14 CHAIRMAN GUBITOSA: Thank you,
15 Mr. Zigler.

16 MR. POTANOVIC: So I'm happy to have the
17 Gate Hill Day Camp as a neighbor. I think
18 it's a great thing for the town to have.
19 It's a great use for that property. I'd
20 rather see that than more homes, for example.

21 And I'm glad that they're putting
22 together a ten-year plan. It's good to have,
23 you know, a plan that you can see where
24 things are going to go.

25 And that they're putting in some

1 Proceedings
2 additional fields and additional buildings,
3 larger buildings, one of the things I'd be
4 concerned about was the impact on the water
5 quality. I know you said the County had some
6 comments regarding drainage. I'm assuming
7 that most of those neighbors around that
8 property still have well water. I'm sure,
9 but even if they don't --

10 CHAIRMAN GUBITOSA: Yeah, I think they
11 do.

12 MR. POTANOVIC: We're going to be
13 putting -- are we putting pesticides on these
14 big fields now, or adding additional
15 chemicals to them in terms of maintaining
16 them?

17 CHAIRMAN GUBITOSA: I guess we'll find
18 out once we go through the TAC meeting. I'll
19 get all that information.

20 MR. POTANOVIC: Those would be some of
21 my concerns.

22 CHAIRMAN GUBITOSA: Okay.

23 MR. POTANOVIC: Because, you know, my
24 well was polluted by road salt. Not because
25 of where I am, but because the County placed

1 Proceedings

2 it on the corner of my property.

3 Unfortunately, because I had great well water
4 before that and I wasn't paying a bill every
5 month to SUEZ.

6 Water is a precious resource, and I
7 think we should be looking at this in terms
8 of how do we protect? Because all that water
9 coming down off that mountain is fresh water,
10 and it feeds those wells that people live
11 down below. So I think that's an important
12 thing for us to look at, especially where
13 it's located near Harriman State Park, which
14 is a great resource for fresh water. So that
15 would be one thing in terms of maintenance of
16 the fields, I guess is what I'm thinking of.

17 Does this mean that there's going to be
18 a tremendous increase in the number of kids
19 that are going to be going to the day camp?
20 Is that the reason for this expansion? I'm
21 assuming it would be, but this is a
22 tremendous increase over what the numbers of
23 buses and --

24 CHAIRMAN GUBITOSA: I think it was just
25 to get more --

1 Proceedings

2 MR. POTANOVIC: More facilities?

3 CHAIRMAN GUBITOSA: More facilities
4 there.

5 MR. POTANOVIC: Okay. So we're still
6 talking about the same number, pretty much.

7 CHAIRMAN GUBITOSA: Pretty much. And I
8 think we're getting all that comments with
9 the traffic, with the buses, with students.
10 We're getting all that.

11 MR. POTANOVIC: Now, when you do your
12 looking into the TAC meetings and everything,
13 this public hearing will continue until
14 March, so we'll have a chance to hear from
15 you, right, in terms of what you find out?
16 So that would be my concern, is the water
17 issues, the drainage, impact on the wetlands.
18 But I think the wetlands also feed the
19 groundwater, so I think we have to think
20 about what's draining into them. Because
21 people do rely on that for drinking.

22 CHAIRMAN GUBITOSA: We'll find that out.

23 MR. POTANOVIC: That would be my main
24 concern. We'll have another chance to
25 comment once --

1 Proceedings

2 CHAIRMAN GUBITOSA: Yeah. You'll have
3 time. And you can always, you know, send in
4 written comments. But we'll keep it open.

5 MR. POTANOVIC: Yeah, I appreciate the
6 overview, because I didn't quite understand
7 it as well before. So I think that's great.
8 And like I said, I value them as a neighbor.
9 I think it's great to have it in the town.
10 So I'll keep my attention on it, and I
11 appreciate the opportunity to comment. Thank
12 you.

13 CHAIRMAN GUBITOSA: Thank you,
14 Mr. Potanovic. Any more --

15 MR. POTANOVIC: I just wanted to also
16 mention --

17 CHAIRMAN GUBITOSA: Oh, wait, one more.
18 Go ahead.

19 MR. POTANOVIC: I wanted to mention that
20 when we have public hearings, I did send you
21 a note about this, we should post maps so
22 people can read them.

23 CHAIRMAN GUBITOSA: I think in all the
24 confusion --

25 MR. POTANOVIC: I'm all for this. This

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is great because it gives you a good overview. But the resolution of it is not high enough to see the details. So I think as a general policy for the Planning Board, I think the applicant should always post maps so people can look at those.

CHAIRMAN GUBITOSA: I usually do it. With Dunkin' Donuts, the crowd, I missed this one. Thanks, George. Go ahead, just state your name and address for the record.

MR. COSTABILE: Ralph Costabile, I live at 9 Blue Note Lane. Basically, my question was when is there a site plan for final, and what it's going to look like ten years down the road when this project is done?

MR. ZIGLER: That was Page Three.

MR. COSTABILE: That was Page Three.

MR. ZIGLER: The one that had the --

CHAIRMAN GUBITOSA: Go back to where the buildings were, right?

MR. ZIGLER: Yes.

MR. COSTABILE: The last --

CHAIRMAN GUBITOSA: Yeah, that one.

MR. COSTABILE: This field is going to

1 Proceedings

2 be added at the bottom.

3 MR. ZIGLER: Yes.

4 MR. COSTABILE: And these down here are
5 what?

6 MR. ZIGLER: That's going to be just
7 sheds. Yes, maintenance sheds for the kids.

8 MR. COSTABILE: Is that a road coming in
9 there?

10 MR. ZIGLER: That would be a new
11 driveway into it, yes.

12 MR. COSTABILE: And there's also this
13 road right here, right? Isn't that being
14 added?

15 MR. ZIGLER: That's kind of there, but
16 it's going to be fixed up to be emergency
17 access. Just emergency.

18 MR. COSTABILE: They won't be coming in
19 or out of Blue Note.

20 MR. ZIGLER: Yes, hopefully none.

21 MR. COSTABILE: Would I be able to get a
22 copy of this to study at home or --

23 MR. ZIGLER: Rip the one off the back of
24 the wall.

25 MR. COSTABILE: Well, I can come and

1 Proceedings

2 look at it.

3 CHAIRMAN GUBITOSA: Dave would be the
4 one.

5 MR. COSTABILE: Just so I can study it a
6 little before the next meeting. So I'm
7 looking at the drainage. All that water does
8 come down, and I'm sure that can be
9 addressed.

10 CHAIRMAN GUBITOSA: Now where are you,
11 are you down at the --

12 MR. COSTABILE: I live at Number Nine,
13 which is right here.

14 CHAIRMAN GUBITOSA: Okay, all right.
15 Just so we know. Thank you.

16 MR. COSTABILE: This all slopes down to
17 me.

18 CHAIRMAN GUBITOSA: Okay.

19 MR. COSTABILE: Thank you. That's
20 basically what I -- my main thing was to get
21 this to study it.

22 CHAIRMAN GUBITOSA: No problem. Thank
23 you.

24 MR. COSTABILE: Thank you.

25 CHAIRMAN GUBITOSA: Any more comments?

1 Proceedings

2 All right, so what I'll do is, I need a
3 motion to continue the public hearing.

4 BOARD MEMBER JOACHIM: I'll make the
5 motion.

6 BOARD MEMBER JASLOW: I'll second it.

7 CHAIRMAN GUBITOSA: Paul made the
8 motion, Eric seconded. All in favor?

9 (Response of aye was given.)

10 CHAIRMAN GUBITOSA: Opposed? All right,
11 motion is passed. We're going to continue
12 the public hearing until March. Thank you,
13 Mr. Zigler.

14 Oh, wait, Dave. One thing. Sorry, I
15 forgot if Max had any questions now after I
16 closed the public hearing.

17 MR. STACH: So we had provided a
18 memorandum in September that included the
19 Part 2 EAF. That Part 2 EAF indicated four
20 areas of potential environmental impact.

21 That was impact on land from disturbance
22 of soil. There was impact on surface water
23 from soil erosion. Impact on plants and
24 animals give the proximity to Harriman State
25 Park, and hits on the EAF form for endangered

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Proceedings

and threatened species. And impact on historic and archeological resources because of the area, it being located in an area of archaeological sensitivity.

I suggest you adopt that. The applicant had, I guess having received that, had submitted some initial information. I provided some comments on that.

Really, the biggest comment is with regard to the disturbance of steep slopes, erosion, and sedimentation. I understand that the applicant's working with the Town Engineer on a SWPPP. I think it makes a lot of sense to exert information, relevant portions of that SWPPP into a draft EAF Part 3. We always defer to the Town Engineer on any impacts regarding from soil erosion or drainage.

So that would be appropriate. But tonight, I think it would make sense for you to adopt the Part 2.

CHAIRMAN GUBITOSA: All right. I guess we need a motion to adopt the Part 2.

BOARD MEMBER FERGUSON: I'll make the

1 Proceedings

2 motion.

3 CHAIRMAN GUBITOSA: Mike made the
4 motion. Jerry seconded. All right, Part 2,
5 to adopt the Part 2. All in favor?

6 (Response of aye was given.)

7 CHAIRMAN GUBITOSA: Opposed? So we made
8 a motion and everyone, the majority voted to
9 pass to adopt the Part 2. John, any
10 comments?

11 MR. O'ROURKE: Dave stated we have a
12 meeting scheduled for Tuesday to go over our
13 comments. I'm sure he can answer a hundred
14 percent of them, just not 95.

15 MR. ZIGLER: I'll bring Ryan.

16 MR. O'ROURKE: Bring Ryan. But again,
17 Dave is correct. When we're looking at this
18 on a map, it's completely different when
19 you're out there. But I have to say this is
20 one of the cleanest and neatest, well-kept
21 camps that I've come across. I'm sure he can
22 answer most of those questions. So I don't
23 see any issues.

24 CHAIRMAN GUBITOSA: All right, thank
25 you. Bill, any questions?

1 Proceedings

2 MR. SHEEHAN: Yeah. Well, if you --
3 we're back on the camp, right?

4 CHAIRMAN GUBITOSA: Yeah, we're back on
5 the camp.

6 MR. SHEEHAN: I was wondering where
7 steep slopes were on that. The County is
8 counting that 25 percent for principal?
9 Well, pretty much everything on the property
10 is principal use.

11 MR. ZIGLER: Yes.

12 MR. SHEEHAN: So I don't really see an
13 issue with the -- because, you know, they got
14 you limited to 2500 square feet or something?

15 MR. ZIGLER: Yes.

16 MR. SHEEHAN: I don't think that applies
17 here.

18 MR. ZIGLER: No.

19 MR. SHEEHAN: So you know, that has to
20 be taken care of. But otherwise, that was my
21 main concern that we didn't get caught up
22 on -- I think that needs to be explained.

23 MR. ZIGLER: It's a residential steep
24 slope.

25 MR. SHEEHAN: Yeah, because originally

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the whole concept of that was for homes, even though it doesn't spell out homes on that one section. But even if you apply it for that, it applies to the principal use. And anything along with the day camp is pretty much principal use, not an accessory use. So I don't think it applies. But I'd rather see the County take it off than have to override that section.

MR. ZIGLER: Well, that's why we'd like to meet with them so we can reduce the comments.

MR. SHEEHAN: Because that's a big, you know.

MR. EMANUEL: We're going to keep trying -- for the record, Ira Emanuel, attorney for the applicant. We're going to keep trying to contact the County and try to get them out there.

But I'm going to make a somewhat unusual request because we've got a somewhat unusual circumstance here. In the event that we don't get anywhere with them, I was wondering if it would be okay if we could reach out to

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your planner Mr. Stach, and perhaps he could contact the County to get them out there.

CHAIRMAN GUBITOSA: All right. If Max can't, I'll see if I can.

MR. EMANUEL: Sometimes when a municipality makes a request, they're a little more amenable. We have a different relationship, generally, but whatever reason. So I appreciate that, thank you.

CHAIRMAN GUBITOSA: Thank you. Steve, any questions on this one?

MR. HONAN: No.

CHAIRMAN GUBITOSA: Mr. Larkin, any --

MR. LARKIN: No, no comment.

CHAIRMAN GUBITOSA: Not on this one. All right, so we'll see you for the public hearing in March, then. Am I correct?

MR. ZIGLER: Yes.

CHAIRMAN GUBITOSA: All right, good. Thank you.

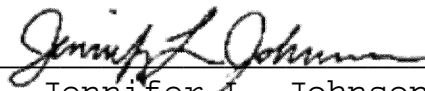
MR. ZIGLER: Thank you.

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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

