

TOWN OF CHESTER
PLANNING BOARD MINUTES
August 17, 2016

Meeting called to order: 7:00pm

Members present: Chairman Serotta, Bob Conklin, Frank Gilbert, Barry Sloan, Steve Denes, Carl D'Antonio

Absent: Ernie Damiani

Also Present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, Al Fusco-Engineer

A motion was made to adopt the minutes from July 6, 2016. Motion Made by Bob.
Second Carl. Motion carried 6-0

Next meeting of the Planning Board is scheduled for September 7, 2016

*The first half of these minutes which entails the Public Hearing for OMAC Realty/BTSS Holdings for the Camp Monroe property have been transcribe by Michelle Conero. The Second half starting with applicant Ridgeview Estates have been transcribed by Alexa Burchianti. Two separate documents will be posted containing the minutes.

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF CHESTER PLANNING BOARD

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In the Matter of

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CAMP MONROE

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PUBLIC HEARING

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Date: August 17, 2016

Time: 7:00 p.m.

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Place: Town of Chester

Town Hall

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1786 Kings Highway

Chester, NY 10918

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BOARD MEMBERS: DON SEROTTA, Chairman

ROBERT CONKLIN

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FRANK GILBERT

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BARRY SLOAN

STEVE DENES

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CARL D'ANTONIO

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ALSO PRESENT: DAVID DONOVAN, ESQ.

AL FUSCO, Engineer

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ALEXA BURCHIANTI, Secretary

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APPLICANT'S REPRESENTATIVES: JOSEPH SCARMATO

DAVID HIGGINS

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MICHELLE L. CONERO

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10 Westview Drive

Wallkill, New York 12589

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(845)895-3018

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CHAIRMAN SEROTTA: Okay. It's a little after 7:00. The Town of Chester Planning Board is now in session. Please have order in the room. Okay. All right.

So first thing on the agenda tonight is I sent out the minutes from July 6th, 2016. Did Everybody get a copy of the minutes? Alexa sent them out.

Does anyone want to make a motion to adopt the July 16 -- 6 minutes?

MR. CONKLIN: I'll make the motion.

MR. D'ANTONIO: Second.

MR. SEROTTA: Motion by Mr. Conklin, second by Carl. All in favor?

MR. CONKLIN: Aye.

MR. D'ANTONIO: Aye.

MR. GILBERT: Aye.

MR. SLOAN: Aye.

MR. DENES: Aye.

CHAIRMAN SEROTTA: Aye.

Okay. So, all right, Ernie's away tonight. He's not with us tonight.

First thing on our agenda tonight

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2 -- the original agenda showed Ridgeview
3 Estates. I'm moving that to the second thing
4 tonight. We're going to go right into a public
5 hearing tonight. First thing on our agenda
6 tonight is a three-lot subdivision by OMAC
7 Realty/BTSS Holding. It's a subdivision, a
8 three-lot subdivision, as I said, over on the
9 Camp Monroe property. Joseph Scarmato and --
10 who is the engineer?

11 MR. HIGGINS: Dave Higgins.

12 CHAIRMAN SEROTTA: Dave Higgins are
13 both here to represent the applicant.

14 All right. So we're going to start
15 out with a presentation from the applicant. At
16 that point in time we'll go over a couple of
17 other things. I will then open the public
18 hearing and we will take comments from the
19 public. So that's how it works, all right.
20 Until that happens there's no comments from
21 the audience or anything like that. You have
22 ample time. I don't put time restrictions on
23 anybody here, anything like that, so you'll
24 have plenty of time to speak tonight. There's
25 no restrictions on you.

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So Joe and Dave -- let me just bring up the plan quick.

MR. SCARMATO: Okay. Good evening, everybody. I'm here -- my name is Joseph Scarmato. I'm the attorney for OMAC Realty. OMAC has owned this property since the '70s, and the principal of OMAC, Stanley Felsing, has been a member of this community since that time as the proprietor of Camp Monroe. And if any of you know Stanley, hopefully you have good feelings about him because he certainly has good feelings for this community.

Now, about a year ago, after operating the camp since 1975, he sought some sort of retirement and removal from the camp process, and he sold the camp to a group of camp operators, they own multiple camps around the metropolitan area, and as part of that sale the property was to be divided into what is operating as the camp at this point.

And let's see. So this center portion here, essentially this green portion, is what's operating as the camp. The camp is

1
2 essentially in the center part here. There's a
3 lake in this area. And this area, moving up
4 into the left of the screen, is an upland
5 portion which goes up to the top of, you know,
6 a rise. And it was determined in the sale that
7 a certain amount of the property would be
8 dedicated to the operations of the camp, and
9 whatever property was not needed for the
10 operation of the camp they would split off and
11 OMAC Realty would retain the ownership of this
12 lower portion here, part of which is in the
13 Town of Monroe and part of which, of course, is
14 in the Town of Chester. And this upland parcel
15 here, which, quite frankly, the camp had no use
16 for, they saw it as a potential liability.
17 It's a sloped area where you certainly might
18 not want campers running up there and getting
19 into trouble. So it was determined that OMAC
20 would retain the ownership of that.

21 So as a consequence, in order to
22 conclude the business deal of selling the camp,
23 we were required by the seller to undertake
24 this subdivision. So we came with a plan, and
25 the plan is simply to divide the property into

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one lot in the center, which would retain ownership to Camp Monroe, Camp Monroe owned by BTSS Holdings. As I said, they operate multiple camps within the metropolitan area. They fully intend to operate, and in fact, have already made application to the Town to make improvements to the camp. They fully intend to operate the camp for the indefinite future.

This upland portion of the property is essentially landlocked, and in order to obtain a separate lot for this piece of property, it would have to be contiguous to a road of some sort, and it's not, so it's essentially lost to OMAC, and we propose to dedicate it to the Town as open space. We've been in touch with the Town Supervisor, and it seems the Town Board is interested in acquiring -- not acquiring -- accepting the property. It would be a gift to the Town. And it could be used for anything from whatever the Town would like it to be used for, but certainly we think of it as green space, open space, recreational space. There's also the potential for some well development on the site, water wells for

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the Town. So there are some benefits to the
Town.

The lower portion is going to be held undeveloped at this point as an asset of OMAC Realty/Stanley Felsing. There are no plans at this time to develop that property in any way. Mr. Felsing's not a developer. He's got other items that are preoccupying at this time of his time in retirement, and there are no plans to develop that property. There are no interested parties contacting Mr. Felsing attempting to acquire the property. This is strictly an application to divest those properties from the camp as part of the transaction that's been entered into, and closed by the way, in the spring of this year. So transactions are already occurred.

At this point the property is -- all of this property is in the name of BTSS. And as a consequence to the contract we are obligated to go through this process to split off these parcels both on the left and on the right.

So we're seeking a simple

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three-lot subdivision. BTSS will continue to own and operate the center portion, we propose to dedicate the upper portion to the Town of Chester, and we propose that OMAC Realty will own this vacant parcel of land and hold onto it indefinitely at this point.

I can propose that -- Dave Higgins is our engineer. He might be able to give you a couple of the nuances of the plan, one of which is a strip of land that encircles the plan -- the BTSS Holdings, the camp, so that this Town property will have a contiguous attachment to the upper parcel. This was negotiated, you know, with a significant amount of effort with BTSS. Their concern, of course, is that they're going to have campers on this site and there will be young children in and around this area, so they'd like to know who's going to be on their border. But they consented to allowing the Town the opportunity to access the upper parcel and allow this connection here to the Town property.

So I'll just turn it over to Dave for a few minutes and give you some of the

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technical aspects of the plan.

MR. HIGGINS: Thank you, Joe.

Thank you very much. Joe actually covered just about everything that I had to go through. It's a fairly simple application in terms of the lots.

Just to go through maybe some of the acreages. This is what we call Lot 1. This is the parcel that's going to be retained by Stanley and OMAC Realty. Lot 1 is approximately 26.9 acres in size. The lot that's being retained by the camp, which is the green parcel here, is approximately 99.1 acres in size.

We have the three other, we call them parcels, Parcel A, Parcel B, and Parcel C. Parcel A is located up along this stretch of Trout Brook Road. Basically the property right now runs to the center of the road and the Town wants to ensure, you know, their ownership and their right to the road, so the Town asked that we basically convey anything along the frontage here that's within twenty-five foot of the center of the road.

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Likewise, Parcel B is located along this strip. Again, the property line went to the center of the road, and we are offering to the Town that ownership within twenty-five feet of the center line of the road.

Parcel C is the upper portion in the back here. That's being offered to the Town. That totals 29.6 plus or minus acres, and that's to be essentially offered to the Town and possibly, if they so wish, conjoin that with this tax parcel here, which is 28-3-12, Section, Block and Lot number 28-3-12.

As Joe mentioned, there is a possible use by the Town for this for recreation. The Appalachian Trail does run through portions of the property. And also, as Joe mentioned, possible water supply. There is a well located on the -- around this area of the property. It was drilled and tested back in 2007. The estimated yield at that time was 90 to 100 gallons a minute. Again, this property that's going to be offered to the Town. The Town can do with it as they see fit.

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And then I guess the last bit, we did do some soils tests on this piece of land here, and again, that was just to demonstrate usability for the purposes of a septic system. Basically when you split off a piece of land you've got to demonstrate that it's buildable. So we conducted some percolation tests with the Town Engineer's office overseeing us.

So if the Board has any questions, I'd be happy to answer them. Or if they want to field questions from the public, we can do that as well.

CHAIRMAN SEROTTA: All right.
Thanks, Dave.

MR. HIGGINS: You're welcome.

CHAIRMAN SEROTTA: All right. Mr. Fusco, which is the Planning Board Engineer, is also the Town Engineer, submitted a report to us.

Al, just give me one second. Al?

MR. FUSCO: Yeah. Basically from the last time that we had met, we needed some clarification on the plan, which they had submitted a new plan to us that had included

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2 clarification of Parcels A, B, and C that were
3 more clearly identified. These are parcels
4 that are going to be projected to be
5 gratuitously offered to the Town of Chester.
6 They include a couple pieces of the road. It
7 was sort of hard to see in the original plan,
8 and in the new plan it's quite obvious what the
9 intent was, is to, you know, give additional
10 right-of-way to the road so the Highway
11 Department can adequately maintain it. And
12 Parcel C is the parcel that could be utilized
13 by the Town of Chester.

14 More particularly than anything,
15 the Town is very interested in the water
16 possibilities for the adjoining water district
17 because there is a very good water source on
18 there. That's one of the primary purposes that
19 the Town is considering accepting the
20 dedication.

21 To go further, if and when the
22 Board acknowledges this and does do the
23 subdivision and considers it, we're going to
24 require deeds of dedication with title policies
25 as a condition of any approval. And also,

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obviously, payment of any fees, subdivision, planning fees, whatever the case may be.

And that's basically all I have. They had answered all of our previous questions.

CHAIRMAN SEROTTA: Okay, Al. Thanks.

All right. As part of New York State Laws, the New York State Law, it's call Municipal 239, the Town of Chester Planning Board is required to submit this to the Orange County Planning Department. If it also borders another municipality, which it does for the Town of Monroe, it was also submitted to the Town of Monroe. We did not receive any response from the Town of Monroe, so we're not -- there's nothing for us to say for what they did.

The town -- the County, though, Orange County, did send us in a response, okay. And when Orange County sends a response to the Board, they have a couple of options, all right. Their options are to say it's a local determination, which means this Board can

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2 choose to do what it wants, all right, with no
3 -- no real response back to the Planning Board
4 there, or they can do it with a mandatory
5 comment which also -- which would require this
6 Board to have a majority vote in order to pass
7 anything here, all right. Or they can make
8 just simple comments. And what they chose to
9 do here is to just make it a local
10 determination and with one simple comment is
11 what they provided here. So you can quickly
12 see, as they say up on here. All these are
13 files are always on the Town's website. You
14 can go home tonight and look at these. If you
15 go to chester-ny.gov, all of our files are
16 always out there. Every week, every agenda,
17 every document we ever talk about. We do
18 everything electronically here. We don't hide
19 anything. There's nothing being hidden or
20 anything from the public. So I encourage
21 everybody always to follow all of our meetings,
22 come to our meetings. Unfortunately, if I knew
23 we were going to have this many tonight, I
24 would've booked the Chester High School. I'm
25 sorry that we can't always accommodate every

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year. So we've done that in the past. We've had large things, we've done it at the high school.

All right. So what they said here, the only comment that they made was this project includes a dedication of Parcel C to the Town of Chester to be placed under their ownership. The configuration of Parcel C will give the Town contiguous access between the Town Park, which is down by Lakehill Farms, and the bulk of Parcel C. We advise the Town that in order to protect C and maintain it as recreational land, there should be some restrictions included in the transfer that property will be maintained as open space, accessible to the public for passive recreation but not be made available for future development.

This comment is really made to the Town Board. This Board does not make policy, we do not make laws, we don't pass anything here, okay. We are an approval Board that takes subdivisions, site plans, architectural reviews and handle those, all right. So this

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2 comment here will be passed to the Town of
3 Chester Town Board. I imagine that they will
4 put some kind of a restriction on here.
5 I can't tell you they're not going to develop
6 the land. For instance, what they said here,
7 there's a very big well on the land. So Bill
8 Keller, who's the head of our Water Department,
9 is very interested. It could possibly be a
10 water source for Lakehill Farms. It could be
11 possibly a water source for Walton Lake
12 Estates. Even though that's a long way off,
13 they're almost out of water up on the top
14 there. The Town needs wells. This well is
15 pumping about 100 gallons a minute. It was
16 identified about eight or ten years ago when
17 they were going to do a subdivision, which all
18 fell apart. The developers all sued each
19 other and it ended that whole thing fell apart.
20 This well still remains on the property. It
21 could be resurrected, and the Town of Chester
22 obviously is very interested in it. So that's
23 the only comment the County made, it's a local
24 determination, and we're free, actually, do
25 what we want, so -- all right.

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You'll have a chance in a minute;
okay.

All right. Before I turn it over
to the public; Frank, any comments? Any
questions, comments?

MR. GILBERT: Not at the moment.

CHAIRMAN SEROTTA: Bob?

MR. CONKLIN: No, not right now.

CHAIRMAN SEROTTA: Carl?

MR. D'ANTONIO: No.

CHAIRMAN SEROTTA: Steve?

MR. DENES: No.

CHAIRMAN SEROTTA: Barry?

MR. SLOAN: No. Not at this time.

CHAIRMAN SEROTTA: Okay. So at
this point in time I'm going to open it up to
the public hearing. As part of a requirement
by New York State Law they were required to
send out certified mails to everybody, and they
were -- a list was developed by Alexa, it was
given to the applicant, and the mailings went
out. They are also required to put one notice
in The Times Herald-Record. The mailings are
out at 500 feet. That's what it is. So if

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2 your property -- if you're further deep into
3 Lakehill Farms you may not have gotten the
4 mailing. That's true, all right. It's a
5 500-foot rule. Sometimes we expand it out a
6 little bit, but in this case here it was a
7 500-foot rule. So only if your property line
8 touches 500 feet of anywhere on this
9 subdivision. So if you didn't get a notice,
10 you'll have time to ask questions and talk in
11 just a little bit. So if you didn't get a
12 notice, that's probably the reason, you're not
13 within 500 feet.

14 So in the meantime, let the record
15 reflect that the proper mailings were sent out.
16 Let the record reflect that the proper notice
17 was placed in The Times Herald Record. All
18 right.

19 Okay. So just before I turn this
20 over to the public to talk, I have certain
21 rules that we obey by here. First of all, it'd
22 be chaos if we all started shouting out of our
23 seat. You need to raise your hand. I will
24 acknowledge you. I told you, some people go
25 ahead and put time limits on you. I'm not

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saying that you have two minutes to bail on the whole nonsense. That annoys me. I don't think that's right. The only thing that's going to happen, if I hear the same thing more than once, right, if I hear, you know, the same exact thing three times, I'm going to have to ask you to move on because we've already heard that, all right.

We take notes. This meeting is digitally taped, all right. There will be minutes. They're not -- what do you call it -- transcribed directly word for word, but there will be minutes on the meeting, and we will have a full digital transcript of the meeting, all right.

So we need to hear from you. I will call upon you when you raise your hand, all right. We need you to come out because we can't -- if you're sitting way in the back, unfortunately I need you to come up in the front. The digital tape is right here. We're not going to be able to pick you up in the back. It's important for us to -- you know, to hear what you have to say, but it's also

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important for us to pick it up on the tape. Alexa can't do minutes unless we have you on the tape, so I need you to come up towards the front, all right. I know sometimes that's hard to do or whatever, but it's just a necessary thing.

I need you to state your name and, if you'd like, your address. We'd like to know where you live. It's important to us a little bit, all right. I can't have you speaking out from your seats. I ask you all to be respectful. We have a big crowd here tonight. We've already been respectful to each other, and we've got to continue that way. We're not going to name-calling, we're not shouting out at people, anything like that, all right. We're all in this together. We're all residents of the Town of Chester. I happen to live near here too, all right. So we're all going to -- we're here to hear what you have to say tonight, and that. So again, I said if I hear the same thing more than once, I'll be respectfully just asking you to move on because we've already heard those comments and that,

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so --

And the one thing else I have to ask you to do, there seems to be some misinformation floating out into the public here. So I'm going to ask you to keep within the contents of this project here. We're not talking about the Empire State Building being built here or anything like that, okay. We've shown you what's here. We can show you -- we're going to put the map back up. There is a digital pen right here. There's a little button on the pen right here and when you press it, don't show it in anyone's eyes. This is a laser, you could hurt somebody if you did it. But you can point out something, I live here, I'm worried about here, anything like that, all right. So you don't have to use it but don't run over to the board because then nobody can see it if you're standing in front of the board. So just use the pen when you can. Again, it's a little gold button towards the top. Just press it in, and there it is, this little thing that we can see there.

So let me bring the plan back up

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again. Unfortunately I upgraded to Windows 10 and my colors look ugly here, but this is just something I'm going to have to deal with. I think I can make it just a little bit bigger. All right.

So at this point in time, I'm going to open the public hearing. All right. You've been waiting first, so come on up and just state -- again, you have to state your name. And Alexa may need you to spell it also if she can't understand it.

MS. TORTEL: Good evening. I'm Lori Tortel. I'm here representing Assemblyman James Skoufis. I'm his Chief of Staff. I just have a couple of points of clarification that I'd like to ask.

CHAIRMAN SEROTTA: Sure.

UNIDENTIFIED SPEAKER: Can't hear you. Speak louder.

MS. TORTEL: Sorry. I'll go a little louder. Again, my name is Lori Tortel. I'm the Chief of Staff for Assemblyman James Skoufis. He wishes he could be here this evening but he's asked me to come and attend

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the meeting on his behalf. I just have a couple of points of clarification to ask so that I can bring the correct information back.

The lower portion that's going to be kept is 26.9 acres. What is that currently zoned as?

CHAIRMAN SEROTTA: It's zoned as SR-2, which means basically two houses per acre. There are some other things that could possibly go in there, but it's basically a half acre zoning. That's what it means. Two homes per the acre.

MS. TORTEL: Okay. So that's a half acre zoning.

And then on the upper portion that's 29.6 acres, and you indicated that the Appalachian Trail --

CHAIRMAN SEROTTA: That's not true, unfortunately.

MS. TORTEL: I was going to say 22 I

CHAIRMAN SEROTTA: The Appalachian Trail is more in this area here. And just to give you a little bit of knowledge, this Board

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has been working with the New York-New Jersey Trail Conference for many years.

MS. TORTEL: Yeah.

CHAIRMAN SEROTTA: We've been going through this for about five years trying to secure property for them; right? I could've invited Sonia here tonight. I didn't because I didn't think it was necessary. The trail does not run through any of this piece here. What happens is OMAC owns also another piece. This is owned by Central Hudson.

MS. TORTEL: I was going to say, because we've been working with New York-New Jersey Trail Conference, also with Central Hudson, trying to get them the right-of-way through there, so --

CHAIRMAN SEROTTA: And I think, and I don't want to speak, but Mr. Felsing is here tonight, is in -- is in discussions to do something with this property with the New York-New Jersey Trail Conference which will let them run from McGinnisberg Mountain Road off of Gibson Hill Road into this piece right here. They're going to come in off of McGinnis and

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here. Now, there's still other parcels in its way, all right, so we're not a hundred percent there yet, but --

MS. TORTEL: Yeah. It's pretty complicated with where their parcels are.

CHAIRMAN SEROTTA: Right. But we've been working for years. We try to come in a different way, but unfortunately, the landowner over here it not cooperating to tie it directly into Goosepond. We can't do that, so this is what Sonia and the New York-New Jersey Trail Conference's plans are.

MS. TORTEL: And then the red portion that's in this map?

CHAIRMAN SEROTTA: It's a Town of Chester property. It's approximately about 10 acres.

MS. TORTEL: Okay.

CHAIRMAN SEROTTA: There's two parcels, two deeded parcels in here. It's used for leaf dumping, dirt dumping, and there's, I think, a sewer pump station in there, and so that's this red piece right here.

MS. TORTEL: Okay. And then the

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tan line, basically, for the property going around the blue section, what approximately is the length of that to give you access, and would that have to be developed to give you access to that upper portion?

CHAIRMAN SEROTTA: I don't know. Maybe Dave can give you the length. It is fifty feet wide. That's all we were able to get. I'm not -- Dave, do you have offhand -- I mean it's poke. Let's put it that way.

MS. TORTEL: Yeah. You can't see the scale.

CHAIRMAN SEROTTA: If each one of these houses is 100 feet, you know, you're talking 1,000 feet to here and, you know, it could be a couple thousand feet.

MS. TORTEL: Yeah. And is that like a dirt road that's already there, or --

CHAIRMAN SEROTTA: No. There is no road. It's property.

MS. TORTEL: -- it's just forest? They would have to --

CHAIRMAN SEROTTA: Forest.

MS. TORTEL: Okay.

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CHAIRMAN SEROTTA: You'll have to contact him afterwards. He's not going to calculate that now, so -- all right?

MS. TORTEL: Okay. That's fine. I thought he had it right there on his phone.

CHAIRMAN SEROTTA: No.

MS. TORTEL: Thank you very much. That's all of my questions. Thank you.

CHAIRMAN SEROTTA: Just to clarify one thing. The reason this is here, all right, this was a lot of meetings and a lot of talk with the Town of Chester Planning Board. We do not do landlocked parcels here. We will not allow anyone to have a landlocked piece. So we told OMAC there's no way -- originally they wanted to have no tie down anywhere down here. We told them that was impossible, it cannot happen, we don't want -- we do not do landlocked pieces. So this is what they came up with. It's the best they offered us, which is a fifty-foot strip, all right. If there's water up here and they needed to get it into Lakehill Farms, if that needs to be, you've got a fifty-foot strip. If the Town, and I'm not

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saying they're going to do this. If the Town wants to put a dog park, if the Town wants to put a recreation trail, whatever the Town wants to do, you're going to have a fifty-foot walkway up through there. It's a buffer in behind the houses here. This can never be developed or anything like that no matter whatever happened with the camp, so that.

Next.

MR. HIGGINS: I was going to say -- I'm sorry, Don -- it's about 2,000 feet.

CHAIRMAN SEROTTA: It's about 2,000 feet.

MS. TORTEL: Thank you. And Laroe Road is towards the --

CHAIRMAN SEROTTA: Laroe Road would be over this way. Let's see. No. Let's see. So this is Camp Monroe. Laroe Road is over -- heads over to here and runs this way.

MS. TORTEL: Okay. Fair enough.

CHAIRMAN SEROTTA: All right. This is Trout Brook Road right here.

Okay. Next.

MS. TORTEL: Thank you.

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CHAIRMAN SEROTTA: Okay.

MR. PONTI: Good evening. My name is Lou Ponti, I live in Lakehill Farms. In fact -- okay.

CHAIRMAN SEROTTA: Feel your hand on the top. Top, top, top, top.

MR. PONTI: Okay. So that's my house right there.

CHAIRMAN SEROTTA: Okay.

MR. PONTI: Just in case anybody cares. I want to sort out some fact from fiction. First of all, OMAC Realty, what's their address, their legal address? Could I have that, please?

MR. SCARMATO: Lakewood, New Jersey.

MR. PONTI: Thank you.

Lakewood, New Jersey. Does everybody understand where Lakewood, New Jersey is?

AUDIENCE: Yes.

MR. PONTI: Just so we stop the subterfuge here, okay. Let's not have any clandestine things going on.

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CHAIRMAN SEROTTA: I told you that we're not going to go down different roads here. What does Lakewood, New Jersey have to do with a three-lot subdivision? I told you we're not going to go down any roads.

MR. PONTI: Because that substantiates --

CHAIRMAN SEROTTA: I'm warning everybody here not to speak out of their seats.

MR. PONTI: That substantiates ownership. I just wanted to bring that up. I just wanted to bring that up. He's right, let's not go down that road.

MR. SLOAN: Last time I heard, Lakewood, New Jersey was part of the United States, all right. So let's get that clear.

MR. PONTI: And so is Chester, New York.

CHAIRMAN SEROTTA: Barry, stop.

MR. PONTI: So is Chester, New York.

CHAIRMAN SEROTTA: I'm telling you now, you ask a question. Your answer is Mr. Felsing moved from Chester for many, many

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years and lives down in Lakewood, New Jersey.
That's the answer, all right.

MR. PONTI: Okay. Okay. All
right. Very well. Very well.

UNIDENTIFIED MALE: Stanley still
owns his house.

CHAIRMAN SEROTTA: No, he doesn't.
He sold that.

MR. PONTI: Okay.

CHAIRMAN SEROTTA: Go ahead.

MR. PONTI: Let's just keep this
open, and I just want to make sure -- I want to
-- I want to -- I want separate fact from
fiction.

CHAIRMAN SEROTTA: Go ahead.

So --

MR. PONTI: There's also been some
people -- some of my neighbors have done some
investigation, and there was a question as to
whether there was a plan submitted for
multi-family, numerous multi-family homes.

CHAIRMAN SEROTTA: Absolutely not.

MR. PONTI: Good. Okay. Fair
enough.

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CHAIRMAN SEROTTA: There has never been a plan in front of this Planning Board in the last twenty years for any multi-family homes here. Period.

MR. PONTI: Fine. That's what I'm -- I'm asking for everybody's information.

CHAIRMAN SEROTTA: So that's fact.

MR. PONTI: Okay. And the access. I wanted to ask about the access. Is that Hoover Court? I mean, as best I could tell, is that where -- here. Let me -- right here. That's where your planned access is; right?

CHAIRMAN SEROTTA: No. The access is this fifty-foot new piece of property that will be taken away from Camp Monroe, and it's wooded right now. It will be lot line changed and attached to the Town of Chester. It will run fifty feet along the back of these homes along Hoover Court, if that's Hoover Court here, and up onto the property here.

MR. PONTI: Fine. Okay.

CHAIRMAN SEROTTA: That's what it is. Period.

MR. PONTI: And why can't you get

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access over here? You said you're almost there?

CHAIRMAN SEROTTA: Well you're on a mountain up there, so how we going to get access? There's no roads.

MR. PONTI: Well, you were talking about access for --

CHAIRMAN SEROTTA: No. The New York-New Jersey Trail Conference is going to get access through McGinnisberg Mountain Road, and that's because they're going to do -- buy a house or something up there. But no. They're going to either buy Stanley's property or he's dedicating it to them. It'll be walking access only. There's no cars going up there or anything like that, so --

MR. PONTI: Okay. So you've got guarantees that this remains -- this remains a camp?

CHAIRMAN SEROTTA: Absolutely not. Just like I can't guarantee that your house is going to stay the same. I can't guarantee that, all right. This is the United States. He owns the property. Just like anybody else

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who owns the property. We can't guarantee that. They're investing money now. They redid their basketball courts. I heard they're going to redo the swimming pool. I doubt they're getting out of there in two weeks, but if they chose to do five years from now, decide to sell this property, it's the United -- it's a Constitutional right.

MR. PONTI: You're right, but as a Planning Board -- as a Planning Board, it's our Town Planning Board, you would have some say as to what goes there.

CHAIRMAN SEROTTA: Absolutely. But it's not in front -- what is in front of us now. In front of us now is a three-lot subdivision. That's what I said to you. There is not one house being proposed here. There is nothing being proposed at all except for the Town of Chester gaining 30 acres, possible water source for Lakehill Farms, no development. He had to do a perc test here because the Town of Chester requires every single new parcel to show at least one house and one perc test. That's what he's showing

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2 here, and that's what he's going to do for us.
3 He shows us one -- doesn't have to build that
4 house. He doesn't ever have to use that
5 driveway. He has to do nothing. But he has to
6 prove to us that that piece of property, the 26
7 acres, can support one house minimum, and we
8 require that of every other people. I can list
9 projects here that we required the exact same
10 thing from everybody.

11 MR. PONTI: Okay. As far as
12 access goes, the last time you mentioned the
13 other -- the other project about ten years ago,
14 someone had bought a home right about there.

15 CHAIRMAN SEROTTA: No, it wasn't.
16 It was right here. But that was --

17 MR. PONTI: No, no, no.

18 CHAIRMAN SEROTTA: That was off of
19 Washington.

20 MR. PONTI: No. This is off of
21 Laroe.

22 CHAIRMAN SEROTTA: Off of Wilson?

23 MR. PONTI: Off of Wilson. And
24 the plan was --

25 CHAIRMAN SEROTTA: That was two

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plans ago, okay.

MR. PONTI: Right. Okay. All right.

CHAIRMAN SEROTTA: The plan that was in front of -- I've been on this Board now -- I've run this Board since 2008.

MR. PONTI: Okay. I'll get to that.

CHAIRMAN SEROTTA: The last plan that was in front of this Board, they were not going through anybody's property. The entire subdivision, which was -- which is mute, is no longer there. It's gone. The developers sued each other.

MR. PONTI: Okay. So you understand why I'm asking.

CHAIRMAN SEROTTA: But it's not here. It's not here.

MR. PONTI: Right. Okay.

CHAIRMAN SEROTTA: So period.

MR. PONTI: All right. So there's no plan --

CHAIRMAN SEROTTA: Fact. No plans.

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MR. PONTI: Fine. That's fine. I just, again, trying to get -- separate fact from fiction.

CHAIRMAN SEROTTA: They'd have a hard time getting through here because the Town of Chester now would say to them, what do you call it, we own this property, so how are they going to get through there? Second of all, from what I understand, this is before I got on the Board, the Town of Chester passed a law that you can't buy a house in a subdivision for the purpose of tearing it down and running it through to a new road. They can't do -- so there's double dip. They got two problems there.

MR. PONTI: Okay. I don't want to monopolize this, and I'll be done in a moment.

CHAIRMAN SEROTTA: All right.

MR. PONTI: This road back here that's behind these homes --

CHAIRMAN SEROTTA: It's not a road. It's a fifty-foot piece of property. If the Town chooses to put a road --

MR. PONTI: An access road?

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CHAIRMAN SEROTTA: If they choose.
There's nothing there. Zero. It's woods.

MR. PONTI: So how are you going
to access the well?

CHAIRMAN SEROTTA: Well, they'll
have to put a dirt road or something in it.
You have to ask the Town that. A trail. You
have to ask the Town that.

MR. PONTI: Okay. Okay. All
right. But wasn't there a problem with two
times ago when they were going to develop back
in here with the mountain and the flooding?

UNIDENTIFIED SPEAKER: Yes. I was
Acting Chair at the time, and that parcel was
to be demolished, and there was a plan proposed
to have an access there. That's no longer on
the board. That plan was defeated or withdrew
-- withdrawn probably ten years ago.

MR. PONTI: Okay. But they
could've brought it back up again. That's why
I'm asking. I want to make sure everybody's
clear on what it is, okay.

And, you know, as far as your
condescending remarks, I just want to finish

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with, you know, we have rights too. We in
Chester -- this is the United States of
America, and we have rights as well.

CHAIRMAN SEROTTA: Yes.

MR. HALE: How you doing? My
name's Bill Hale. I live in Lakehill Farms.
I've been a resident there for over thirty
years. I was here during the first proposal
when they came to address the ridge issue where
they wanted to put cluster housing.

CHAIRMAN SEROTTA: Right.

MR. HALE: And at the time, the
two houses that were in there were built back
by Washington, which is actually a road.
There's a log across there.

Now answer me this. That green
area can be developed; right? If the camp
decides they want to develop, they could do it?

CHAIRMAN SEROTTA: Absolutely.

MR. HALE: So if that was to be
built, huge piece of property, ton of homes,
you'd have to have two accesses into that
development. No way for emergency trucks and
stuff to get in on just Trout Brook Road, which

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inevitably would allow them to come through
Washington.

CHAIRMAN SEROTTA: But wait --

MR. HALE: Just hear me out. Just
hear me out.

CHAIRMAN SEROTTA: Yeah. But just
wait a second.

MR. HALE: Just let me address the
last comment.

CHAIRMAN SEROTTA: All right. Go
ahead.

MR. HALE: We are a bedroom
community, Lakehill Farms. We don't have
stop signs. We don't have sidewalks. We
have children in the street. We don't need
this.

And I'll address this. I won't
even go to Lakewood, New Jersey. I want to
know from you. On the board of OMAC, the
two individuals sitting on there by the name
of Yosef and Israel Hershkowitz --

CHAIRMAN SEROTTA: No. That's not
true.

MR. HALE: Not true? He's not

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part of OMAC? I got proof right here that he is.

UNIDENTIFIED SPEAKER: The Times Herald Record says

MR. SCARMATO: Absolutely untrue.

MR. HALE: They were here last time.

MR. SCARMATO: He has never been and is not.

CHAIRMAN SEROTTA: Oh, I bet everybody trusts The Times Herald-Record. I'll sell you a bridge too in the city.

MR. HALE: No. I trust court records -- wait a minute -- that these two individuals were locked up down in Rockland County along with Paul Adler, the head of the Democratic party.

CHAIRMAN SEROTTA: Not True.

MR. HALE: Listen. Hear me out. What were they locked up for? Bribing public officials.

CHAIRMAN SEROTTA: Wait a minute. I'm not going to be here all --

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MR. HALE: All right. Mr. Adler did nineteen months. These two individuals did no time.

CHAIRMAN SEROTTA: Mr. Hale --

MR. HALE: Yes.

CHAIRMAN SEROTTA: -- we are talking about a three-lot subdivision. I'm not talking about whether Mr. Hershkowitz -- wait a minute. Wait a minute.

MR. HALE: I'm talking -- let me say what I got to say. I'm talking about a hen house where there's a fox in it and you guys don't care. We got to live there.

CHAIRMAN SEROTTA: We don't care?

MR. HALE: No, you don't.

CHAIRMAN SEROTTA: Yeah, we don't care.

MR. HALE: And I'll tell you another thing. Our water is fine, okay. For years whatever region was out, you guys would come in with Spindler trucks and take our water. Our water is perfect. I don't know about you, but I take a shower, the water works fine, okay. If you want water, that's fine. I

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don't need a piece of property that they won't even use because they're afraid of the liability. So now we're going to build a park up there and let people go up there, and then we'll get sued?

CHAIRMAN SEROTTA: Well, you need to talk to the Town Board about that. That's not --

MR. HALE: I already called Alex. I haven't heard back from Alex. We did this last time.

We did this dippy do last time with all these LLCs and PO boxes and everything else.

CHAIRMAN SEROTTA: All right.

MR. HALE: There's no transparency here at all. At all. And if you think you're just going to shove this through, it's not going to happen. It's not a simple sublet of three pieces of property. It's not, and we know it. We're not fools.

CHAIRMAN SEROTTA: All right. Your time is up now, okay.

MR. HALE: I thought you didn't

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set a time limit. And I'll address you as far as the continental United States, so is Chester. We had a lot of good young men and women who've died on foreign soil, so I can speak my piece at this meeting. Remember that.

CHAIRMAN SEROTTA: All right. When I said there's no time limit, it's a time limit -- again, I warned you here that this is a sub -- this is three-lot subdivision is what we're talking about. Whether Mr. Hershkowitz was a partner in the last one through, he's no longer a partner in this. He has nothing to do with this piece of property here. This is a three-lot subdivision. That's all this is. It's the same as we treated estates. It's the same as we treated any other -- you're continuing to talk, and if you continue to talk when I'm talking I'm going to ask you to leave. And if you don't leave, I have a police officer standing by downstairs and I'll have you taken out of here. I don't care. I don't care. This is a -- I'll take

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written comments only and close the hearing if that's what you want. That's what you want, I will take written comments only and then close the hearing. I'm going to go back to this is a three-lot subdivision. I've asked everybody to be respectful to everybody. Don't accuse this Board. This Board works very hard to make sure --

MR. HALE: I didn't accuse the Board of anything.

CHAIRMAN SEROTTA: Yes, you did.

MR. HALE: I stated facts.

CHAIRMAN SEROTTA: You said it's going to be --

MR. HALE: I stated a fact.

CHAIRMAN SEROTTA: Yeah, you're stating a fact. In what way? What did we ever do to this Board here? We worked a lot of hours here.

MR. HALE: I stated a fact that the two people who are participating in OMAC were both arrested for shenanigans.

CHAIRMAN SEROTTA: No. They're not OMAC.

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MR. HALE: And they're not allowed to build in Rockland County there but they can come over --

CHAIRMAN SEROTTA: They never were part of OMAC. Period.

MR. HALE: They never were?

CHAIRMAN SEROTTA: No.

MR. HALE: You want to put that on the record?

CHAIRMAN SEROTTA: Yeah. Well, here's the owners.

There's a lot of misinformation going out there. This flyer that's floating around that there's 150 homes and shuls and all this being built. First of all, this Board does not discriminate against anyone, but this is not true. None of this is true. We treat this property the same as we treated anybody else. We did on Laroe Road. Mr. Mack died, there was a 41-acre and three lots changed up there. We didn't treat him any different up there, and we're not going to treat Mr. Felsingher any different here or anything like that. This is a straight

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three-lot subdivision.

The answer to your question is if they decide to develop this, they have to have multiple ways in, they going to do cricket, frog, bog turtle, rattlesnake studies. They're going to go to the State Office of Historic and Preservation. They're going to watch cemeteries. They're going to watch a whole bunch of stuff. It'll probably be declared a positive environmental impact statement, which means they're going to give us a book about this big, all right. Another public hearing is going to happen, maybe multiple public hearings at that point in time. They're going to have problems getting in and out of this property. Absolutely, that's true, but that is not what is in front of us tonight.

MR. HALE: Well that solves their problem. Access to Lakehill Farms solves their problem for an easy access.

CHAIRMAN SEROTTA: They have no access right now to Lakehill Farms, and it doesn't matter. He's not asking for access.

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I'm not here to debate you tonight. I'm not here to debate you tonight. They're not asking for any access.

MR. HALE: The road is there. The road is there. Have you been into Lakehill Farms?

CHAIRMAN SEROTTA: We're done. You're done, okay.

All right. Anybody else? Please.

MR. ELINS: How are you?

CHAIRMAN SEROTTA: Good.

MR. ELINS: My name is Brad Elins. I'm at Lakehill Farms.

CHAIRMAN SEROTTA: Just stand over here.

MR. ELINS: Sure.

MS. BURCHIANTI: I'm sorry, Brad. What was your last name?

MR. ELINS: Elins, E-L-I-N-S. I'm a member of Lakehill Farms like all of you.

I'm concerned about where I live. I came from New York City. I came up here because I wanted to raise a family. I wanted to escape high-density housing, or possible

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high-density housing. I didn't want anything near me. I wanted to raise my kids in safety. And I hate to say it, but the previous associations with OMAC lead me to believe that this is not what it claims to be up here, you know.

The unscrupulous developers, Israel Herskowitz and Yosef Herskowitz, were mentioned already. Do your research. Look for it. It's out there, all right.

I just want to say to everybody that it's important that we live as a community and we have the right people as neighbors. The developers were involved in Monsey. They're involved in Kiryas Joel, all right. I'm not saying -- you know, I'd like to have good neighbors, but the neighbors are important. That's what makes a community, and the people need to participate. So I just want to be aware that that was in the past. Maybe this is the future, but the person who keeps company in his past is reflected in his past. So I just want to keep that in mind.

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That's all I have to say.

CHAIRMAN SEROTTA: Next.

MR. JORDAN: I'm going to be very short and very respectful. My name's Mike Jordan. I've owned my home in Lakehill Farms on Grant Drive for twenty years. I just want to make one thing abundantly clear. I don't care about the parcels or anything. This is not Monroe thirty years ago. This is not Ramapo thirty years ago. We've lived next to Monroe for thirty years. We know what starts. It always starts as one little toe, just a little bit, and it expands, and then you're in the court. And once they put infrastructure there, they have standing in court, and it's harder. I was just talking to a member of Monroe United. Anybody on this Board that goes along with this, know there will be a Chester United the day after it happens, and they will come and take your jobs.

That's all I have to say.

CHAIRMAN SEROTTA: Go ahead. Go ahead.

MR. WHITE: My name is John White.

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I've lived in Lakehill Farms for forty-one years.

I'm shocked that you all get so aggravated at what's going on. Do you live in this real world. Okay? I lived through Kiryas Joel starting, and the first `75, `76, `77, with the first 78 townhouses that became 156 townhouses, okay, because you needed two different kitchens. And theoretically the Planning Board and the inspector bought off on that. If you believe that, you know, I got a bridge to sell you down in Manhattan in Brooklyn. Somebody was paid off.

Also, why people are so aggravated and so incensed is things like what happened in Kiryas Joel, okay. And also it just happened three years ago in Bloomingburg. I mean did you read the paper? I mean I can't understand the laws in this county. Did you read in the paper, the Middletown Record, mmm, I don't know, two or three months ago when the guy who went up there laid out the plans for his group and said we're going to tell them -- I mean the guy said this -- we're

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2 going to tell them there's going to be 80 --
3 180 luxury townhouses, and you see right here
4 on the map, this is where the clubhouse is
5 going to be, but it's really going to be a
6 shul. And here where we're going to have a
7 pool is really going to be -- I don't remember
8 the name exactly, for the ladies to take
9 baths. The guy said that, all right, and he
10 went to the town board and he said no, I'm
11 putting in 180 things, have a little golf
12 course. I'm going to have a planning board
13 -- planning thing here and there. That's why
14 everybody gets so excited. And when this
15 gentleman back here said well, Lakewood,
16 Lakewood. You know, the 800-pound gorilla
17 is Hasidim, okay. That's the 800-pound gorilla
18 in the room. And nobody dislikes or hates
19 people just because of that, but look what
20 happened in Monroe. Look what happened in
21 Bloomingburg. That's why these people are
22 agitated. Don't take it personal as some of
23 these guys are. I understand that. But
24 don't take it personal. There's people
25 looking here, they're saying this is where I

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live. This is where my family lives. This could be part of my IRA if I sell. So people get excited. That's all.

CHAIRMAN SEROTTA: Okay. Thanks.

MS. JORDAN: My name is Linda Jordan. I've lived in Lakehill Farms for twenty years. And again, people building houses and owning property, it is American. You could own property. You could do what you want.

I want to stay on topic, but to piggyback off of what this gentleman just said, I'm in education, and I do want to say if the fears come to fruition, if there's some people who aren't who they say they are or there's overdevelopment here in the future, it not only affects, you know, the property and the rattlesnakes and the water and all this other stuff, it also affects the school districts. And I don't think Chester right now has any issues at their Board of Ed meetings as far as I know, but I know Rockland County because I work there, and I know what happened in East Ramapo, and I think everybody does. And right

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2 now, if you want to go home and Google on
3 YouTube Suffern Ramapo Central's Board of Ed
4 meeting from June, you will see about 80
5 individuals come in and bully the school board
6 about bussing for students on non-public school
7 days. I'm just saying when things start to
8 happen and footholds go in, people see their
9 children's school board, their children's
10 education, because there's a history of some
11 people to use their position and their wealth
12 and their ownership of property, which we all
13 have a right to, but they use it against the
14 people who were already living there.
15 Actually, the Board of Ed meeting ended with a
16 threat that if the people of Suffern -- if the
17 school board wants to see East Ramapo happen
18 right there in Suffern, they better do what
19 they want. So you can watch it yourself. You
20 can listen to the whole thing. People
21 shouldn't threaten other people and scare other
22 people into overdevelopment, and that's what it
23 is.

24 Even across Lakes Road when
25 individual houses -- because I live on Grant

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2 Drive, so my property, the trees but up against
3 Lakes Road, those houses that were built back
4 there, those were individual homes, they
5 chopped down all the trees. This must be ten,
6 fifteen years now. The erosion that's going on
7 across the road and down those trees in the
8 back from my property and my neighbors, I'll
9 tell you, after Irene or Sandy, the whole
10 easement looks totally different. As a matter
11 of fact, a chunk of my back property just went
12 boom, down. It's because all the -- I just had
13 to have a tree cut down because they're dying
14 from all the water that's coming. So I'm just
15 saying overdevelopment causes a whole bunch of
16 problems. And I know you say you research all
17 of it, but when you live it and you watch
18 things impact you, whether it's your children,
19 whether it's your IRA, whether it's your home,
20 whether it's the roads that are going to get
21 overly congested, the water supplies that --
22 you know, electricity. I mean I even remember
23 when they finished up on Grant Drive, that
24 transformer exploding in the summertime like
25 over and over. We felt terrible, right,

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because we were like one of the last people in. We're like oh my God, we threw off the whole neighborhood. Right? I'm sorry.

But I'm just saying, listen to the people. Take it into consideration when you make decisions so people can rest at night, all right. And then nobody will accuse you of any kind of impropriety or anything. That's not right either. But listen to what I'm saying. So people have kids, people have lives, people have homes. There's a whole diverse community here. Certain people do take advantage of their ownership, and they get a little foothold in, and that's how they do it. They have a history. Thank you.

CHAIRMAN SEROTTA: Next.

MR. WETZSTEIN: John Wetzstein. I live at Brookview Drive, just a stone's throw away here, in that area there right off of Trout Brook.

CHAIRMAN SEROTTA: Over in this area?

MR. WETZSTEIN: I just have -- yeah. I just have a couple of quick questions.

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There's three parcels of land and there's no homes going up on these lands; is that correct?

CHAIRMAN SEROTTA: Correct.

MR. WETZSTEIN: Okay. That's correct. So they're just giving us part of that land; is that correct?

CHAIRMAN SEROTTA: The 30 -- approximately 30 acres. 29. change.

MR. WETZSTEIN: They don't want anything from us, and they're just nice people giving us all this land. What are we giving up? We've got to be giving up something to these people.

CHAIRMAN SEROTTA: We're not giving up anything. And as a matter of fact, we had two choices as a Planning Board. We're either going to give that to the camp, because it was landlocked, and make the camp instead of 99 acres it becomes 129 acres, or we protect the ridge because years ago when the development was happening up there, there was a huge turnout of people, and probably not so much from Lakehill Farms but more from the area up on the ridges here and everything, demanding

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that we protect the ridge up here and so on and so forth.

So what the Town of Chester's gaining, right, happens to be a little bit of ridge protection -- maybe not 100 percent, but some ridge protection -- the possibility of a water well. There's never enough water. We can say there's plenty of water all over the world.

MR. WETZSTEIN: Well, that's my next question.

CHAIRMAN SEROTTA: Walton Lake Estates is running out of water. They're trying to think of ways they could pump from up there to get it up there somehow. So they're thinking of that.

MR. WETZSTEIN: I live on five acres above that area right by that ridge.

CHAIRMAN SEROTTA: Right.

MR. WETZSTEIN: That's where I live, okay. So what happens -- so in other words it's three-acre zoning. Is it going to stay three-acre zoning, those parcels?

CHAIRMAN SEROTTA: Yeah.

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MR. WETZSTEIN: It's not going to go to one acre or half acre?

CHAIRMAN SEROTTA: It's going to stay -- it could go to a million-acre zoning, it could go to a quarter-acre zoning, it doesn't matter. It's going to be owned by the Town of Chester.

MR. WETZSTEIN: No. The part that's not.

CHAIRMAN SEROTTA: Oh, down here?

MR. WETZSTEIN: Yeah.

CHAIRMAN SEROTTA: This parcel down here is divided into two spots. I don't know.

Dave, is this the dividing line right here?

MR. HIGGINS: Yes.

CHAIRMAN SEROTTA: All right. This spot up here is in the AR-3 zone which is a three-acre zoning.

MR. WETZSTEIN: Right.

CHAIRMAN SEROTTA: Down here, the rest of this all down through here, is in an SR-2 zone, which is two houses per acre.

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And this up here is one house per three acres.

MR. WETZSTEIN: Okay. Okay.

CHAIRMAN SEROTTA: So --

MR. WETZSTEIN: My question is is when they do want to develop it, how are they going to get water into it? They're going to drill holes -- drill wells. And I mean if people in Lakehill Farms are not now running out of water, I wouldn't want anybody building homes anywhere in there to protect the water supply that we already have. And I live way above it, so I know I'm going to be one of the first ones when they build homes to run out of water. Thank you.

CHAIRMAN SEROTTA: Okay. Next. I'm sorry. The Green shirt first. We'll get the other guy next.

MR. PORTKA: My name's John Portka, I live on 12 Hoover Court.

MS. BURCHIANTI: I'm sorry. What was your last name?

MR. PORTKA: Portka, P-O-R-T-K-A. I live right there.

Now, this land that they're so

1
2 generously giving you, from about here to here
3 is like a swamp. It's about a foot of water in
4 there. I mean my chickens get loose, I've got
5 to chase after them, I come home with wet feet.
6 So to put a road in there you'd have to fill
7 all that. That's like a natural drainage ditch
8 behind all these properties right here because
9 it's always full of water. So if you were to
10 fill that in, it's going to flood out all those
11 houses back behind that -- right where that
12 fifty-foot buffer zone is right there is pretty
13 much -- it's all low. It's a big giant low
14 spot in there. When you look in there you see
15 all these big green plants that grow in the
16 water. It's all wet. The raccoons go down
17 there to clean their food. You see all their
18 footprints. It's a swamp. So if that were
19 to be filled in, all those properties in the
20 back there are going to get the straight wash
21 right down from the mountain, you know, and
22 that's -- that's what I would be concerned
23 about is, you know, at least with this plan
24 right here.

25 CHAIRMAN SEROTTA: All right.

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2 Okay. Well, that's a good point. We'll pass
3 this on to the Town. We don't know if they're
4 going to put a road. We might've misspoken
5 here. If anything, they're looking to get rid
6 of that water someday. This could be a simple
7 hiking trail if they choose. This is something
8 you have to go to the Town Board. I forget
9 what our recreational director is. You've got
10 to talk to him, what they may want to do in
11 there. So if anything, they may take a backhoe
12 and put a water line through there and put it
13 right back to where it was originally. I don't
14 know. I'm not saying they're for sure putting
15 a road in there. That was probably a mistake,
16 all right. It could be a hiking trail. It
17 could be anything. I don't know what it is.
18 And if it's something that can't be filled in,
19 then it's not going to be able to be filled in.
20 The Town has to follow the same rules as
21 anybody else would. They're not going to flood
22 your houses. We have an engineer right here
23 who would have to -- they would probably even
24 have to do -- I don't know if they're going to
25 put a dirt road.

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Do they have to do any kind of a
SEQRA study to do a dirt road or anything?

MR. HIGGINS: Yeah, sure.

CHAIRMAN SEROTTA: So they'd have
to do a SEQRA, which is a State Environmental
Quality Review Act study to justify that
they're not going to flood your house out or
anything like that.

MR. PORTKA: Yeah.

CHAIRMAN SEROTTA: But it's a good
point.

MR. PORTKA: But it's useless.
You can't do anything with that property.

CHAIRMAN SEROTTA: You could walk
up there.

MR. PORTKA: But you're at the
stage right now where you could say I want 100
feet. We're now -- that additional 50 feet is
now --

CHAIRMAN SEROTTA: We wanted to do
that.

MR. PORTKA: -- another six or
seven feet higher --

CHAIRMAN SEROTTA: We tried to do

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that.

MR. PORTKA: -- because you're on the mountain.

CHAIRMAN SEROTTA: We requested that. We were denied that request. We did request that. We tried to get more property but we couldn't get it. So we did try to do that. I'm sure a hiking trail could go through there or something. But your notes will be taken. We'll pass these on to the Town Board and let them see that. Okay?

MR. PORTKA: Thank you.

CHAIRMAN SEROTTA: Thanks. Next.

MR. BLOCK: Hi, guys. Good evening. My name is David Block. I am the majority owner and operator and managing member of BTSS Holdings and Camp Monroe, LLC. I represent the people that bought Camp Monroe.

I'm here to tell you one simple thing. We're camp people, all right. I'm a camp owner. I've been in the camping industry for fifteen years. My partners, and there are three of them, have probably about ninety years of camp ownership amongst them. They own

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2 multiple camps right now. We're camp people.
3 And I'm here to tell you that we bought this
4 piece of property to keep it Camp Monroe, okay?
5 We are not looking to develop. I am not a
6 developer, all right. We're here to make Camp
7 Monroe even greater than it has been, okay?
8 We've had some down years. We're looking to
9 expand the camp. We're looking to get more
10 kids here. I'm in the business of giving kids
11 a good summer and giving them a great summer
12 experience.

13 My partners and I, the Board has
14 already mentioned it, have spent a considerable
15 amount of money already. We put in -- for
16 those of you who have driven by the area,
17 you'll see we put up a new circus trapeze,
18 we've renovated two new basketball courts, we
19 build a new hockey rink. All right. We spent
20 a considerable amount of money. We're not
21 looking to change the property. It's going to
22 remain a camp as long as it has been, and
23 hopefully as long as -- you know, for the next
24 forty, fifty years.

25 Your comments -- this is my

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2 inheritance, my annuity for my children. I
3 have three young children, all right. I
4 need this camp to succeed to give it to my
5 children. So if there's any questions about
6 intent or transparency, I'm here to tell you
7 I'm here to run a camp. And I see some of
8 my neighbors here. I think I've met a few of
9 them. That's what we're looking to do. We put
10 no -- there's no subterfuge from the owners of
11 Camp Monroe.

12 CHAIRMAN SEROTTA: Thanks.

13 UNIDENTIFIED SPEAKER: Just a
14 quick question. You said you own several
15 camps?

16 MR. BLOCK: My partners own
17 several camps. This is the only camp I own.
18 My partners own several camps.

19 UNIDENTIFIED SPEAKER: Are they --

20 MR. BLOCK: They're in the
21 tri-state area.

22 UNIDENTIFIED SPEAKER: Orange
23 County?

24 MR. BLOCK: No, not Orange County.

25 UNIDENTIFIED SPEAKER: Rockland

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County?

MR. BLOCK: Not Rockland County.

UNIDENTIFIED SPEAKER: None in
Rockland County?

UNIDENTIFIED VOICES: Where?

MR. BLOCK: One is in Long Island.

UNIDENTIFIED SPEAKER: Where in
Long Island, sir?

MR. BLOCK: Melville, Long Island.
I live in Long Island. I am not a full-year
resident here, as my neighbors know.

UNIDENTIFIED SPEAKER: So your
kids don't go to school here.

MR. BLOCK: That's correct. That
is correct.

UNIDENTIFIED SPEAKER: Dix Hills?

MR. BLOCK: Dix Hills. I live in
Dix Hills.

CHAIRMAN SEROTTA: David, that's
good. I don't want to get in too much
questions.

MR. BLOCK: Okay. All right.
Okay.

CHAIRMAN SEROTTA: All right.

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You've got to come up again. We can't hear you back there.

MR. PONTI: Oh, you can hear me. Lou Ponti again. Just a question, and I appreciate that. You're planning on running this as a camp, and that's the whole idea. Just to clarify, and again nothing against this gentleman. We have no problem with you doing business -- you know, running your business. We don't want, you know, high density housing, and we're asking you to protect us from that. That's our point. There's nothing personal. There's nothing -- you know, we're not anti-Semitic. We're not -- you know, we just want to live in the area that we wanted to live in, which is -- somebody had mentioned a sleepy community. This is more than sleepy. I think it's out cold.

But my point -- my question was going to be, and again just for clarification, if you're running a camp and it's going to be bigger and better, why are we going through all of the rigmarole, subdivisions, and why is that? Could I get an explanation on that?

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Could we have an explanation? What's the purpose? Could you clarify that?

CHAIRMAN SEROTTA: We did clarify that. It's a simple subdivision because it wasn't part of the business deal.

MR. PONTI: So him and his partners just bought the green section?

CHAIRMAN SEROTTA: The green section and that's it. Nothing more.

MR. PONTI: And I might add that you talk about parks and stuff, isn't that a mountainside? I don't think that you --

CHAIRMAN SEROTTA: I'm not saying -- we don't know what the Town will do. We don't control that. We don't know what they'll do in there.

MR. PONTI: All right.

CHAIRMAN SEROTTA: Okay? I just know that they're interested in the water. I can tell you that. Water studies were submitted to them.

MR. PONTI: Okay.

CHAIRMAN SEROTTA: They looked at all the water studies, they were happy with

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what they saw, and that's all I can tell you.
Nothing more, nothing less.

MR. PONTI: Yeah. And I'm just
looking for clarity.

CHAIRMAN SEROTTA: Nothing more.

MR. PONTI: Just making sure
everything's above board, everybody
understands what's happening.

CHAIRMAN SEROTTA: That's fine.
Okay.

MR. PONTI: Thank you very much
for, you know, the extra time.

UNIDENTIFIED SPEAKER: I just got
one follow up.

CHAIRMAN SEROTTA: Let me just see
if anybody else wants to comment, then we'll
move back around.

UNIDENTIFIED SPEAKER: Okay. Go
ahead. Go ahead.

CHAIRMAN SEROTTA: Anybody else
want to speak? Yes.

MS. MARTINO: I have a couple of
questions. My name is Theckla Martino. I live
on Madison Circle, Lakehill Farms.

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First of all, Lakehill Farms has an aquifer. Am I right?

CHAIRMAN SEROTTA: I don't know that. I can't answer that.

MS. MARTINO: Yes. Lakehill Farms gets its water from an aquifer. How far does the aquifer go?

CHAIRMAN SEROTTA: You would have to question Bill Keller or something like that. I don't know. They're not in front of us. They're not showing us. If some day development was going to happen, those questions could be answered. But right now they didn't submit anything like that, and this Board's not engineers. We have an engineer, but it's not something we study.

MS. MARTINO: Well, this is what I have to know, though. You're talking about water. They drilled for a well. They found so much water was coming out. Is that a new well or is that still part of Lakehill Farms' aquifer?

CHAIRMAN SEROTTA: I can't answer that.

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MS. MARTINO: Well, I think you better find out. It would be nice.

CHAIRMAN SEROTTA: Well, I think before the Town starts using it, all right -- it's not for us to answer that.

MS. MARTINO: Don't count your chickens before they're hatched. You know, you can't say that the Town will check on it. I'm asking you right now to check on it.

CHAIRMAN SEROTTA: Well, we're not a check on it Board. That's the problem. We don't --

MS. MARTINO: But you're there to protect our interests.

CHAIRMAN SEROTTA: First of all, we work for the Town.

MS. MARTINO: You work for the people --

CHAIRMAN SEROTTA: We do.

MS. MARTINO: -- who live in the Town of Chester.

CHAIRMAN SEROTTA: Including me. Including all of us.

MS. MARTINO: Yes.

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CHAIRMAN SEROTTA: Correct.
MS. MARTINO: Exactly.
CHAIRMAN SEROTTA: I understand that.

MS. MARTINO: Exactly. And I'm asking you, as somebody who pays your salary, to find out what's going on with the aquifer and the well. That's all I'm asking.

One more question. Tell me where the Town Park is in Lakehill Farms.

CHAIRMAN SEROTTA: They call it the Town Park. I can tell you what the County site says, Town Park. That's what it's called. The dump area, the leaf dump area and all that they call the Town Park.

MS. MARTINO: And it's not the Town Park.

CHAIRMAN SEROTTA: Well, you've got to tell the County that because that's what it shows on the map. That's all I can say.

MS. MARTINO: No, it doesn't.

CHAIRMAN SEROTTA: Well, bring up the County site. It's called Town Park. That's what it's called.

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MS. MARTINO: Show me -- can you bring it up here?

CHAIRMAN SEROTTA: I didn't name that.

MS. MARTINO: No. I'm just asking. Can you bring it up here and show me where it is?

CHAIRMAN SEROTTA: Well, it's that -- first of all, let me go back to this. It's the red area. Red and white.

MS. MARTINO: No, it's not.

CHAIRMAN SEROTTA: Well, that's what the County calls it.

MS. MARTINO: You don't even know where the Town Park is, so how can you be talking about a Town Park in Lakehill Farms when you don't even know where it is? I know where it is. I was told by the Town Supervisor and quite a few people before that who were on the Board and everything, and I was told where that park is. That park floods all the time. The last two hurricanes, Madison Circle, Wilson Road, we were flooded out. The Town Park is not down that end.

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Well maybe -- like I say, maybe you should find out where the Town Park is before you start talking about these things. And this is in your district. And we're not talking about somebody taking it over or anything. You don't even know what you're talking about.

CHAIRMAN SEROTTA: But the Orange County -- if the public would like me to bring up the Orange County website, that's what they call it, okay. We don't know --

MS. MARTINO: But that may be the Town of Monroe --

CHAIRMAN SEROTTA: I don't care what the Town of Monroe says. I'm telling you that the County of Orange calls it town parkland. That's what they call it. Whether it's not, I don't know. I went in there today. It's kind of disgusting looking where they're dumping all the stuff in there, you know. Maybe if I lived on Wilson I might be a little upset about the -- now I'm in trouble for saying this, but --

MS. MARTINO: Well, thank you. Maybe you can get that cleaned up for us.

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CHAIRMAN SEROTTA: But, you know, I don't dump it there. This Board doesn't dump it there. But it's call town parkland. That's what it's called. Town ownership, whatever you want to call it. We're not trying to say that this is a park. We're just calling it something.

MS. MARTINO: But you're the one who said the Town Park --

CHAIRMAN SEROTTA: Well, that's what the County calls it.

MS. MARTINO: -- in Lakehill Farms.

CHAIRMAN SEROTTA: The County calls it that, Town Park.

MS. MARTINO: Okay. Well the County's wrong.

CHAIRMAN SEROTTA: Well, then you have to call Steve Neuhaus.

MS. MARTINO: No. You guys have to take care of that. You're our representatives. You have to find out where it is.

CHAIRMAN SEROTTA: Well, the Town

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Board is the representatives, not us. Okay?
We're just the delegates of the Town Board.
We're an approval board. That's all we are.
But disapproval or approval board, it's all we
are. We're nothing more. We have no
enforcement capability.

MS. MARTINO: But like I said,
maybe you should find out where the aquifer is
and if this well that they drilled is part of
that aquifer, and also find out where the park-
land is that they're talking about.

CHAIRMAN SEROTTA: I will pass
that on to the Town Water Department.

MRS. MARINO: Thank you.

CHAIRMAN SEROTTA: Next.

MR. ZODDA: My name's Ron Zodda.
I live at 38 Madison Circle in Lakehill Farms.

MS. BURCHIANTI: I'm sorry, Ron.
What was your last name?

MR. ZODDA: Zodda. Z, as in Zulu,
O, double D as in delta, A.

MS. BURCHIANTI: Okay. Thank you.

MR. ZODDA: Okay. This started
out good over ten years ago, and it keeps

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changing. But somehow or other it shows right now that they plan on putting in somewhere between 125 to 200 houses somewhere along there, the line. Okay. I been up here thirty-eight years. I know what I'm talking about as far as that goes.

But if you want to know where the Town Park is, in Lakehill Farms originally -- on the original plans for Lakehill Farms, (indiscernible) was supposed to turn over a piece of land on the corner of Wilson and Madison Circle that ran almost to Wilson -- to Lincoln Road where the stream goes through, which I believe is the beginning of the Trout Brook stream there, okay. Now, that was never made into a town park. It was never made into a park. And they turned over half the land to the Water Department, and there's still a portion over there that still belongs to the Parks Department -- the Park Department has control of, and it's been used for dumping grounds. And the Town put up a couple signs, and the signs sort of disappeared in one of the snowstorms that we had about two or three years

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ago. The no dumping signs disappeared over there.

Originally that development did not want to build its own roads through the development. They just wanted it to come out through either Camp Monroe Road and Washington -- they wanted it to come out on Washington, and they also wanted to come out the end of Wilson. And they did have a house there. The house is still owned by, I believe, the original owners, and they turn around and they rented that house out.

Now, the main road they wanted to come out on was on Washington, and that's the only way really to get out of Lakehill Farms. There's a secondary road up by Jefferson and Harding.

Now, that, when you come out of there, you are on a dangerous curve. You're in a blind curve coming from Monroe down to Greenwood Lake. And when you're coming from Greenwood Lake, you're coming up over a hill and you don't see the cars until they crest that hill. There's a lot of accidents over

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2 there. I've been with the fire department
3 thirty-eight years. You got an accident in
4 that area there is no way around it. Now, you
5 want to come out there, because I'm with the
6 fire police and I'm out there standing there
7 closing off roads and I'm telling people you
8 want to get to Wind Ridge, you want to get
9 towards Greenwood Lake, you have two choices.
10 You can go over the mountain and go down to
11 Tuxedo and come up 17A or you can go down Laroe
12 Road and up -- go up Gibson and go over to
13 Kings Highway and go around the Warwick way and
14 come down 17A. It's a good three-quarter of an
15 hour to an hour ride whichever way you look at
16 it. You keep telling people that's what they
17 gotta do. There is no choice. It's a bad road
18 to have an accident on. And if you have an
19 accident on either Harding or Washington Road,
20 you have no choice but to go over the mountains
21 to get people over there. So you've got a
22 traffic problem there.

23 It was suggested that they build
24 a road up to get into that property up past the
25 -- past the blind curve and come out on Lakes

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Road in the straightaway, but they don't want to develop -- the original developers didn't want to build that road because it was going to cost too much money. They wanted to just filter out to the existing roads.

Now, you said they have three houses that they want to subdivide and there's no access to them. Well, why are you subdividing to build that property that you can put three houses on but have no access?

CHAIRMAN SEROTTA: We never said that. We never said that at all, okay. All we said here was he has to prove one house on this vacant piece of property because it's Town law.

MR. ZODDA: Right.

CHAIRMAN SEROTTA: He has to show that he can put one house. We do not want to have someone put a piece of property -- we won't subdivide a swamp. We don't do that in the Town. Other towns do that. That's fine. We do not do that here. So what we do is we force them, just like I can name fifty other parcels we've done recently, that they have to prove to us that that gray area can support one

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2 home somewhere on the property. They don't
3 ever have to build it there. There could be
4 ten houses going there someday. I don't know.
5 I don't have a crystal ball. But they have to
6 prove to use that one house. There will be no
7 house put up here. There's no proof. There's
8 nothing. The Town of Chester will own that.
9 The County's asking the Town to put
10 conservation easements up in there. You need
11 to go to the Town Board and talk to them to get
12 them to put those conservation easements on
13 there, and here is the camp. There's no new
14 proposals here or anything like that.

15 MR. ZODDA: Mm-hmm.

16 CHAIRMAN SEROTTA: So we're
17 talking one house theoretically denoted on a
18 plan and nothing more than that. Nobody's
19 building there on that at all. They could.

20 MR. ZODDA: They could.

21 CHAIRMAN SEROTTA: But they could,
22 you know, and they could have the possibility
23 of building more than one house there. That's
24 a possibility, but not without coming in front
25 of this Planning Board, submit applications, go

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2 through all the studies, look at traffic
3 studies. All that has to be done. Water
4 studies, traffic studies. We talk to the fire
5 department. We talk to everybody here, all
6 right. Everybody's comments will be taken into
7 consideration when and if a development is.
8 There is no proposal for 150 to 180 homes.
9 People are going back. I have the flyer that's
10 been passed around to Lakehill Farms. I don't
11 know who developed this flyer. I'd like to see
12 the attached survey that -- and plans because
13 we couldn't find that. I don't know where that
14 is. Who ever drew the flyer I'd like to
15 contact me to give me the plans.

16 MR. ZODDA: So would a lot of
17 other people.

18 CHAIRMAN SEROTTA: But there is no
19 120, 150, 180 homes proposed, or anything like
20 that. Period. No multi-family homes.
21 Nothing. Zero. There is nothing. Nothing.

22 MR. ZODDA: We're just going by
23 what was originally -- what was originally
24 asked for up there, okay. So but supposedly we
25 heard that the number of homes originally that

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they wanted to put up there was more than 200.
Now it's been chopped down to less than 200.

CHAIRMAN SEROTTA: Yeah.

Unfortunately these are rumors that you're hearing. I don't know who spreads these rumors, but none of it's true. It's absolutely not true. What happened ten, fifteen years ago, what happened about seven years ago-- okay. You're all welcome to come in. We'll share our Planning Board files. You'll see the applications were withdrawn. There's no escrow accounts. There's absolutely nothing. The only thing in the file on OMAC Realty right now happens to be this three-lot subdivision. Nothing more and nothing less. No homes. Nothing. Zero. Period. So guaranteed.

MR. ZODDA: [Indiscernible] for water supply up there. There used to be a super good water supply, and I know the pressure of my water today is not what it was thirty-eight years ago. There's more development. I know Lakehill Farms' well supplies all Lakehill Farms. There's about 375 houses in Lakehill Farms. And it supplies all

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of Wind Ridge.

CHAIRMAN SEROTTA: Wind Ridge.

Correct.

MR. ZODDA: And Wind Ridge still has another piece of property on the other side of Lakes Road, and there was supposed to be a development going in there, and I know that the Town told them you cannot build there unless you find another well to hook in, an independent well that hooks into Lakehill Farms. But if there is an aquifer, it runs under the firehouse up there, it also supplies all of Trout Brook development down there. And most of Trout Brook development are on their own private wells. And I know people are there and they say the same thing. Their water pressure isn't what it used to be. And now in the Town of Monroe, they have -- which is right across from the firehouse, they plan on building over there, and that's all going to be about aquifer.

So the thing it comes down to is if you're going to put houses in there, yes, where is the water coming from and where is the

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access roads coming from?

CHAIRMAN SEROTTA: Those are absolutely good questions to be asked the day they file an application to put a house there, all right. So thanks. Thank you.

MR. ZODDA: Okay.

THE COURT: You have to come up in the front.

MS. BARRIENTOS: I can project my voice from here.

CHAIRMAN SEROTTA: No, no, no, no, no, no, no, no. No projecting.

MS. BARRIENTOS: Okay. So my name is Madelaine Barrientos, B-A-R-R-I-E-N-T-O-S.

MS. BURCHIANTI: Whoa, whoa, whoa, whoa. Take it easy.

MS. BARRIENTOS: B-A-R-R-I-E-N-T-O-S, and I just moved like a year ago in Lakes Road. Can you locate me in the back because I don't know -- the corner of Lakes Road and the Camp Monroe Road.

CHAIRMAN SEROTTA: Well, Lakes Road's probably not going to show on this,

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but if this is Lakehill Farms -- let's see.
So this is the developable piece. So Lakehill
Farms is in this area. I could bring another
map, okay. Right here. Right here.

MS. BARRIENTOS: So basically
right behind my house, the gray area is where
they're planning to build or not planning to
build?

CHAIRMAN SEROTTA: Right.

MS. BARRIENTOS: Okay. So --

CHAIRMAN SEROTTA: This piece
here, the white, is Town of Monroe property, by
the way.

MS. BARRIENTOS: Right.

CHAIRMAN SEROTTA: This is not in
the Town of Chester.

MS. BARRIENTOS: Right.

CHAIRMAN SEROTTA: The white
piece. This is the Town of Chester.

MS. BARRIENTOS: Half of my
backyard belongs to Chester.

CHAIRMAN SEROTTA: Half of your
back -- you're probably up towards the front
then or something, I guess.

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MS. BARRIENTOS: I'm right in the corner of Lakes Road and Camp Monroe.

CHAIRMAN SEROTTA: You're probably over in here somewhere. Right here.

MS. BARRIENTOS: Right there.

UNIDENTIFIED SPEAKER: The house on the corner they remodeled.

MS. BARRIENTOS: Yes.

UNIDENTIFIED SPEAKER: Yeah. You have nice landscaping.

MS. BARRIENTOS: Yes.

UNIDENTIFIED SPEAKER: Nice yard.

MS. BARRIENTOS: Thank you. Yes.

So my backyard is -- basically belongs to Chester. And I hear you saying that you don't know what is it that they're going to do with the land later on, so which is the same reason why you got insurance, because you don't know what's going to happen. So the thing is that we cannot go on the assumption that there's just going to be one house or that they're not going to build anything at all. We can't go with that assumption that that's not going to happen

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because it is what's going to happen. So once you approve, or whatever it is that you're doing here, once you give access to that, then there's no way to go back because once they go there, and then, oh no, we need to build, you know that they're going to get the money or do whatever it is to build whatever it is that they want to build.

And you're mentioning that that's two houses per acre?

CHAIRMAN SEROTTA: It's an SR-2 zone, which approximately is two houses per acre. Correct.

MS. BARRIENTOS: So that's basically a favela. That's like a ghetto.

CHAIRMAN SEROTTA: It's not a favela, for God's sake.

MS. BARRIENTOS: It is. It is, because you live in --

CHAIRMAN SEROTTA: I've been to Rio and Brazil many times, so it's not a favela. I promise.

MS. BARRIENTOS: Yes, it is. It is. [Indiscernible] is because you want that

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2 space. You don't want to have to cover
3 yourself whenever you get out of the shower,
4 and that's basically what's going to happen.
5 That's basically what's going to happen, like
6 some people mentioned. You can also -- you
7 cannot control whoever lives there. So, you
8 know, whenever you make a decision to move, and
9 for most of us here we don't have all the money
10 in the world so you have to make careful
11 decisions to where you're going to move because
12 you want the best for your kids, for your
13 families or whatever. So when we decided to
14 move basically in the middle of nowhere, which
15 is how we like it, because we wanted to get out
16 of the Bronx. So now you're telling me that
17 they're going to build here. And, like I said,
18 you cannot control who's going to move there
19 regardless. So, you know, I'm not talking
20 race, whatever, because this is not the issue
21 here. You can -- and even if you sell all of
22 this, people of this age can move here, that's
23 not true because when the people that say they
24 do it for seniors and when they have their
25 grandkids or whatever, then it's sold again.

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We're in the same issue.

So I don't -- like I understand, you know, what everything you're doing, but I don't appreciate, and I think that most people here have the same feeling, when you say we don't know, it might be, it might not be. We cannot go under it might be because when we're here, we're planning for the future. We're working because we want to have a better senior life. So everything that we're doing now is for the future [indiscernible]. Whoever feels, and leave it at the whim of somebody, oh I feel like building three houses here, I feel like doing this. I can't do that. Do you like to have your -- give control of your life to somebody else or your way of living to somebody else? Do you like that? Because I don't. I'm a maniac, I like controlling things. So that is my feeling and I think how other people feel.

MS. BRUNO: Hello. I'm Joanne

Bruno.

MS. BURCHIANTI: I'm sorry?

MS. BRUNO: Joanne Bruno.

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MS. BURCHIANTI: Joanne Bruno?

MS. BRUNO: B-R-U-N-O.

CHAIRMAN SEROTTA: Thank you.

MS. BRUNO: I've lived in the same house in Sugar Loaf for forty-three years. I just have two little questions for you.

Number one, the space that we're going to be given on the left-hand side --

CHAIRMAN SEROTTA: This here?

MS. BRUNO: Yes. Who's paying taxes on that?

CHAIRMAN SEROTTA: Right now OMAC Realty is paying tax on the entire -- well, it's been sold. So BT -- it's a combination of the camp --

MR. BLOCK: I'm paying taxes on all of that.

CHAIRMAN SEROTTA: All right. BTSS is paying taxes on all of that. This will become -- this piece will come off the tax roll. Correct.

MS. BRUNO: But then if the Town of Chester becomes ownership of that property, who pays taxes?

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CHAIRMAN SEROTTA: Nobody. The Town of Chester. It comes off the -- just like if the Town of Chester owns anything that they buy or do.

MS. BRUNO: So then aren't we as homeowners --

CHAIRMAN SEROTTA: Make it up.

MS. BRUNO: -- make it up?

CHAIRMAN SEROTTA: Yeah. I don't think it's a substantial amount. Raw land up on a hill is probably -- you could talk -- you'd need to talk to the Town of Chester assessor, John. But I can guarantee you that this is not worth a lot of money because -- especially it's not developable or anything like that. Even over the past few years it's not much that could be developed in there, even if this wasn't subdivided. So that piece -- people think sometimes when you have 50 acres and you chunk 10 acres off, your taxes are going to drop substantially, and it doesn't happen always, all right. In this case here, I don't think this would be deemed a lot of money anyway, but there will be -- the camp, believe

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2 it or not -- well, there'll be two ownerships.
3 If this goes through, it'll be three
4 ownerships. The amount of taxes reduced down
5 here or to the camp, and I'm not speaking for
6 the assessor, may pay the same tax that they're
7 paying now. It might not -- it's not going to
8 go down a third. That's for them to go talk
9 with the assessor's office and to bring in
10 proof that that land is worth a certain amount
11 of money and I was paying X amount of dollars
12 here and that. They have to prove that to the
13 Town of Chester's Assessor's Department. It's
14 really nothing to do with us.

15 MS. BRUNO: And I just have one
16 more thing to say. I live in Sugar Loaf. I've
17 lived there for forty-three years. Anyone
18 could come into Sugar Loaf, walk through the
19 town. It's beautiful. They love it. We love
20 it. There are certain sections of Monroe that
21 you can't walk through, and that's what we're
22 afraid of.

23 CHAIRMAN SEROTTA: Okay.

24 MS. BRUNO: Okay?

25 CHAIRMAN SEROTTA: Thanks.

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MS. BRUNO: So thank you very
much.

CHAIRMAN SEROTTA: Okay. Thanks.
Next.

MS. VILLANACCI: Christine
Villanacci.

MS. BURCHIANTI: Wait a minute.
Hold up.

MS. VILLANACCI: Yeah, yeah, yeah.
I know. Nice Irish name.

MS. BURCHIANTI: Go ahead, hon.

MS. VILLANACCI: V, as in
Victor, I-L-L-A-N-A-C-C-I. Christine
Villanacci. V-I-L-L -- I'm just asking the
Board to really take everybody's consideration
in this development, nondevelopment, whatever
the heck you guys are calling it. Behind my
house, the stream that everybody's talking
about, when Sandy came, the stream is pretty
far away from the back of my house. It's a
stream. You can jump over it. It came all the
way to the back of my house. Every road coming
in and out, you had to have like waders on to
walk through. Nobody expected that storm, and

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it happened. Thank God my house didn't get flooded, but I'm sure a lot of people that were on that side -- I know the people on the other side, all of their little shacks and stuff, that you put your, you know, equipment in, all went down. You know, like the -- mine looks like a shack. I don't know.

So my whole thing is I grew up in the area. If I told you how many years I'd give my age away. But I was here before we had the Commons. I used to ride my bike in there when it was the woods. It was supposed to be a strip mall. You see what it is now. So my point is, I've lived here all my life. Mr. Ace Farms, who sold his property to somebody, a developer, then sold it to the company that now has all of the houses that are now going up that KJ now has. The property next to the road, we used to call it 208. It's 503 or whatever. That was all woods. I almost threw up going through there because all the trees are now knocked down. Our animals have no place to go. Our water has nowhere to run to, and water has nowhere to come into our homes.

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When I as a kid we had a moratorium in Highland Mills. Look at it now. It's gigantic. Like what happened to we can't build anymore? Lexington Hills is the last condo we're going to build, and now they're everywhere.

Well, my mom doesn't have that much water, as everybody else is saying. We're not worried about our water. We're worried about our trees, our animals, our kids having a place to grow up. It's turning into a city. I moved from Queens years ago. I don't want to go back there. I want to live here. I want to retire here, and I'm not going to get a dime for my house if you start putting all these roads and crap everywhere. I might as well just pack up, foreclose and walk away from a house that I love. And I would really love you guys to really think about this as you're standing in your cushy little chairs that we, as our people, would like you to listen to what we're saying. I mean, everybody's arguing about, you know, it's not going to happen, it's this, it's a house, it's a house. That's how

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everything starts out. Everybody is saying it, so I'm not going to repeat it. You've heard it. But please listen to what we're saying. It might a little sarcastic, a little angry, but we're angry because it's in our heart. This is our home, and we'd like to stay here.

MR. CRAWFORD: Good evening. I'm Kevin Crawford. I live in Lakehill Farms on Lincoln Road. 97 Lincoln.

MS. BURCHIANTI: I'm sorry. What was your name again?

MR. CRAWFORD: Kevin Crawford. I have one question. I think everybody has the same question. Is this Board going to approve that plan or not?

CHAIRMAN SEROTTA: Well, we don't know yet. We're not approving anything tonight, so discussions will happen.

MR. CRAWFORD: Well, that's what got us here. It's a question that needs to be answered.

CHAIRMAN SEROTTA: Well, I can't answer that.

MR. CRAWFORD: That's the one we

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came here to hear.

CHAIRMAN SEROTTA: Well, I can't answer that tonight because --

MR. CRAWFORD: I know.

CHAIRMAN SEROTTA: -- we have no intentions of approving anything tonight, disapproving or approving. You're asking me to -- I can tell you now there'll be no approval issued tonight. Period. Guaranteed.

MR. CRAWFORD: Tell us as soon as you can.

CHAIRMAN SEROTTA: Well, you'll hear tonight the next time we will schedule them for another meeting.

MR. CRAWFORD: When will that be?

CHAIRMAN SEROTTA: And you're all welcome to come back. And if I think that it's going to be a big meeting, I'll move this to the Chester High School where everybody's a lot more comfortable. I would've done that tonight. I apologize for anybody who couldn't get in here. I didn't expect -- I knew there would be a turnout, but I didn't expect this turnout. So I may just move the next meeting

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over to the Chester High School.

MR. CRAWFORD: Do you know when that'll be?

CHAIRMAN SEROTTA: I'm assuming -- I have to talk to the engineer and that tonight, but we may -- it's either going to be the first -- we typically meet on the first Wednesday of the month. If you just hang around a little bit to the end of the public hearing, you'll hear when we are going to set them forward, and discussions will be further at that point in time.

MR. CRAWFORD: That's the one we want.

CHAIRMAN SEROTTA: Okay. Next.

MR. RODRIGO: My name is Patrick Rodrigo. I live on Lakehill Farms on Washington Road. You need to spell it?

MS. BURCHIANTI: Rodrigo?

MR. RODRIGO: Yeah.

R-O-D-R-I-G-O. I've been up here nine years.

MS. RODRIGO: Ten years.

MR. RODRIGO: Ten years.

CHAIRMAN SEROTTA: How long you

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been married?

MR. RODRIGO: Twenty-five.

I just wanted to know, like we talk about transparency -- and I'm not accusing anybody of anything. I haven't been up here long enough to throw anybody's history. But just you talk about transparency. Nobody buys anything without a plan. My point is -- I mean it's not about anti-Semitic. It's not about being anything. It's just the fact that we're here fighting for what -- our lives, for our way of living. When certain other groups come in, or whatever the situation is, their rights seem to overtake what our common rights are, and that seems to be the biggest concern of mine, because of the fact that I want -- if I want to live -- I can't pick who my neighbors are, but I happen to love who my neighbors are, but if I'm going to have neighbors who don't want me to be part of their neighborhood, then there becomes a problem because my way of life conflicts with the way they live. And I think that all of us -- this affects all of us, black, white, blue, green or brown. Not about

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2 anything else, but it's just about we're all
3 Americans here. We all live a certain way.
4 And if you want to live a certain way, there's
5 places that you can live that way all the time.
6 You don't have to come here and infringe on the
7 way we live because you want to make something
8 more convenient for you off the back of our
9 hard work and our tax dollars that is going to
10 affect us at the end, because in the long run
11 whatever's put there is going to affect the
12 amount of taxes we pay here.

13 So that's the biggest concern for
14 me. I haven't been here thirty, forty years
15 yet, but I plan on living that long.

16 But I would like to know that if
17 you're going to -- if you bought something and
18 you plan on doing something with it, then we do
19 have a right to know. And if you're going to
20 take part of that, whatever it is, I don't care
21 if it's a cricket park or whatever you want to
22 do, the bottom line is whoever's going to be
23 there, we don't have to conform to where
24 anybody wants to come into our community, they
25 should conform to the way we live in our

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community.

UNIDENTIFIED SPEAKER: He owns the property.

MR. RODRIGO: That's fine.

UNIDENTIFIED SPEAKER: He's been here longer than you've been.

MR. RODRIGO: Yeah. He been here probably longer than I've been alive probably. But the bottom line is all I want -- all I want is the fact that if you're going to come into the community and you're going to bring others and they're going to live a certain way, then we shouldn't have any inconvenience on the way we live. You want to put a road through -- you want to put an opening through Washington Road where we live, where there's kids or whatever, that's what we're saying. That's what we're hearing. I don't care if you do or if you don't, but the bottom line is is that we live here. We should be the ones that decide how things go around here at the end of the day.

I'm not accusing them, and I hope they do the right thing or whatever the situation, because like I said, I paid my tax

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money here. He might have forty years ahead of me, but I'm catching up quick the way the taxes are. I'm catching up.

So -- but at the same time, I think if you want to come into the community you should be part of the community, not separate from the community, not expecting to get different zoning, different rates and all this other stuff that's going to happen, because -- you know, you can shake your head now no, but long after you're gone or whatever the situation is, something's coming, and we know it is. So don't act like you don't know.

I'm not going to walk into a Honda dealer and come out with a Ford. If I go into Honda, I'm going to come out with a Honda, so you can't tell me nothing's coming.

CHAIRMAN SEROTTA: All right.

Next. Next.

UNIDENTIFIED SPEAKER: Okay. Just a quick one, and that was my neighbor. I got a question for you guys, and I'll give you an explanation for why you didn't get a great reception here tonight.

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MR. BLOCK: And your point is
what?

UNIDENTIFIED SPEAKER: Why you up
here?

MR. BLOCK: I run a business. I
run a camp.

UNIDENTIFIED SPEAKER: Right. But
again, my question about a bond, probably not
legal, but to keep somebody honest, not to turn
it -- flip it. The guy did it in twenty-four
hours, the other guy from Rockland.

CHAIRMAN SEROTTA: All right.
Next. Yes.

MR. FLOOK: I have a question. I
just -- my name is Bill Flook. I live -- I
actually live up Sugar Loaf Mountain Road.
I've been watching this for a while, and I'm
trying to figure out why you want to subdivide
the property. That's the question I have. The
only thing I can come up with in the voids of
my little mind is that the lower part of the
property is a wetland issue, and the upper
property there's no use, and if you get the
property smaller, if that is a long term

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strategy, you'll run your camp as long as you want. Does it make it easier to rezone if you don't have the other two pieces of property? That's the only assumption I can come up with.

CHAIRMAN SEROTTA: Zoning has nothing to do with --

MR. FLOOK: But does it make it easier when you don't have problem pieces of property?

CHAIRMAN SEROTTA: It's already in a zone already, okay, Everything's zoned, right. So it's already --

MR. FLOOK: So what sections are right now --

CHAIRMAN SEROTTA: Everything's zoned in here.

MR. FLOOK: Okay.

CHAIRMAN SEROTTA: All right?

MR. FLOOK: Is rezoning easier when you don't have the other two pieces of property?

CHAIRMAN SEROTTA: No.

MR. FLOOK: Okay. So you're saying -- then why are we going through this?

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Why don't they just [indiscernible] the property and do what they want to do with it? Why do we need to go through all this breaking of property?

CHAIRMAN SEROTTA: The reason they're breaking the property is --

MR. FLOOK: Because if you don't pass it, they're going to [indiscernible].

CHAIRMAN SEROTTA: -- the man that's owned the property, what they explained to us, was for forty years decided to retire, okay.

MR. FLOOK: I understand that.

CHAIRMAN SEROTTA: He decided to retire. He's selling the green -- he sold the green thing for I'm hoping a lot of money. He worked -- he kept that camp for many years. I hope the people in Lakehill Farms, they didn't cause any trouble. There was no -- I don't think there were any police reports. I don't think there was ever a problem from that camp, all right. So Stanley decided to sell the camp and retire. His family lives in Lakewood, New Jersey. That's where his family happens to

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live.

MR. FLOOK: That's fine. That's fine.

CHAIRMAN SEROTTA: All right. He decided that the upper part, it was either give it to the camp, or we pressed for years to save that ridge. There's people who live up on that open area development up on the top that we're trying to help. Tracey Schuh -- I don't know if she's here tonight. Tracey's here. Tracey was a champion of saving the ridge up on the top there. A lot of people were. So this Board took the attitude of that we want that property up there. So we pushed hard to get that and try to find a way. And the gray piece is not a wetland piece. It's definitely developable.

Now, to tell you how much wetlands, to tell you how much water he's got in there, he has to put a plan, engineers have to come here, traffic studies have to be done, yada, yada, yada. All that stuff has to be done. But that -- so that's why we can't tell you how many houses could go in there or

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anything like that.

As far as zoning, it really has nothing to do with it. The zoning process took place -- we just rezoned this Town not too long ago, all right. I would say about two years ago we went through a process. I wish half the people in the room would've come to the -- you know, I look out here, okay, and I think three people came to the Town's public hearing. I spent a year-and-a-half on the Zoning Committee to rezone -- rezone the Town. The Town now has decided to do a moratorium. They're about ready to pass a one-year moratorium so that they can relook at all the zoning. I suggest this room packs the Town Hall and the Town Board.

We have nothing to do with zoning. We have to follow rules, okay. We cannot vary the rules. In some cases the rule may say well the Planning Board can issue a variance or something like that. That's a rarity. As far as zoning goes, we don't have that rarity. So whatever the zones are in there now are in there until the Town does

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something about it.

MR. FLOOK: Okay. But my question for you is this: If you don't pass this and it stays the way it is, one piece of property, what does that change for them?

CHAIRMAN SEROTTA: I don't know legally. I have no idea what it changes for them. I mean they made it --

MR. FLOOK: You own the property; correct? You own the property that is the camp?

CHAIRMAN SEROTTA: What it changes for them --

MR. FLOOK: And the family owns the other property, right. The gentleman that owned it before still is going to own the other two pieces of property, correct, and nothing's going to change?

CHAIRMAN SEROTTA: No. It's something -- it's one piece of property and a legal deal has been made to split it in some form so that the camp can get their ownership to the camp.

MR. FLOOK: And if you don't pass

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that does that stop the sell of the property?

CHAIRMAN SEROTTA: Regardless if it stops it or not, if the camp decides to develop that next time, okay, you're now adding a piece up on the top, which they're going to claim density credits for. They're going to grab water up on the top. They're going to do all kinds of stuff up there, and they're going to lose now -- when that piece gets over to the Town of Chester, they will lose that ability. They cannot claim any density credits. On a three-acre zone up on the top, theoretically -- theoretically they get could get ten homes. Probably not. They have to prove all that out to the Planning Board. There's potential, if they keep that, that eight more houses can be added to whatever they develop someday. That's exactly what --

MR. FLOOK: And the lower section as well.

CHAIRMAN SEROTTA: No. To the entire piece. You're talking about one piece. So whether it is or not, so they're going to lose -- lose eight to ten houses guaranteed

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because they'll never be able to claim any density. They also may have water problems in the future. Not drainage problems but water problems they may have because the wells that they tested seven years ago were up on that -- on the brown piece up there. That's where the wells are. They'll be on the Town of Chester's piece.

So what are they gaining by giving that to the Town? Nothing. Zero.

MR. FLOOK: I'm just worried -- I'm just worried about the lower section as well, trying to understand why we carve out just the middle. And I understand one has a non-buildable section, one has a [indiscernible]. As you said, there is some water issues down there that have to be addressed. I just find it very interesting that getting that out of your way gives this pure piece in the middle, and it might make it easier, as some of these people are very concerned about, down the road applying for a rezoning for more housing. I think that's where the concern is that I heard. As well as

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as I sat here and just logically went through
it where my mind takes me to.

CHAIRMAN SEROTTA: So whether they
apply to the Town for rezoning of the entire
piece of property or a piece of the property is
really no difference.

MR. FLOOK: But sometimes things
are more difficult when you have property --
pieces of the property [indiscernible].

CHAIRMAN SEROTTA: Well, I don't
see how taking a piece of the ridge off the top
would do that, so --

MR. FLOOK: I'm looking at the
bottom piece. Thank you.

CHAIRMAN SEROTTA: No, no. You've
got to come up.

MR. FLOOK: They're keeping the
camp; correct?

CHAIRMAN SEROTTA: Mr. Felsing
is not keeping the camp.

MR. ZODDA: Not?

CHAIRMAN SEROTTA: Mr. Felsing
is not keeping the camp.

MR. ZODDA: What are they doing

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with the camp?

CHAIRMAN SEROTTA: That's owned by
BTSS Holding.

MR. ZODDA: All right. So the
camp is --

CHAIRMAN SEROTTA: A camp.

MR. ZODDA: -- off the picture.
It's there as just a camp?

CHAIRMAN SEROTTA: Correct.

MR. ZODDA: This piece over here,
how many houses can actually be built on that
piece of land that they completely subdivided?
That's the piece of land that goes out into
Monroe, up into --

CHAIRMAN SEROTTA: This right
here?

MR. ZODDA: Yeah. That's where
they want to subdivide; correct?

CHAIRMAN SEROTTA: Well, subdivide
is taking this piece, this piece and this
piece.

MR. ZODDA: Yeah.

CHAIRMAN SEROTTA: So let's call
it three pieces. We've heard five pieces.

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MR. ZODDA: Okay. All right. On piece number 3, eventually how many houses could actually fit onto that?

CHAIRMAN SEROTTA: We can't -- the reason I can't answer that is theoretically -- I'm going to give you a theoretical and then we have to subtract from the theoretical, okay?

MR. ZODDA: Right.

CHAIRMAN SEROTTA: If he has 26 acres and it's a half acre, that would put it at 52 homes; right? Now, it can't happen because if you took 52 homes, if you look at the size of your streets in Lakehill Farms, you'll look at the wetlands; right? You'll look at a whole bunch of factors. He also has to -- we have to look at sight distance, roads, all that stuff. You start subtracting out from that. So we don't have an answer to that. So it's 52 minus I don't know the answer.

MR. ZODDA: Okay. But he also owns that piece of land in Monroe that goes out to Lakes Road.

CHAIRMAN SEROTTA: That's correct. So Monroe will deal with that piece.

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MR. ZODDA: So that Monroe deals with. So that's also part of that land that he can build on.

CHAIRMAN SEROTTA: This may be seven to ten acres, something like that, in there. Thirteen acres here. Thirteen acres.

MR. ZODDA: And what's the zoning for Monroe over there?

CHAIRMAN SEROTTA: I can't answer that. We're a Town of Chester Board, so I don't know. I don't know.

MR. ZODDA: What the idea comes down to is if you're going to build on that land, let him build a road passed -- up before Lakehill Farms so they come out onto Lakehill -- onto Lakes Road on the straightaway.

CHAIRMAN SEROTTA: We will look at all that. If and when he puts a plan in front of us we guarantee all that will be looked at. But there's no plan in front of us so we can't look at that. There's nothing for us to look at.

MR. ZODDA: Okay. We don't really want the road to come through Lakehill Farms.

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CHAIRMAN SEROTTA: I understand
that.

MR. ZODDA: Okay.

CHAIRMAN SEROTTA: All right.

MR. ELINS: One final thing. I
just want one final --

CHAIRMAN SEROTTA: Name?

MS. BURCHIANTI: Name again?

MR. ELINS: Brad Elins, Jefferson
Drive, Lakehill Farms. One question for the
gentleman Stanley. Why don't you come up here
and explain everything? We've been levying
things against you. Why don't you come up here
and talk about it instead of hiding behind your
lawyers?

CHAIRMAN SEROTTA: All right.
Anybody else?

MR. FUENTES: Yeah. Mike Fuentes.

MS. BURCHIANTI: Mike --

CHAIRMAN SEROTTA: F-U-E-N-T-E-S?

MR. FUENTES: F-U-E-N-T-E-S. 47
Washington Road, Monroe, even though it's Town
of Chester.

MS. BURCHIANTI: Gotcha.

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CHAIRMAN SEROTTA: Right.

MR. FUENTES: People, let me say this. I had a situation similar to this in the Town of Woodbury. I bought two pieces of land and they gave me a hard time. I couldn't build, I couldn't this, I couldn't that. I got my lawyers, I sued them. I had to take them all the way to State Supreme Court. And I built, okay. We need to get together, chip in and get an attorney. They have attorneys working for them.

It doesn't matter what they say they're going to do or not going to do. The end result is what they will do. And every piece of property has a section, block and lot. If you go to the County seat with the section, block and lot, it will show you who owns it if you want to research it, okay. You're not going to win this battle unless you get some lawyers behind you. And don't get a lawyer from Orange County because they're not going to help you. You've got to get a city lawyer. All right? That's all I've got to say.

CHAIRMAN SEROTTA: Okay. Anybody

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else?

(No response.)

CHAIRMAN SEROTTA: Last time.

Nobody else?

(No response.)

CHAIRMAN SEROTTA: All right.

Let the record reflect that nobody else is raising their hands or wants to speak.

Mr. Fuentes, please.

UNIDENTIFIED SPEAKER: Stanley, do you want to get up and give us a synopsis of what's going on? Your synopsis?

UNIDENTIFIED SPEAKER: I spoke on behalf of Stanley.

CHAIRMAN SEROTTA: All right.

Let the record reflect that nobody else wants to speak for or against the application. The Board at this point in time -- does someone want to make a motion to close the public hearing?

(Inaudible.)

CHAIRMAN SEROTTA: Motion by Steve to close the public hearing.

Robert, don't close it?

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UNIDENTIFIED SPEAKER: No. I think you should keep it open.

CHAIRMAN SEROTTA: Anybody want to second the motion?

All right. So there's no second on the motion, therefore the public hearing will stay open.

MR. DONOVAN: Well, you need a motion to continue the public hearing to a date certain.

CHAIRMAN SEROTTA: All right. Somebody want to -- all right. So let's first look at our calendar.

Mr. Higgins and Mr. Scarmato, is the first meeting in September good?

MS. BURCHIANTI: September 7th.

CHAIRMAN SEROTTA: Okay. So someone want to make a motion to continue the public hearing to September the 7th?

(Inaudible.)

CHAIRMAN SEROTTA: A motion by Mr. Gilbert, second by Carl. All in favor?

MR. CONKLIN: Aye.

MR. GILBERT: Aye.

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MR. SLOAN: Aye.

MR. DENES: Aye.

MR. D'ANTONIO: Aye.

CHAIRMAN SEROTTA: Aye.

All right. So the motion carries.

Please, we're not going to be able to continue with people speaking.

All right. So we're going now to set this for 7 p.m. on September --

MS. BURCHIANTI: 7th.

CHAIRMAN SEROTTA: -- September the 7th. I need everybody to check the Town's website. I can't promise I can get the high school. I will try to move this to the Town of Chester -- not Town of Chester -- the Chester Academy over on Hambletonian Avenue, I think it's called. All right. I can't promise that. It could be booked that night or anything like that. I have to get in contact with the school.

UNIDENTIFIED SPEAKER: They have school. We cannot get it.

CHAIRMAN SEROTTA: No. We get it at night. September 7th is -- it doesn't

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2 matter. They don't have school at night.
3 We've used the Chester Academy many times in
4 the past. So right now I'm tentatively going
5 to make it on September -- well it's not
6 tentatively. It will either be here or it will
7 be at Chester Academy. I can't answer that
8 until I get in touch with them. So Alexa will
9 work on that tomorrow. And just check the
10 Town's website. We'll put something on the
11 bulletin board here. You can call Alexa to
12 find out where it's going to be located, and we
13 will continue the public hearing and continue
14 discussion at that point.

15 Thank everybody for coming.

16 I already closed the public
17 hearing. You'll have a chance -- the website
18 is chester-ny.gov, all right. And you go on
19 there. I'll just show everyone quick, real
20 quick here. If you go to -- just give me one
21 second -- right here.

22 This is the Town of Chester's
23 website. And right here, any time anybody
24 wants to see anything, there's something called
25 agenda and minutes. Please.

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All right. You go to agenda and minutes, and let's hope it's fast and it'll come up. Okay. Here is tonight's meeting right here, August 17th, all right. You would click on the agenda, any documents we're going to share that night, so -- all right. So everything is right there.

All right. Thank you.

I have to ask everybody to please kind of leave because I've got two more cases. I got two more things tonight. I've got a long night in front of me. Thanks. Please.

We're going to take a break.

(End of proceedings.)

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C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 7th day of September 2016.



MICHELLE CONERO

TOWN OF CHESTER
PLANNING BOARD MINUTES
August 17, 2016

Ridgeview Estates-90 Day Extension

Nick Ruginetta from Pietrak & Pfau representing Ridgeview Estates.

They will need to reapply for updated permits from DEC and DOH. Those requirements don't go away they are part of the conditional approval. If they "time out" they need to be satisfied. Any extension given is contingent upon those satisfaction of those conditions.

Motion made to grant 90 day extension by Bob. Second by Carl. Motion carried 6-0

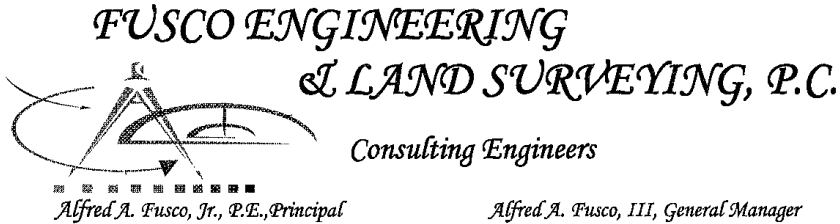
Woodridge- Site Plan Review

Nick Ruginetta from Pietrzak & Pfau representing Woodridge. Last appeared in front of the board in March received preliminary approval. Since then made application made to the Health Department. Joint site inspection and soil test have been completed. Received verbal that all comments were satisfied just waiting on the letter.

Before the board tonight requesting conditional Final Approval. Formation of a Drainage District, and the acceptance of open space from the town board, also the acceptance of public improvement cost estimate by Fusco Engineering along with any outstanding comments. Filing the Notice of Intent with the DEC and any fees.

Al Fusco letter:

**TOWN OF CHESTER
PLANNING BOARD MINUTES
August 17, 2016**



- 233 East Main Street
Middletown, NY 10940
Phone: (845) 344-5863
Fax: (845) 956-5865

- 19 Waywayup Lane
Port Jervis, NY 12771
Phone: (845) 956-5866

August 15, 2016

Donald Serotta
Town of Chester Planning Board Chairman
1786 Kings Highway
Chester, NY, 10918

Re: Woodridge Subdivision

Dear Chairman Serotta,

We have reviewed the latest submission and offer the following comments:

Project: 10 Lot Subdivision
Acreage: 42.3 Acres
SBL: 8-1-50.2
Submittal: Letter and plans revised 6/28/16 Pietrzak and Pfau (15 pages)

1. We have reviewed the yield plan and approved same. Map currently before the Orange County Department of Health (OCDOH). OCDOH approval required prior to construction.
2. Proposed open space are to be relabeled as land to be dedicated to the Town of Chester.
3. Orange County Department of Public Works (OCDPW) work permit required prior to commencement of work.
4. Need surveyor stamp and signature.
5. Drainage district required; provide plan and report.
6. No planting, fencing, decoration, etc. within 50' town right-of-way – add note.
7. Show sequence of construction on plan starting as beginning:
 - Fence undisturbed area with temporary fencing.
 - Erosion control, etc.
 - Final: After stabilization, remove erosion and sedimentation control devices.
8. Sheet 6 of 6 and Sheet 15 of 15 show drainage under curb on typical road half section.

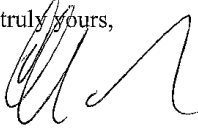
TOWN OF CHESTER
PLANNING BOARD MINUTES
August 17, 2016

9. Prepare cost estimate for public improvements at prevailing wage, include 10% escrow for inspection by Town of public improvements.
10. Prepare deed of dedication and transfer deeds.
11. Board comments.

Action:
SEQR
Preparation resolution for conditional final.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering & Land Surveying, P.C.
AAF/cam
Cc: Alexa Burchianti, Planning Bd. Secretary

TOWN OF CHESTER
PLANNING BOARD MINUTES
August 17, 2016

Al: We would need copies all letters of Approvals. The open space I would like relabeled as just “Dedicated to the Town of Chester” instead of it noted as “Open Space” that is how the town prefers to have this done in the future. Orange County Department of Public Works, you need a work permit before start of anything. Drainage district we need and provide plan and report.

Highway Superintendent wants all plantings, trees, decoration etc. out of the right of way. Please note that on the plan.

On sheet 6 of 6 and 15 of 15 you show drainage under the curb where required but it’s not on the typical detail. What happens is when in the field with the contractors, there’s an argument. So please show that on the details.

Chairman Serotta: I got a last minute request, is there any way thru 50ft strip we could get a town easement for water rights? I don’t know if this is possible. If possible if you could just take a quick look at it. If you could just give us a little easement. I did tell him it was late in the game and that it may not happen.

Tracy Shuh: The comment to change it from “open space” to “dedicate to the Town of Chester” this is a cluster sub-division. I would not think that you could simply say that it is land dedicated. That’s not how it is defined in the code. You can say what can happen on that open space, but to leave it open ended to just say it is Town of Chester, I’m just a little concerned, I was concerned when the town started talking about that. It goes against the intention of how the code is today, if they want to change it that’s different. It needs to be what it was intended to be which is protected open space. I’m just concerned and wanted to throw that out there. Chairman Serotta: we will not that. Al: we will take that under advisement.

Barry: on #6 no plantings in the 50ft right of way? Who is going to maintain that? Especially on parcel A

Al: Homeowners will maintain the lawn, Anthony will maintain the drainage district.

Chairman: Anthony wants fencing around stormwater facilities.

Motion made to draw up resolution for Conditional Final Approval on the September 7th meeting. Motion made by Barry. Second by Bob. Motion carried 6-0

Eighteen-Eight Group (EEG)- Site Plan Review

Jim Dillin PLS for Eighteen-Eight Group. The plan hasn’t change that much. Steve Doche doubled the size of the tanks. The Plan has more detail and more dimentions, just been brought up to date.

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Chairman Serotta: The whole building is sitting at 474? The elevation is at 476. So it clears the flood plain.

Al Fusco letter:

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Alfred A. Fusco, Jr., P.E., Principal

Alfred A. Fusco, III, General Manager

- 233 East Main Street
Middletown, NY 10940
Phone: (845) 344-5863
Fax: (845) 956-5865
- 19 Waywayup Lane
Port Jervis, NY 12771
Phone: (845) 956-5866

August 15, 2016

Donald Serotta, Planning Board Chairman
Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: Eighteen-Eight Group LLC

Dear Chairman Serotta,

The following is our review of the latest submission:

PROJECT:

Name: Eighteen-Eight Group LLC
Applicant: James Theodoreu
Acreage: 23.3 Acres
SBL: 6-1-102
Zone: IP
Material Reviewed: Revised plans by James Dillin dated 7/18/16
Stormwater report

COMMENTS:

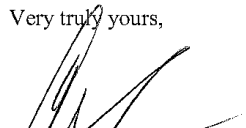
1. SWPPP needs to be revised for 1.34 acres of disturbance for a 50-year storm minimum. Infiltration data needs to be witnessed. NOI needs to be prepared for SPEDES permit. Show details including elevations.
2. Show wall pac-lights shop drawings, show downward light.
3. Construction sequence, blacktop and detail should match.
4. Board to review landscaping for adequacy.
5. Board comments.

Action:

SEQRA Action
Revised SWPPP required.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Land Surveying, P.C.
AAF/cam

Cc: Alexis Burchianti

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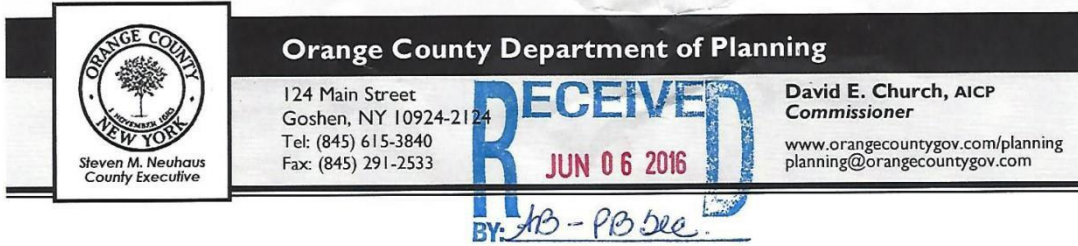
Al: there is over an acre of disturbance they did it on a 15 year basis I need it on a SWPP on a 50 year. And needs to verify the infiltration data with calculations. And need an NOI (Notice of Intent) that is signed by the Town Supervisor in order to get a permit to do the stormwater improvements. Show details including elevations and structures. Lights, have them show that they shine downwards. Landscaping looked a little thin but that is up to the board.

Chairman: This was a 239 referral to OCDP and to the Village of Chester. Tom Becker only sent in a hand written note to pay particular attention to the septic system to make sure there is no possibility of tainting the village well.

Al is comfortable with the septic being 400ft away.

OCDP Letter:

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**County Reply – Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l, m, &n**

Local Referring Board: Town of Chester Planning Board
Applicant: James Theodoreu
Project Name: Eighteen Eight Group
Proposed Action: Site Plan for new development of 9600 sq. ft. industrial building and appurtenant improvements on existing 23.3 acre parcel
Reason for County Review: Within 500 feet of the Village of Chester/Town of Chester boundary
Date of Full Statement: May 10, 2016

Referral ID #: CHT 07-16M
Tax Map #: 6-1-102
Local File #: none provided

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Stormwater Management: Although the problems are not in the immediate vicinity of the project site, there are known drainage problems along Black Meadow Creek Road. We advise the Town to require the inclusion of onsite stormwater management facilities such as bioretention facilities, retention or detention ponds, or other methods of onsite water storage. If necessary, the water can be moved offsite through the use of a subsurface drainage system; however we encourage the applicant to retain stormwater on the project site and allow it to infiltrate onsite over time.

Cumulative Impacts: The proposed development is adjacent to the recently-reviewed Zircar Ceramics project (County Referral ID# CHT 03-16M) on the south and west, and the property adjacent to the Zircar Ceramics project on the east is also owned by the Eighteen-Eight Group. We advise the Town that if the projects are developed serially, the individual impacts of each project may be small but the cumulative impact of development of all the properties may be substantial. We advise the Town to require a traffic study, wetland protection and stormwater management plan, and noise study for the Black Meadow Road corridor as a whole.

County Recommendation: Local Determination

Date: May 27, 2016
Prepared by: Megan Tennermann, AICP, Planner


David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.

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Barry: Put up a sign on the property (no left turn) so no trucks go up Black Meadow Road.

Dumpster enclosure? Split block with wood gate.

Note on plan no outside storage.

Polled Board for comments: No comments

Motion made for Public Hearing on October 5, 2016. Motion made by Barry. Second by Steve. Motion carried 6-0

Meeting Adjourned.

Respectfully Submitted,

Alexa Burchianti
Planning Board Secretary