

TOWN OF FORESTBURGH

PLANNING BOARD

Nov 28, 2017

Meeting called to order at 7:00 p.m. by Chairman Richard Robbins at the Town Hall.

Members Present: Richard Robbins, Chair
Karen Ellsweig
Robert Sipos
Anthony Cardoso
Susan Hawvermale

Absent: Vincent Galligan
Eugene Raponi

Attorney Present: Jacqueline Ricciani

Recording Secretary: Nicole Lawrence

Public Hearing on the Application and State Environmental Quality Review Act (SEQRA) of Another Sky Campground

Andrew Unterberg, owner of *Another Sky Campground*, gives presentation to inform the public of his intentions for a campground in Forestburgh. He and Nicholas Schwartz, from CHA Consulting, review pertinent details of their application. Nick informs the board that a waiver has been granted by the DOH to allow three tents per site with up to six campers per site, given the increase of square footage per site.

Public Comment on Application for Another Sky Campground

Carol Travis asks how popular Mr. Unterberg expects the concept to be and if he has done his homework on the background of such concepts. She wants to know if the campground is seasonal and if campers can prepare their own meals. She asks about “membership”, at which point Mr. Unterberg clarifies there is no membership but he will offer discounts to local residents.

John Cronin is wondering if the waste water will be in sealed containment units.

Dan Hogue expresses the desire of some neighboring private property owners for it to be addressed in the welcoming speech to guests that they respect the adjacent properties and respect the rights of neighbors.

Katherine Barnhart states she still has concerns about the smoke at full capacity.

Paul Halmi asks about security, saying he is concerned about safety, as people will be coming up from New York City.

Richard Robbins closes the public comment portion of the public hearing.

Approval of Minutes

Susan Hawvermale makes the motion to approve minutes. Karen Ellsweig seconds the motion. No amendments are suggested.

Vote: all in favor

Correspondence

Richard Robbins reads a letter from Freda Eisenberg, commissioner of the Division of Planning in Sullivan County regarding their review of the 239 form. Nicole Lawrence reads a letter from Glenn Illing, engineer from the NYS Department of Health to Nick Schwartz, from CHA, regarding the waiver for units (tents) per site. Richard reads a letter from neighbors Richard Mandelbaum and Gabrielle Kahn in support of the *Another Sky* project. Nicole Lawrence reads a letter from the board of governors of Merriewold Club, Inc. and signed by president, Nancy Orr, in support of the *Another Sky* project.

Anthony Cardoso moves to make the letters part of the public record. Richard seconds the motion.

Vote: All in favor

Public Comment on Agenda Items

There are no comments from the public.

Another Sky Campground – application for Special Use Permit and Site Plan Review

Andrew Unterberg responds to concerns made by the public in the order that they were expressed.

Popularity: He sees it as a rising trend. There is a rising trend for activities in the Catskills already. In preplanning, he interviewed hundreds of people to ask about their interest and sees strong demand.

Meals – Yes people can bring their own food or shop in the store, eat at the café, etc.

Seasonality – As of now, they are planning to open at the beginning of summer, going into October. They have asked to be able to stay open through fall/winter but not part of current planning. So for now they'll be closed in the spring.

Membership – No membership, open to all. He encourages people from town to camp there.

Not just for people in the city. He stresses a desired sense of ownership and community.

Security – Mr. Unterberg says he is aware of security needs; staff will be living on grounds and patrolling. They can reach out to the sheriff when necessary and will bring in a security team if need be but they are hoping there will be no need. They are anticipating a cashless system (wristbands, etc.) to discourage theft and identify campers. They will have procedures in place and respond immediately to any problems.

Neighbors – There will be a significant orientation that addresses neighbors. Additionally, there will be clear borders, signage, and every guest will sign a waiver (hold harmless waiver to protect neighbors from being sued)

Campfires – They don't see it as a problem, they will avoid putting unnecessary smoke into the air.
Couples being permitted to camp on site together means they will be sharing a fire.
Full capacity would be rare, only on holidays.

Richard Robbins reiterates that the law clearly states the café may not be made available to the general public. Andrew Unterberg confirms he will not make the café open to the public but that it will be available to all customers and that local residents can be camping customers.

Susan Hawvermale asks about biking. Andrew says he might eventually rent bikes and there will be designated trails. Susan asks if guests typically go off grounds to explore casino, theatre, etc. – making note that the town could use some signage and trails for bicyclists. Andrew does want to encourage some exploring (such as playhouse, Rio, Bethel Woods) because guests who enjoy their time will come back. He may consider partnering with other services, such as fly fishing. Susan asks if they will have a brochure rack to list local activities. Andrew says yes.

Susan asks about laundry. Andrew says there will be no laundry facilities for the campers.
Susan asks about check-in/out times. He says they will stagger to allow themselves time for setup/breakdown.

Karen Ellsweig asks about bringing in local chefs. Andrew says staff will do dinner for a fee and, if there is demand, there will be a-la-carte outdoor dinners with visiting chefs from the region. This creates buzz for the chefs and for the campground.

Anthony Cardoso asks about an opening time and Andrew says he anticipates summer of 2018.

Septic – Nicholas Schwartz explains the sanitary sewer consists of a 5000 gallon tank in series with a 1000 tank after it (F1 pump – just pumps water). Bathrooms are split into two. Each side has its own separate tank and separate waste fields. They are sealed to the extent a residential septic tank would be: water-tight but able to look into tank for maintenance and to check for issues. There is an operational maintenance plan for regular tank maintenance required by the D.O.H.

The Planning Board addresses part 2 of the Environmental Assessment Form.

Jacqueline Ricciani reminds the board their job is to determine if the applicant is planning to do anything that will have an adverse environmental impact. Richard Robbins says the SEQR handbook provides definitions and provides copies to members. The board goes through the series of questions individually.

Karen Ellsweig makes a motion that the project does not have any significant, adverse environmental impact. Anthony Cardoso seconds the motion.

Vote: All in favor of issuing a negative declaration.

Richard Robbins supplies the board with copies of section 85 and asks them to review #27 - #30 for the next meeting so they can further review before rendering a decision on the application for *Another Sky*.

Lost Lake Update

After their first request being denied, Lost Lake has submitted a second application to the Public Service Commission for permission to relocate their utility lines (electric, phone and cable) above ground from the previously ordered underground location. In this application, Lost Lake indicated that the Town of Forestburgh approves of the power supply being above ground but has not provided proof of such approval. Richard Robbins states he has started the process of trying to identify what Lost Lake is referring to. In the documents he has located, the town engineer stated the power supply must be below ground. Therefore, Richard will review further documents in a secure vault in search of any legal evidence that Lost Lake had permission. Jacy suggests checking with the county for files.

Richard Robbins explains that if Lost Lake seeks an amendment to their current site plan, it will come before the Planning Board but there is no action to be taken by the board at present.

Establish dates for Planning Board Meetings for 2018

The board discusses proposed dates and any possible conflicts. The application is to reflect these 2018 meeting dates when officially confirmed.

Continuing review of the draft proposed Subdivision Code

The Planning Board will meet on November 30th, 2017 for a special meeting to review the draft proposed Subdivision Code.

Planning Board Member Comments on items not on the agenda

Richard Robbins congratulates Karen Ellsweig on her new appointment to the Town Board and laments her departure from the Planning Board.

Motion to adjourn at 9:25 made by Anthony Cardoso, seconded by Karen Ellsweig,

Vote: all in favor