# Audio file

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# Transcript

00:01:56 Chairman Robbins

This meeting is being recorded.

00:01:59 Chairman Robbins

And minutes are being taken will be taken, prepared, and a transcript will also be made.

00:02:09 Chairman Robbins

Like our last meeting.

00:02:11 Chairman Robbins

We're going to be a little bit more formal than we typically are in planning board meetings.

00:02:18 Chairman Robbins

I'm going to ask that each speaker identify themselves before speaking.

00:02:24 Chairman Robbins

And that they speak slowly.

00:02:27 Chairman Robbins

Let's not over talk one another or interrupt others.

00:02:33 Chairman Robbins

And that we.

00:02:33 Chairman Robbins

Not speak until recognized by the chair.

00:02:37 Chairman Robbins

We should accurately reflect who we are as opposed to iPad.

00:02:40 Chairman Robbins

I think we've fixed that problem with one exception.

00:02:43 Chairman Robbins

Uhm, and I'm going to mute everybody.

00:02:50 Chairman Robbins

Board members, Consultants, Council and the applicant.

00:02:55 Chairman Robbins

Until the public comment period of the meeting.

00:02:59 Chairman Robbins

I think it's worked pretty well.

00:03:00 Chairman Robbins

The last time and.

00:03:02 Chairman Robbins

Hopefully will again.

00:03:05 Chairman Robbins

OK.

00:03:20 Chairman Robbins

Our first, our next order of.

00:03:22 Chairman Robbins

Business is going to be approval of the Minutes.

00:03:25 Chairman Robbins

Day has prepared and circulated minutes.

00:03:28 Chairman Robbins

Do I have?

00:03:29 Chairman Robbins

A motion to.

00:03:29 Chairman Robbins

Approve a second and then any discussion.

00:03:32 Speaker 4

So move.

00:03:36 Chairman Robbins

Anybody have any thoughts, corrections, modifications, or inaccuracies identified?

00:03:45 Chairman Robbins

OK, all those in favor of approving these minutes, as drafted signify by saying hi.

00:03:51 Speaker 5

Hi hi.

00:03:55 Chairman Robbins

I just got a note from hold on.

00:03:59 Chairman Robbins

Anthony Cardozo

00:04:01 Chairman Robbins

Is just now being admitted?

00:04:12 Chairman Robbins

Andy, can you hear us?

00:04:26 Chairman Robbins

Here's Anthony.

00:04:28 Speaker 7

I can hear you.

00:04:28 Speaker 7

Can you hear me?

00:04:30 Chairman Robbins

Uhm, we called the meeting to order and we've just gone made a.

00:04:36 Chairman Robbins

Motion to approve the minutes.

00:04:40 Chairman Robbins

Or if anybody had any changes and no one did, did you have any changes you want to make?

00:04:43 Chairman Robbins

To the minute I can reopen the motion.

00:04:45 Speaker 7

No, that's fine.

00:04:47 Chairman Robbins

OK, so so the item on our agenda is Forestburgh pond.

00:04:54 Chairman Robbins

And as I noted this morning in an email that was distributed.

00:05:01 Chairman Robbins

I got I got an email from Dennis from member of the public Dennis Joe, Joe Lane, Dillon.

00:05:08 Chairman Robbins

Much more obvious.

00:05:09 Chairman Robbins

His name is pronounced.

00:05:10 Chairman Robbins

He'll probably tell us as he is new audience.

00:05:17 Chairman Robbins

Give him the option whether he'd like to have me read his letter during public comment, or whether he wants to speak to the issue itself in lieu of ingredient letter.

00:05:27 Chairman Robbins

But the letter has now been posted on the website.

00:05:29 Chairman Robbins

Everybody has it.

00:05:31 Chairman Robbins

And of course it will be part of what we all consider.

00:05:35 Chairman Robbins

At our last meeting, we declared our intent to serve as lead agency and that we would engage in a coordinated review in this unlisted action, under secret.

00:05:49 Chairman Robbins

Notice has been provided to be involved and interested agencies, and we have received no response to that notification.

00:05:59 Chairman Robbins

And and so we will or undertake the serve.

00:06:04 Chairman Robbins

As lead agency under the sequel review.

00:06:08 Chairman Robbins

Since our last meeting, the applicant has hired and under hired a consultant and undertaken an analysis of the shooting range.

00:06:17 Chairman Robbins

For the presence of lead contamination and lead contamination has been confirmed, an electronic copy of the report has been served on us and has been distributed to everybody on the board and has been posted on the website as well.

00:06:33 Chairman Robbins

To date, we have not received any input from forest fire or the forest Workaway department, although the application was provided to them and I anticipate that they will be providing us with impact with input, it just hasn't yet happened.

00:06:51 Chairman Robbins

I'm now going to.

00:06:55 Chairman Robbins

Alan to unmute.

00:07:01 Chairman Robbins

Melanie there, and can you hear?

00:07:02 Chairman Robbins

Us Yep.

00:07:06 Chairman Robbins

Is there anything you'd like to address?

00:07:10 Chairman Robbins

To us in connection with your application at this point before we proceed.

00:07:16 Speaker 8

Yeah, I sent in.

00:07:17 Speaker 8

And our engineer complied with the rest of Glenn's comments. There weren't many on his last dumb review, but one of the things from the last meeting that I took away.

00:07:27 Speaker 8

I tried to get our engineer to move as many of the septic areas back out of that front yard set back.

00:07:33 Speaker 8

Back as possible and still maintain that they're in the area that we did the perk and so forth.

00:07:40 Speaker 8

They they still engineering worked, so he was able to do that.

00:07:45 Speaker 8

He moved quite a few of them.

00:07:47 Speaker 8

Back for that front yard.

00:07:49 Speaker 8

Set back Greenbelt.

00:07:51 Speaker 8

Tree zone that we talked about.

00:07:53 Speaker 8

So the the new plans I forwarded to you reflect that.

00:08:01 Speaker 8

So trying to make that.

00:08:06 Speaker 8

I think that's the only real.

00:08:08 Speaker 8

Substantial change the rest of the stuff was pretty minor.

00:08:11 Speaker 8

Come right away with on the power line and come right away with on the road or the Stag Forest Rd easement.

00:08:22 Speaker 8

So, uh.

00:08:24 Speaker 8

Other than that, there wasn't really anything.

00:08:29 Chairman Robbins

Then I think what we'll do now is proceed to questions and concerns that the board may have.

00:08:33 Chairman Robbins

And I'm going to start by asking you, will you be submitting a corrected AF reflecting the lead contamination?

00:08:44 Speaker 8

I, I guess, though I haven't really consulted the EF to see where it would fit in.

00:08:50 Speaker 8

We're waiting to hear back from DC to see.

00:08:56 Speaker 8

Is involved with that?

00:08:58 Speaker 8

How big a deal it is.

00:08:59 Speaker 8

The the areas were very small that were like at the 100 yard range.

00:09:04 Speaker 8

He did one right under the target that tested positive, but either side of it did not show levels above residential use, so they're pretty localized and.

00:09:17 Speaker 8

I I'm having the consultant reach out to DC and see what they recommend from here because it.

00:09:23 Speaker 8

It also sets right on Ledge Rock, so there was hard to get soil samples.

00:09:28 Speaker 8

Normally they take off the top couple of inches and then take a soil sample to see if the lead is actually in the soil and he wasn't able to do that here because it was.

00:09:41 Speaker 8

Right on rock.

00:09:42 Speaker 8

So he was taking what soil he could get up there, which was very minimal.

00:09:49 Chairman Robbins

And so I gather you don't yet know whether you have plans to proceed with testifying defect with testing to verify the horizontal and vertical extent to the contamination, as well as whether impacts of the groundwater occurred.

00:10:03 Chairman Robbins

As they mentioned on in their conclusions on page 2.

00:10:06 Chairman Robbins

Is that true?

00:10:07 Speaker 8

That's correct, we're we're waiting to see what DC recommends from here.

00:10:13 Speaker 8

Uhm, consulting with him the the worst case. Our closest building site to the range is is about 300 feet. So somebody not building right on top of the spot. It's not a proposed building area, right?

00:10:28 Speaker 8

On the the range, so to say UM and.

00:10:32 Speaker 8

You can treat.

00:10:33 Speaker 8

UM lead in if it's if it did get in the water or whatever, you could treat that with a treatment system.

00:10:41 Speaker 8

There's several different ones.

00:10:44 Speaker 8

He said maybe worst case scenarios, put a note on the map that this did test positive for lead at the firing range and your well should be tested for lead prior to using for consumption and treatment system may be required.

00:11:00 Speaker 8

I don't know.

00:11:01 Speaker 8

Glenn you you might have been put.

00:11:03 Speaker 8

On that.

00:11:05 Chairman Robbins

I'm not up.

00:11:06 Speaker 1

On that I would suggest waiting and see what the DC comes back with also, but it does seem to be fairly localized.

00:11:11 Speaker 1

I mean, I'd be curious to see how far down the bedrock is there.

00:11:14 Speaker 1

Alan, because you're right, it's really not going to get much through the bedrock if it's relatively shallow or at.

00:11:19 Speaker 1

Grade in there, but let's see what.

00:11:21 Speaker 1

The DC says they may have some other suggestions.

00:11:23 Speaker 1

You may you may have to do some more testing.

00:11:24 Speaker 1

Little farther out from what you did just to verify it either exists or doesn't.

00:11:28 Speaker 8

That's and that's what our consultant said.

00:11:30 Speaker 8

We might as well get DC involved right now.

00:11:33 Speaker 8

We could take a lot of guesses.

00:11:35 Speaker 8

We could do a lot of things and he said we might as well find out what they say right now.

00:11:41 Speaker 8

So that's where we're at with.

00:11:42 Chairman Robbins

That so then there are also no present plans to remediate.

00:11:47 Chairman Robbins

This contamination is that true?

00:11:49 Speaker 8

Not not right if.

00:11:51 Speaker 8

We're waiting to see what DC says.

00:11:53 Speaker 8

You know, if they say it should be.

00:11:57 Speaker 8

Then we'll go from there.

00:11:59 Chairman Robbins

OK, and one other question that I've got have any of the seven repairs identified as required to the dam been undertaken?

00:12:13 Speaker 8

No, the repairs have not been done. They're working on engineering. I do have one updated sketch from them on on dam repairs, but he's trying to get the plans in 2014. The comoletti's did.

00:12:30 Speaker 8

Pretty substantial upgrade to the damn. They did a quite a bit of work to that and there's engineering plans in DC's office for those and they would like to get copies of those.

00:12:41 Chairman Robbins

Right, yeah?

00:12:43 Speaker 8

Of course, DC hasn't been in their office, so we haven't received those yet from D, so before he.

00:12:50 Speaker 8

Really does a UM and and he's not saying it's substantial.

00:12:56 Speaker 8

There's leakage on the if you're standing on the downhill side, it's the right side of the spillway that.

00:13:04 Speaker 8

Needs some work there.

00:13:05 Speaker 8

It's leaking through the stones.

00:13:07 Speaker 8

That's probably the most major.

00:13:10 Chairman Robbins

The characterization of the dam as being in poor condition just kind of jumps out as something that requires attention.

00:13:19 Chairman Robbins

It seems to me, and I'm sure it would seem to any perspective.

00:13:25 Speaker 8

Yeah, it's certainly yeah, you're correct it it requires some attention and.

00:13:31 Speaker 8

One come.

00:13:33 Speaker 8

We we need to own the property 1st and that that is on our plans to do.

00:13:38 Speaker 8

Once we own the property and once it's engineered and.

00:13:45 Chairman Robbins

Are there other board members who have questions or concerns they'd like to raise at this time?

00:13:50 Speaker 4

Uhm, now like you or you just mention new maps with the septic systems in them 'cause we don't, we don't have those.

00:14:02 Speaker 4

Richard, do you have that?

00:14:05 Chairman Robbins

I'm not, I'm not.

00:14:06 Chairman Robbins

Sure that I do was that the.

00:14:09 Chairman Robbins

Upload to the Dropbox that you did last week.

00:14:12 Speaker 8

Correct, yes.

00:14:14 Chairman Robbins

I haven't scrutinized them so I didn't understand them to be different than the earlier ones.

00:14:19 Chairman Robbins

I will forward again what you have provided.

00:14:23 Chairman Robbins

To the board.

00:14:25 Chairman Robbins

Having sort of hard copies, have you?

00:14:28 Speaker 8

I I did not drop off hard hard copies I I apologize that I received them late and I sent them out to you.

00:14:36 Speaker 8

Last Monday or Tuesday, and I thought I'd put a note in there explaining to you what the changes were.

00:14:43 Speaker 4

OK, let me ask you.

00:14:46 Speaker 4

Is the entire firing range on this bedrock ledge?

00:14:54 Speaker 8

For the most part, yes.

00:14:56 Speaker 8

Where the where the seat is, where they sit has more soil, it gets less and less as you go out through the range.

00:15:05 Speaker 8

The the far end where the 100 yard target is is all rock.

00:15:12 Speaker 8

So that's why it was harder to get soil samples out there too.

00:15:16 Speaker 8

There was less soil to get.

00:15:18 Speaker 4

Right, But there's still the opportunity to take further core samples from some of the deeper soil.

00:15:28 Speaker 8

Yeah, again he wanted to get underneath the target and and that's the most worn area.

00:15:33 Speaker 8

You know it.

00:15:34 Speaker 8

Because that's where they're shooting.

00:15:35 Speaker 8

That's where they're walking through.

00:15:37 Speaker 8

That's the travel.

00:15:39 Speaker 8

You know he could go out.

00:15:41 Speaker 8

Beside it and get soil samples but.

00:15:44 Speaker 8

They're they're not going to be as accurate, just like he did.

00:15:47 Speaker 8

He got one left and right of it, and I I almost believed that there was more soil there and that's why it wasn't there.

00:15:56 Speaker 8

The LED wasn't showing up as is prevalent in those samples.

00:16:02 Speaker 4

OK, and Alan I'm sure you've answered this question before.

00:16:08 Speaker 4

But is this trail and area is still going to be used as a shooting range?

00:16:15 Speaker 4

Once you have the property?

00:16:18 Speaker 8

No, and it actually crosses the property line. If you see the map attached to the to the report it crosses. I believe from 17 to 1818 to 19. I forget which.

00:16:32 Speaker 8

But it crosses a property line, so I don't believe that it will be used.

00:16:37 Speaker 8

We have no plans to use it, and if two different people buy it.

00:16:41 Speaker 8

The the only way they're going to use it is.

00:16:43 Speaker 8

To get together.

00:16:44

OK.

00:16:46 Speaker 4

Thank you so.

00:16:55 Speaker 7

I've a couple questions should I go?

00:16:56 Speaker 7

Now or yes OK.

00:17:02 Speaker 7

Now, one of the concerns you know, have you done any analysis on whether any of the leaked fields will have an impact on the on the lake?

00:17:10 Speaker 7

Or are they far enough away?

00:17:12 Speaker 7

I'm not quite sure the topography there, but.

00:17:16 Speaker 8

All of our our leach fields are.

00:17:20 Speaker 8

Substantial are quite a ways from the lake, probably the closest one is lot 9 and you know the rest of them from 9 on up or on the opposite side of the hill from the from the eight, and.

00:17:35 Speaker 8

But lot 9 would be the closest. The minimum set back is 100 and and that's in excess of that.

00:17:41 Speaker 8

I think it's more like 150 or.

00:17:59 Speaker 8

Yeah, I would say LOT 9 is closer to 200 feet from the lake, so it's almost double the minimum that it needs to be and that's the closest.

00:18:11 Speaker 7

Now, one of the concerns raised in the there was a letter that was submitted to the to the board.

00:18:17 Speaker 7

Questioning you know, just the funding of the hoia, and so I did have a question on a couple questions on that for the dam maintenance I mean.

00:18:25 Speaker 7

If it's a.

00:18:26 Speaker 7

First, how much funding is the company?

00:18:30 Speaker 7

Is your company going to?

00:18:31 Speaker 7

You know?

00:18:32 Speaker 7

Initially fund for dam maintenance.

00:18:34 Speaker 7

When you first take on, you know the maintenance responsibility of the property of the dam.

00:18:38 Speaker 8

We're we're going to repair the dam with whatever the engineer recommends to bring it up to.

00:18:46 Speaker 8

To where it should be now we're not going to turn over a dam that's in.

00:18:53 Speaker 8

Has issues.

00:18:55 Speaker 8

Our company is going to take care of that prior to turning it over to the homeowners association.

00:19:00 Speaker 7

And then are you going to be providing any initial funding for the homeowners association to get it started?

00:19:05 Speaker 7

To to continue maintenance on the dam.

00:19:10 Speaker 8

There's a.

00:19:11 Speaker 8

There's a contingency how much?

00:19:13 Speaker 8

How much was the contingency in there?

00:19:20 Speaker 8

I I think it it adds up to around $2000 a year. I gotta look in the budget to come but that would accumulate year after year.

00:19:29 Speaker 8

So one year B2000 next year B 4000 would be really humiliating to for repairs on the dam.

00:19:37 Speaker 8

So you know they're not going to have to do a repair every year, but in 10 years if they have to do something, they're going to have a a chunk of money that's accumulated in the association for the dam.

00:19:48 Speaker 7

And how many lots do you anticipate having?

00:19:51 Speaker 7

To sell before.

00:19:52 Speaker 7

The Hoac can really be meaningfully formed to provide for that ongoing maintenance.

00:19:58 Speaker 8

We we sell them all before we turn it over, we run the association until all the lots are sold.

00:20:06 Speaker 7

And so until every lot is sold, the company continues to be responsible for the dam maintenance.

00:20:12 Speaker 7

If if there isn't enough from the owners.

00:20:14

Is it?

00:20:19 Speaker 7

Uhm, now are you planning on removing the shooting range structures entirely?

00:20:25 Speaker 7

I saw that there's a number of structures there.

00:20:28 Speaker 8

Yeah, we'll probably get rid of. There's a bench in just some targets at 50 and 100 yards 25 I think.

00:20:36 Speaker 8

There's not a lot there, but.

00:20:39 Speaker 8

Yeah, I mean there's no sense in leaving that stuff up there.

00:20:43 Speaker 8

We try to clean up.

00:20:47 Speaker 7

I didn't see in the report.

00:20:48 Speaker 7

I mean, did you check?

00:20:49 Speaker 7

The the, the, the person that went out.

00:20:51 Speaker 7

To check the lead.

00:20:53 Speaker 7

Did they check beyond the areas of the target?

00:20:55 Speaker 7

You know, not everybody hits the target, obviously, so.

00:20:58 Speaker 7

If years and years of.

00:21:00 Speaker 7

Shooting is going on there.

00:21:02 Speaker 7

Are there any other areas where bullets or fragments might have been accumulating up there?

00:21:06 Speaker 7

That we should be.

00:21:07 Speaker 7

You know concerned about going forward.

00:21:10 Speaker 8

Well, there could be we.

00:21:11 Speaker 8

Obviously we tried to check what we considered or what he called the Hot zones.

00:21:17 Speaker 8

You know that's we did six.

00:21:19 Speaker 8

We did 6 composite samples.

00:21:22 Speaker 8

Thank you, Richard.

00:21:28 Speaker 8

I guess this is what normal you know they did one at the shooting bench. Then they did one at 25 yard target, one at the 50 yard target. They did three out at the 100 yard target.

00:21:41 Speaker 8

And dumb.

00:21:43 Speaker 8

Again, could could you do more sampling?

00:21:45 Speaker 8

Yes, and that's what we're waiting.

00:21:48 Speaker 8

We discussed that and my consultant said you might as well wait for DC.

00:21:53 Speaker 8

He says we could guess at where to go test, or if we should do more.

00:21:58 Speaker 8

Normally he would recommend digging deeper to see what the.

00:22:03 Speaker 8

It if it has leached down through the soil, but that's not really possible here, so that's why he said we should just get go with DC and see what they recommend before we spend more time and money.

00:22:19

OK.

00:22:22 Speaker 7

Now where you you mentioned?

00:22:24 Speaker 7

I I haven't seen the new map, but you.

00:22:27 Speaker 7

That you have.

00:22:28 Speaker 7

You have you been able to move all of the you know?

00:22:30 Speaker 7

Proposed clearing areas for the leach fields out of that buffer now.

00:22:34 Speaker 7

Or are there any that remain?

00:22:35 Speaker 8

No, there's still a few that remain locked. 21 is one that I know off the top of my head.

00:22:43 Speaker 8

But a good portion of.

00:22:44 Speaker 8

Them it was a big improvement.

00:22:55 Speaker 8

And one of the reasons the maps were late, and I apologize when he sent him to me first.

00:23:00 Speaker 8

I looked at it and there were several more that I thought could be moved.

00:23:03 Speaker 8

We just had to move some wells around, keep separation distances so I sent it back to.

00:23:08 Speaker 8

The engineer for.

00:23:10 Speaker 8

For one more shot and he got a couple more I. I think there's still around 3 Anthony that are that go get out into that front 75 foot yard set back.

00:23:24 Speaker 7

No fun.

00:23:28 Speaker 7

Well, you know I'll have to see the map.

00:23:30 Speaker 7

And then see you.

00:23:31 Speaker 7

Know what you know.

00:23:32 Speaker 7

We may want to recommend.

00:23:35 Speaker 7

Yeah, additional plantings along the road.

00:23:37 Speaker 7

Just something to to maintain the border, but we'll have to see how the map looks and and we'll deal with that at a later date.

00:23:44 Speaker 7

That's all I have.

00:23:46 Chairman Robbins

Are there any other board members who'd like to ask questions or voice concerns?

00:23:52 Speaker 5

Vinny, I've got a just a question.

00:23:56 Speaker 5

How you doing Alan?

00:23:57 Speaker 8

Good, how are you?

00:23:58 Speaker 5

Good have you addressed all of the concerns that were brought by the existing homeowners that are adjacent to the property?

00:24:08 Speaker 5

On the pond.

00:24:10 Speaker 5

So I know there's been a lot of questions about Rd improvements and where access is going to be the turn around.

00:24:19 Speaker 5

Just a bunch of different questions have have you adequately addressed all of those concerns brought by those folks?

00:24:27 Speaker 8

Uhm, I don't know that we can.

00:24:29 Speaker 8

Many, you know they're not.

00:24:33 Speaker 8

They're not in favor of the subdivision, so they're gonna make it.

00:24:36 Speaker 8

I, I think the road you know, if we improve it to 20 foot wide and and gravel it and it's going to be a substantial improvement over what's there currently.

00:24:47 Speaker 8

And, uh.

00:24:49 Speaker 8

Again, the one neighbor all the way out parcel.

00:24:57 Speaker 8

He they they have mowed lawn all the way out to the edge of the lake with with no buffer, no trees, no nothing.

00:25:05 Speaker 8

Uh, there's not much we can do to.

00:25:10 Speaker 8

Keep people from looking in.

00:25:11 Speaker 8

You know if they're canoeing or kayaking up the lake, they they've sort of left themselves.

00:25:17 Speaker 5

Yeah, no, I think my question was more in the lines of the specific, the egress, the access, Rd, the right of ways.

00:25:26 Speaker 5

Those are the pieces I understand.

00:25:28 Speaker 5

Obviously you can't make everyone happy with what's happening, so that that's it's more or less all of the specifics for right of ways access.

00:25:38 Speaker 5

Those types of things.

00:25:39 Speaker 8

Yes, I believe those are all addressed.

00:25:42 Speaker 8

Several of those were in Glenn last comment with right away with it.

00:25:46 Speaker 8

And Jackie had a couple on we we included to make sure that like parcel.

00:25:54 Speaker 8

B had a right away to the road.

00:25:58 Speaker 8

That that their driveway was.

00:26:00 Speaker 8

We added language so that they had ingress and egress.

00:26:09 Speaker 5

OK, and then the the rest of it was really just regarding the discussions we had about the public or common areas with the existing cabin.

00:26:19 Speaker 5

And you know, bringing that obviously up to whatever current requirements were needed.

00:26:24 Speaker 5

You know understanding if you do or don't have water do or.

00:26:27 Speaker 5

Don't have septic.

00:26:28 Speaker 5

Whatever those requirements are for that public area.

00:26:32 Speaker 8

Yeah, that the cabin that's going to be used as public the I'll guarantee you the septic system is is illegal there.

00:26:41 Speaker 8

So water and sewer are gonna be removed from that cabin as well as electric.

00:26:47 Speaker 8

I don't think the electric is safe either.

00:26:49 Speaker 8

Uhm, so it's just going to be a shell, and it might even be decided once we start doing all that, but it just needs to come down.

00:26:58 Speaker 8

We we have, uh, they they have a lot of stuff in there.

00:27:02 Speaker 8

Yeah, it's tough to fully assess it until it's empty.

00:27:08 Speaker 8

But we're planning to leave it as an empty shell right now.

00:27:12 Speaker 8

No water, no no sewer.

00:27:15 Speaker 5

OK, but but the building will exist so.

00:27:19 Speaker 5

OK.

00:27:21 Speaker 5

OK, that those are my questions, thank you.

00:27:24 Chairman Robbins

Well, this is Richard again.

00:27:26 Chairman Robbins

Are there any other board member comments or questions?

00:27:34 Chairman Robbins

Jackie or Glenn?

00:27:35 Chairman Robbins

Do you?

00:27:35 Chairman Robbins

Are there any other questions or concerns Jackie?

00:27:42 Speaker 8

Down OK.

00:27:45 Speaker 6

Yeah, just following up on what Alan had said about the access of the interior.

00:27:51 Speaker 6

Lots to get to Stag Forest Rd because I think it is lot.

00:27:56 Speaker 6

It looks like lot B has to go through lot 7 in order to get to.

00:28:02 Speaker 6

That right of way.

00:28:03 Speaker 6

Alan, did you say there's some kind of note on the plan giving that person I?

00:28:10 Speaker 6

I I missed.

00:28:10 Speaker 8

Yes, and I believe I.

00:28:12 Speaker 8

Think we addressed that in.

00:28:13 Speaker 8

A document to you, but.

00:28:16 Speaker 8

That we added.

00:28:19 Speaker 1

There's actually several notes Jackie on the plan referring to those two lots specifically getting a 10 foot wide right of way on there for the driveway across the private parcel to get the stag.

00:28:29 Speaker 6

Force Road, do you know which sheet off the?

00:28:31

Top of your head 'cause I'm.

00:28:32 Speaker 1

It's C zero 11.

00:28:37 Speaker 1

So C zero 12.

00:28:40 Speaker 1

Also C zero 13 it's it's in several places.

00:28:45 Speaker 1

On the top of the sheet on on C zero 11.

00:28:48 Speaker 6

Oh so the additional easements?

00:28:58 Speaker 6

Glenn, you're satisfied that that language is going to be sufficient.

00:29:04 Speaker 1

Yeah, it addresses the right.

00:29:06 Speaker 1

Are they required right away?

00:29:07 Speaker 1

They may be in the show or should show up in the bylaws or someplace but.

00:29:12 Speaker 6

I think if I mean.

00:29:15

I love.

00:29:18 Speaker 1

And will be on the file maps.

00:29:21 Speaker 6

Right, I'm I'm just not sure I'll take a closer look, but I'm just not sure that that driveway easement for them.

00:29:31 Speaker 6

I guess it's implicit.

00:29:33 Speaker 6

I guess it's it would be implicit that the easement is for them to.

00:29:36 Speaker 6

Get to.

00:29:37 Speaker 6

Stag Forest Rd.

00:29:44 Speaker 1

It should follow.

00:29:45 Speaker 1

Their existing driveways.

00:29:48 Speaker 6

Yeah, OK, well, you know we're.

00:29:50 Speaker 6

Not going to get to the.

00:29:54 Speaker 6

Public hearing on the subdivision right away.

00:29:57 Speaker 6

I'll have some time to take a closer look at that and.

00:30:00 Speaker 6

Try to identify them on the map.

00:30:02 Speaker 6

Thank you.

00:30:08 Chairman Robbins

Are there any other questions or concerns to be raised with Alan at this time?

00:30:12 Speaker 1

Mr. Chairman Glenn Glenn again going back to the septic areas in the in the 75 foot buffer they the majority.

00:30:20 Speaker 1

Were all moved.

00:30:21 Speaker 1

Back quite a ways away from the buffer and where the encroachments still occurs slightly.

00:30:27 Speaker 1

It looks like and Alan correct me if I'm wrong.

00:30:29 Speaker 1

It's mainly the septic reserve areas which are very rarely.

00:30:32 Speaker 1

Built to bond anyway in the future, but.

00:30:34 Speaker 1

That seems to be where the encroachments work.

00:30:39 Speaker 8

It was a big improvement.

00:30:40 Speaker 8

They they moved quite a.

00:30:42 Speaker 8

Few of them.

00:30:43

They did.

00:30:50 Chairman Robbins

Any other questions or concerns?

00:30:52 Chairman Robbins

This is Richard again.

00:30:54 Chairman Robbins

OK, so our next course of action will be to determine.

00:31:01 Chairman Robbins

Is to discuss the the public hearing under Seeker.

00:31:05 Chairman Robbins

Ellen in view of.

00:31:07 Chairman Robbins

You're waiting to hear from the DC on.

00:31:10 Chairman Robbins

The lead issue.

00:31:12 Chairman Robbins

Do you want us to now proceed with the scheduling of the public hearing under seeker, or do you want to defer until you've got input from the EEC?

00:31:23 Speaker 8

No, I think it would be.

00:31:24 Speaker 8

I think we should have a the public hearing so that if there's other items such as this that that would come up.

00:31:33 Speaker 8

You know we're not holding off in addressing items one at a time.

00:31:37 Speaker 8

You know last month.

00:31:39 Speaker 8

Uh, we didn't think anything was wrong with the the shooting range, so Jackie brought up doing the lead tests to me, but I I think the more input we could get.

00:31:53 Speaker 8

Is the better?

00:31:55 Chairman Robbins

OK, then we will then.

00:31:55 Speaker 5

Right?

00:32:00 Chairman Robbins

Schedule Jackie, do I need to vote to schedule a public hearing for July the 28th?

00:32:08 Speaker 6

Yeah, somebody should make a motion.

00:32:11 Speaker 4

So moved.

00:32:13 Chairman Robbins

And the second that Susan is making the motion, who's going to 2nd anyone?

00:32:20

I will.

00:32:23 Chairman Robbins

I'm sorry that was Bobby.

00:32:25

It was al Dublin.

00:32:26 Speaker 8

I'll double in.

00:32:26 Speaker 8

I'll second it, yeah.

00:32:28 Chairman Robbins

OK, any discussion on so in regard to the 28th there is a requirement that we serve the.

00:32:39 Chairman Robbins

Sullivan County Division of Planning, Community development and real property for AG general Municipal Law 239 review.

00:32:49 Chairman Robbins

Assuming that served tomorrow, that would give 28 days, where 30 is required, but the county is usually pretty good at getting us those reports before we quite need them, so I'm going to be optimistic that we'll have our.

00:33:09 Chairman Robbins

239 GML review. Before the public hearing and perhaps we'll have to hold it open if it's not or.

00:33:15 Chairman Robbins

We'll cross that bridge when we come to.

00:33:17 Chairman Robbins

It, but I I think that.

00:33:18 Chairman Robbins

We we would be.

00:33:20 Chairman Robbins

OK and prudent at this point to schedule it for our next regular meeting, which is July the 28th.

00:33:29 Chairman Robbins

So all those in favor of scheduling it for that day indicate by saying hi bye.

00:33:36 Chairman Robbins

Right?

00:33:38 Chairman Robbins

Any opposed?

00:33:40 Chairman Robbins

OK.

00:33:41 Chairman Robbins

And we will schedule.

00:33:42 Chairman Robbins

It and you Will Ellen send out the material to the.

00:33:51 Speaker 8

Yeah, you want me to send it to county.

00:33:53 Speaker 8

Planning, yeah?

00:33:54 Speaker 8

OK.

00:33:59 Speaker 6

Excuse me, Richard.

00:34:02 Speaker 6

Forgetting to identify myself, this is Jackie Reggiani just for the record under the subdivision code.

00:34:11 Speaker 6

In order for you to schedule this public hearing, the Planning Board has made a determination that the preliminary application is complete.

00:34:19 Speaker 6

So just as a matter of the record.

00:34:21 Speaker 6

That's something that needs.

00:34:23 Speaker 6

To be stated.

00:34:25 Chairman Robbins

OK, then we'll state that we made a determination that.

00:34:29 Chairman Robbins

The Glenary application is complete.

00:34:34

OK.

00:34:35 Chairman Robbins

Any other teas or eyes that should be?

00:34:37 Chairman Robbins

Attended to Jackie.

00:34:40 Speaker 6

With respect to.

00:34:41 Speaker 6

The notice for the public hearing this is strictly for the environmental review on the subdivision.

00:34:47 Speaker 6

Is that something I know a lot of times BJ would prepare that and then get it to the applicant.

00:34:52 Speaker 6

Do we want to follow?

00:34:53 Speaker 6

That same process.

00:34:59 Chairman Robbins

And we'll give you help Vijay and.

00:35:02 Chairman Robbins

Getting that done.

00:35:03 Speaker 6

Thank you.

00:35:05

OK.

00:35:05 Speaker 8

So, so you'll send me the notice that should be sent out to all the.

00:35:10 Speaker 8

The neighbors.

00:35:10 Chairman Robbins

Yes, we will draft it, provide it and you'll serve it, and then provide us with Google service.

00:35:18 Speaker 6

And I know.

00:35:19 Speaker 8

Now did I see something in your code?

00:35:21 Speaker 8

Do I have to put a sign out there on the property as well?

00:35:27 Chairman Robbins

Yes, I believe that that.

00:35:28 Chairman Robbins

Is in the new code.

00:35:31 Chairman Robbins

I don't have it in front.

00:35:32 Speaker 6

Of me, yeah.

00:35:33 Speaker 6

I'm I'm looking at.

00:35:34 Speaker 6

I'm looking it.

00:35:35 Speaker 6

Up as we speak in.

00:35:37 Speaker 6

In addition, it needs to be published and I know that we kind of went back and forth about who's responsible for the publishing and the Democrat.

00:35:46 Speaker 6

Let me see if I can find this quickly.

00:35:58 Chairman Robbins

This is under secret though.

00:36:00 Chairman Robbins

This is, this is not the.

00:36:05 Chairman Robbins

This is a secret public hearing.

00:36:06 Chairman Robbins

This is not a public hearing per say on the subject.

00:36:10 Speaker 6

Yeah, but it's still a public hearing that you need to give notice.

00:36:13 Speaker 6

Blah blah blah.

00:36:51 Speaker 6

So the code only seems only provides.

00:36:57 Speaker 6

Guidance for public hearing notice doesn't distinguish whether the public hearing is for environmental review or on the plat, so.

00:37:07 Speaker 6

Need to go with what's in the code, which is 14 days.

00:37:13 Speaker 6

Notice to property owners 14 days prior to the hearing, all owners within 500 feet of the Perimeter Planning Board can require broader notification. Certified mail.

00:37:28 Speaker 6

Advertised in advertised by the applicant.

00:37:33 Speaker 6

At least once in the official newspaper, five days before such hearing.

00:37:39 Speaker 6

So if the hearings on Tuesday it needs to be in the paper by Friday, which means that the paper needs to have the notice by the prior Tuesday, I believe, as their schedule.

00:37:51 Speaker 6

A post design minimum of 20 inches by 24 inches at the property.

00:38:00 Chairman Robbins

There's a little Rd, so that could be.

00:38:03 Chairman Robbins

I think you should have that on both roads.

00:38:08 Speaker 6

The applicant shall post a sign.

00:38:12 Speaker 6

Placed on the property visible from the road notifying interested persons of the application.

00:38:19 Speaker 6

Posted for a minimum of 14 days.

00:38:23 Speaker 6

The the Planning Board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration.

00:38:30 Speaker 6

So if the board wants to tell the applicant to pose.

00:38:33 Speaker 6

Just you know, in front of lot you know 10 and in front of LOT 4.

00:38:39 Speaker 6

To get broadest you know the broadest exposure.

00:38:41 Speaker 6

You can certainly do that.

00:38:47 Chairman Robbins

I think that makes sense.

00:38:57 Chairman Robbins

Actually, why don't we post it in front of LOT 8 which is right at Stag Forest Rd?

00:39:03 Chairman Robbins

So people coming into Stag Forest Rd.

00:39:05 Chairman Robbins

Will see it.

00:39:06 Chairman Robbins

As well as those on 42 passing by.

00:39:09 Chairman Robbins

And also on Route 42 I mean on.

00:39:12 Chairman Robbins

The Hartwood Rd.

00:39:18 Chairman Robbins

In front of.

00:39:21 Chairman Robbins

Might 9.

00:39:27 Speaker 8

So in front of LOT 8.

00:39:28 Speaker 8

In front of LOT 9.

00:39:32 Chairman Robbins

Yeah, so this is 9.

00:39:38 Speaker 5

OK.

00:39:56 Chairman Robbins

OK.

00:40:11 Chairman Robbins

So is there anything else?

00:40:14 Chairman Robbins

Anybody wants or needs.

00:40:15 Chairman Robbins

To say in regards to this.

00:40:18 Chairman Robbins

Item Agenda item 4 Sport Pond.

00:40:20 Chairman Robbins

Before we move on to.

00:40:21 Chairman Robbins

Planning Board member comments on items not on the agenda.

00:40:27 Chairman Robbins

Then we will proceed on to item number 4 Planning Board member comments on items not on the agenda.

00:40:32 Chairman Robbins

Do any planning board members have any such comment?

00:40:37 Speaker 3

I I do, I have a question.

00:40:39 Speaker 3

My name is Jen Langosch.

00:40:41 Speaker 3

I own the property.

00:40:42 Chairman Robbins

If you just hold on, you're not a planning board member, but we're going to be coming to public comment in a moment.

00:40:50 Chairman Robbins

OK, in in regards to planning board members on items not on the I mean our next item is planning Board comment on agenda items, public comment on agenda items.

00:41:01 Chairman Robbins

The first thing I want to do is to.

00:41:04 Chairman Robbins

I'm gonna unmute everybody.

00:41:06 Chairman Robbins

Actually I'm going to unmute Dennis.

00:41:11 Chairman Robbins

Who I believe is.

00:41:16 Chairman Robbins

Dennis Callahan

00:41:18 Chairman Robbins

Gonna see you with us.

00:41:26 Chairman Robbins

OK Dennis sent to us in an email that, as I mentioned in the distribution email I sent this morning I.

00:41:37 Chairman Robbins

I had not forwarded, he sent it almost a month ago and it just got past me.

00:41:42 Chairman Robbins

So what I'm going to do now as part of public comment is to read what he has written to us.

00:41:50 Chairman Robbins

One last chance, Dennis if you're here and can hear us and want to speak to this directly.

00:41:57 Chairman Robbins

Let me know.

00:42:00 Chairman Robbins

OK.

00:42:01 Chairman Robbins

Then I'm going to read his note.

00:42:03 Chairman Robbins

Hi, my name is Dennis Dillon and I'm a caretaker of the hunting camp known as white Tail hunting camp at the corner of Route 42 and Hartwood Rd known as Forestburg Pond.

00:42:15 Chairman Robbins

I maintained the property, the two cabins, the lake and the.

00:42:18 Chairman Robbins

Damn, I have no special interest or skin in the game.

00:42:22 Chairman Robbins

I have been monitoring the sale of this property and the board minutes Mr Lord planned for homeowners association that would maintain the grounds.

00:42:29 Chairman Robbins

The Lake and Dam and its existing buildings.

00:42:32 Chairman Robbins

2 hunting cabins is sketchy at best and here's why.

00:42:36 Chairman Robbins

Mr. Lord's idea of creating a homeowners association, which might sound good now is nothing more than passing the buck, releasing him and land and lakes from maintaining that picturesque piece of land on the corner with views of the lake.

00:42:52 Chairman Robbins

Think about this for a second.

00:42:54 Chairman Robbins

First off, the dam is failing and I have personally repaired it three times over the last six or seven years, but really just a quick.

00:43:02 Chairman Robbins

Fix the cabin he is referencing to make a community homeowners association is not safe.

00:43:08 Chairman Robbins

It is basically falling apart and I have done so many repairs on that cabin from root.

00:43:13 Chairman Robbins

The roof leaking the chimney collapsing the foundation, sinking and frozen pipes etc.

00:43:18 Chairman Robbins

Et cetera and could never get a CEO.

00:43:21 Chairman Robbins

And he knows that.

00:43:22 Chairman Robbins

And we have talked about that in the past.

00:43:26 Chairman Robbins

It really should be condemned.

00:43:28 Chairman Robbins

It's OK for a hunting cabin and that's about it.

00:43:30 Chairman Robbins

And the upper cabin, which is nicer but has the same problems year after year.

00:43:35 Chairman Robbins

Secondly, the grass needs to be cut once a week.

00:43:39 Chairman Robbins

The pumphouse supplying water to both cabins and the existing homes is also in need of repairs constantly.

00:43:45 Chairman Robbins

The whole water system is very fragile at best.

00:43:48 Chairman Robbins

And think about this.

00:43:51 Chairman Robbins

Let's say the sale goes through Monday.

00:43:53 Chairman Robbins

Who's going to cut the grass the following week?

00:43:55 Chairman Robbins

Or complete emergency repairs will take months, if not years, to form.

00:43:59 Chairman Robbins

Then once prospective buyers realize that they are now responsible for the maintenance of the above and will also have to pay monthly to create a fund for future repairs.

00:44:09 Chairman Robbins

It is not appealing.

00:44:11 Chairman Robbins

And Mr.

00:44:11 Chairman Robbins

Lord and New York land, O Lakes will be long gone and they do this throughout the state and have many parcels they can't sell.

00:44:19 Chairman Robbins

So let's assume they sell one maybe 3 parcels immediately. That's not enough members or monies to create an HOA, and they will be responsible for the maintenance, the repairs, and landscaping.

00:44:30 Chairman Robbins

Snow removal, et cetera, et cetera.

00:44:32 Chairman Robbins

It's a bad deal for all around for prospective buyers, Mr.

00:44:36 Chairman Robbins

Loaded Mr.

00:44:37 Chairman Robbins

Lloyd bit state somewhere in the minutes, but they will be responsible for Maine for the maintenance until the board can function on its own, and that's complete nonsense.

00:44:46 Chairman Robbins

New York land.

00:44:46 Chairman Robbins

O Lakes does not care one iota about the maintenance of that so so called homeowners association.

00:44:54 Chairman Robbins

Uhm, is nothing but a diversion for land O lakes.

00:44:57 Chairman Robbins

I personally spoke to Mr.

00:44:59 Chairman Robbins

Lloyd about continuing to be the caretaker, and they can get up and running, and his answer was we are not worried about that.

00:45:08 Chairman Robbins

I can almost guarantee one month after purchase.

00:45:10 Chairman Robbins

The grass would be 5 feet high and macabees will continue to fall apart.

00:45:15 Chairman Robbins

And nobody will be monitoring the dam it's.

00:45:17 Chairman Robbins

Just not a good idea.

00:45:19 Chairman Robbins

Around Mr Lord has been trying to buy this piece of property for over 10 years and for one reason or other it has always fell through myself and many of its surrounding neighbors are hoping that once again this deal will be a bust.

00:45:31 Chairman Robbins

In my personal opinion, that's much too risky and the possibilities of abandonment is likely.

00:45:36 Chairman Robbins

Thank you for your time.

00:45:37 Chairman Robbins

Thank you for listening, and I pray the board.

00:45:39 Chairman Robbins

Will make the right decisions, not for me or you, but for many generations that will follow us and we'll hopefully get a chance to enjoy nature in the great town of Forestburgh, New York.

00:45:49 Chairman Robbins

May God give you the strength and the courage and wisdom to do the right thing for this great town.

00:45:53 Chairman Robbins

It might not be easy, but it surely will be worth it.

00:45:56 Chairman Robbins

Sincerely, Dennis Quaid.

00:46:01 Chairman Robbins

Are there others who I'm gonna unmute everybody and ask?

00:46:08 Chairman Robbins

If you can indicate.

00:46:13 Chairman Robbins

Who else, if you'd like to make public comment?

00:46:18 Chairman Robbins

You could do so.

00:46:30 Speaker 3

If no one else is going, I only have one question.

00:46:33 Chairman Robbins

Soft in.

00:46:35 Speaker 3

Yes, my name is Jen Langosch.

00:46:36 Speaker 3

I live at the.

00:46:37 Speaker 3

End of Stag Forest Rd 68. State forest.

00:46:40 Speaker 3

Uhm, Vinnie had asked a question about the condition of the road that I had noted in the last meeting.

00:46:47 Speaker 3

You had mentioned Alan that there were going to be no significant repairs to Stag Forest Road or changes to Stag Forest Rd, but two new driveways are being built off Stag Forest Rd at the top of the steepest part of the gradient, and I mentioned in the last meeting that any heavy downpour or rainwater completely destroys the integrity of that road.

00:47:06 Speaker 3

And if no

00:47:07 Speaker 3

Changes are made to the surface of the road, then that road is going to.

00:47:10 Speaker 3

Be quickly unpossible

00:47:12 Speaker 3

With increasing traffic on the road.

00:47:17 Speaker 3

So I think Vinny had mentioned you know that I'd raised those comments in last meeting and that nothing has been done in the changes to the plan to the shape of the road or plans for the road.

00:47:27 Speaker 3

So I was wondering if based on that comment and the comment that I made last month whether there had been any consideration to improving the status of that Rd.

00:47:43 Chairman Robbins

L are you with us?

00:47:52 Speaker 8

Hi Richard, I I'm not sure where that information came from.

00:47:56 Speaker 8

Obviously there's miss confusion.

00:47:57 Speaker 8

We've been working with Glenn the roads going to be widened to 20 feet wide.

00:48:01 Speaker 8

It re graveled with drainage, which there's no drainage.

00:48:04 Speaker 8

Now I totally agree.

00:48:06 Speaker 8

The water is running down the center of the road, especially in that steep spot.

00:48:10 Speaker 8

It's washed out right in the center.

00:48:13 Speaker 8

We our plans come show it being widened to 20 feet wide to meet fire code and there's even a cross section of putting in eight inches of runner baked gravel and four inches of item 4 on the top of it.

00:48:29 Speaker 8

Drainage will be run down the.

00:48:33 Speaker 8

Left hand side of the road from the top of the hill, the opposite side of the road from the outparcels will be run on.

00:48:41 Speaker 8

Our land really gets down past the existing cabin on our property and there will be a culvert put in under the road, so we're not going to drain water on to anybody else is.

00:48:52 Speaker 8

Property that we don't own.

00:48:55 Speaker 8

It's going to be ditched on the.

00:48:57 Speaker 8

The uphill side of the road.

00:49:00 Speaker 1

Alan, you also have a profile on your plans that Keystone did, showing some regrading of the steeper section of that road also correct.

00:49:06 Chairman Robbins

And that was Glenn, Sweden.

00:49:09 Speaker 1

Yeah, that's the Glen, sorry.

00:49:11 Chairman Robbins

OK.

00:49:16 Chairman Robbins

Are there other questions or concerns?

00:49:19 Chairman Robbins

To be stated by members of the public.

00:49:22 Chairman Robbins

During this public comment period.

00:49:28

OK.

00:49:29 Chairman Robbins

And I think everybody is in on.

00:49:33

It's been on here.

00:49:35 Speaker 7

I had a question I don't know you know.

00:49:39 Speaker 7

Yeah, so that's.

00:49:40 Speaker 7

Uhm, so the the email I forgot the the email mentioned that there's a water system there.

00:49:46 Speaker 7

Uh that Richard read into the record.

00:49:49 Speaker 7

I mean, I thought they were individual wells.

00:49:50 Speaker 7

Is there some kind of raw water system, central water system or or what's that about, if anything?

00:50:02 Speaker 8

Anthony, there's a well house up.

00:50:09 Speaker 8

Checked in.

00:50:11 Speaker 8

It used to it.

00:50:13 Speaker 8

Used to provide water to several the other cabins, but they've since drill their own wells and it's the only it provides water to the two cabins on our lot so it doesn't provide water to anyone else and we're going to unhook the the one right against the dam.

00:50:30 Speaker 8

Right below the dam.

00:50:32 Speaker 8

So the.

00:50:34 Speaker 8

That well will only provide water to lot 8.

00:50:37 Speaker 8

It'll be solely used by lobby, so there's no water.

00:50:40 Speaker 8

There's no combined water system up there or anything.

00:50:44 Speaker 7

OK alright thanks.

00:50:52 Speaker 5

OK.

00:50:56 Chairman Robbins

OK, and.

00:50:59 Chairman Robbins

And then I think we have reached.

00:51:01 Chairman Robbins

From the end of our agenda, do I have a?

00:51:06 Chairman Robbins

Motion to adjourn.

00:51:10

Don't moved.

00:51:14 Chairman Robbins

All those in favor of a journey, say.

00:51:17

Right?

00:51:19 Chairman Robbins

OK, you stay the journey. Thank you so much everybody appreciate everyone's input and hard work.

00:51:26 Chairman Robbins

We'll see you next time.

00:51:27 Speaker 8

Thank you Yep.