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1 Grove and I would not want to see that happen here.

2 Even though they say it's going to be a
3 school for 200 students, I don't know that it's going
4 to be that.

5 THE CHAIRMAN: Well, I will say this, and I
6 haven't commented much on the comments, we will not
7 act on hypotheticals. We cannot.

8 The one gentleman that was just here about
9 the safeguards, that's what we're here for. We follow
10 the code.

11 There is a code that is in place for the
12 Town of Warwick that every resident was involved in or
13 should have been involved in. And we followed that.
14 That's why we have our professionals.

15 But to say hypotheticals, we can do that on
16 a 40-lot subdivision that comes by this Board. And if
17 they don't do this, it's a site plan.

18 MS. DONNA DOUGLAS: Right.

19 THE CHAIRMAN: And they have to adhere to
20 the site plan period.

21 That's why we have safeguards in our
22 community.

23 MS. DONNA DOUGLAS: I get it. Okay.

24 THE CHAIRMAN: That's for everybody. That's
25 not just this application but it's every application.

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1 MS. DONNA DOUGLAS: But that's my concern.

2 So I just don't want to change the quality
3 of life in Warwick.

4 THE CHAIRMAN: Okay. Jason Sadowsky.
5 Jason?

6 MR. JASON SADOWSKY: Good evening, Board.
7 My name is Jason Sadowsky.

8 For 17 years -- I'm going to get a little
9 emotional.

10 UNIDENTIFIED SPEAKER: Can't hear you.

11 MR. JASON SADOWSKY: For 17 years I was a
12 volunteer fireman in Rockland County, South Spring
13 Valley and neighboring Spring Valley.

14 Many of you might be familiar, five years
15 ago there was a fire that took the life of Jared Lloyd
16 in a 200-person facility in Spring Valley that was
17 poorly maintained that was undergoing religious
18 practices in their kitchen. That kitchen fire took a
19 life that's never been repaid.

20 What stops this facility from having a
21 kitchen fire of the same cause? What stops this
22 facility from being the next victim to a Greenwood
23 Lake fireman, Tuxedo fireman or the required mutual
24 aid departments that would have to come in to field
25 this type of fire should it catch?

3 THE CHAIRMAN: August Malillo. August?

4 August?

7 Kind of unprepared but there was a lot said
8 here. One of the things was the gentleman from HAR,
9 I'm not sure what that acronym stands for. He spoke a
10 lot about what NYU did, which he didn't speak anything
11 about going forward with this project.

14 THE CHAIRMAN: I can assure you, Mr. Musso
15 didn't misrepresent himself.

17 MR. AUGUST MALILLO: No, not him. I'm
18 talking about going forward.

20 MR. AUGUST MALILLO: No, NYU is a very
21 reputable organization. They were like good --

23 MR. AUGUST MALILLO: They were good
24 neighbors.

25 I'm afraid of the future, South Blooming

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1 Grove, Ramapo. It's very frustrating. It's very
2 frustrating.

3 I just want to -- this is from the Chateau
4 something free press.

5 Rabbi Aaron Teitelbaum gives Jewish names to
6 neighborhoods surrounding Kiryas Joel. This is a
7 quote from that same article.

8 We live in exile in America in a decadent
9 land and we need to be sealed away from our
10 surroundings so as to remember that we do not reside
11 in America.

12 That's about all I've got to say.

13 THE CHAIRMAN: Aimee Sheridan.

14 UNIDENTIFIED SPEAKER: I yield my time to
15 Danielle Sinisi.

16 THE CHAIRMAN: Danielle.

17 MS. DANIELLE SINISI: If that's okay. Thank
18 you.

19 THE CHAIRMAN: Can you spell your name?

20 MS. DANIELLE SINISI: D-A-N-I-E-L-L-E-S-I-N-
21 I-S-I.

22 THE CHAIRMAN: Thank you.

23 MS. DANIELLE SINISI: So I'm a Warwick
24 resident, I'm a substitute teacher and a former school
25 bus driver for the District.

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1 So what I wanted to say was we have school
2 buses that have driven on these roads for many years
3 and I know how tight some of these roads can be, just
4 making it through.

5 The idea of pedestrians on trails, on roads,
6 is more concerning to me than the studies you've
7 talked about. I do not see that working out well.

8 And I also am concerned with the
9 environmental impact. But my experience with the
10 drivers unfortunately from Kiryas Joel have been
11 overcrowded buses and illegal practices, speeding on
12 highways, and I've had to report them multiple times
13 as they passed me driving a school bus in dangerous
14 ways.

15 I would like to know how do we ensure the
16 safety of the people in that community, the drivers on
17 that tight road, and the people who are pedestrians?

18 Also, I would like to state that I did not
19 know about this hearing much ahead of time. I would
20 have signed up myself. I appreciate --

21 THE CHAIRMAN: We got you here.

22 MS. DANIELLE SINISI: I appreciate the
23 yield.

24 But we need our community to be heard. We
25 need to make sure that when there's important issues

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1 like this that every member of our community knows
2 about it and that they have the chance to speak on it
3 and study it ahead of time. And I feel a lot of
4 people felt like they didn't know about it. And I
5 don't know why but I think that that's something that
6 we need to make sure that we hear them now. And if
7 they are -- and I realize you guys are trying, I do.

8 But if they are signing petitions and they
9 are studying and they are trying to get their voices
10 heard, I just want to make sure that everybody has
11 that voice.

12 THE CHAIRMAN: Thank you.

13 MS. DANIELLE SINISI: Thank you guys.

14 THE CHAIRMAN: Brenda Wiley.

15 MS. BRENDA WILEY: I tried to add it in.

16 Good evening, everyone. My name is Brenda
17 Wiley. I am a resident of the Village of Greenwood
18 Lake.

19 I'm going to read this because I actually
20 kept editing it. Having grown up in Rockland County,
21 Sterling Forest has been a wonderful preserved mecca
22 for me and my family for decades. It is where I
23 learned to ski, hike and experience the outdoor beauty
24 and it's where I rescued my first little critter.

25 I am here this evening as I have grave

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1 concerns which I will reiterate should this project be
2 approved how it could potentially impact the
3 following:

4 The environment, the ecological system of
5 protected habitats; pollution; the potential need for
6 increased emergency services and agency support in the
7 event of a natural disaster; invasive species which
8 can be -- which can fuel in the event of a fire;
9 increased resources, such as state park staff,
10 off-site improvements, including fire hydrants,
11 additional sewers, traffic lights, roadway repairs;
12 additional funding and plans to control traffic flow
13 and parking lot shortages at the nearby visitor
14 center.

15 Further, I strongly feel that while the need
16 for higher education is important, this project should
17 not be in the center of a protected state park nor at
18 the expense of taxpayers footing the bill, especially
19 if an entity plans to possibly classify as a
20 non-profit.

21 Hold on. Okay. This could be detrimental
22 to nearby communities for many of the reasons I have
23 mentioned.

24 My questions are what standards and
25 reasonable conditions for the college that they will

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1 have to comply with? Will there be a time line or
2 schedule for inspections to ensure that all is safe
3 with zone capacity of the buildings and fire safety,
4 water pollution, et cetera?

5 And, lastly, who will be responsible for
6 monitoring and enforcing the anticipated 200 campus
7 residents?

8 Let's not reverse what took over a decade to
9 put in place to protect this state park.

10 It is imperative that a Full Environmental
11 Impact Study happens. Thank you.

12 THE CHAIRMAN: Thank you.

13 Steph Kowalsky.

14 MS. STEPH KOWALSKY: Hi. I don't think I'm
15 going to need three minutes.

16 So I came with the intent to just listen. I
17 don't need another cause. I'm not always received
18 very well. I'm very direct and to the point.

19 I was lucky to get a seat right in front
20 next to the representatives for this project, who have
21 sat here this whole time scoffing, laughing with each
22 other, making comments. And now they're just jotting
23 down things to make it look like everyone who has an
24 opinion or an objection is antisemitic, squaring it
25 out in dark letters.

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1 And I hear everyone mentioning an Article
2 78. I have no idea what that is but it really sounds
3 like people have been speaking to attorneys and
4 representation on both sides. There's a lawsuit
5 coming from one side or the other, and I just hope the
6 Town is really doing their part to prevent that, and
7 our taxpayer dollars from paying for that litigation.

8 But also I'm just concerned with the word
9 "student," adult male. Like are these students? Are
10 they age 17 to 21? Are they older? Like what kind of
11 school is this? And if they are older, another
12 project going on in Florida, everybody was asking that
13 background checks were done for residents there. If
14 these are grown men, and you are bringing in 200
15 strange grown men to this area, will there be
16 background checks on them to be in this school?

17 And then I heard about the 172 or 75 cars a
18 day from the traffic study that was done. And then
19 we're saying that's not really going to increase
20 because it's going to be four buses.

21 What about all the professors and visitors,
22 how does that affect traffic?

23 And we see in other areas like Monsey, KJ,
24 Palm Tree, the bus drivers get into accidents pretty
25 frequently. That's not anything having to do with

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1 their race. I'm just more concerned with
2 qualifications. Are these bus drivers going to be
3 CDL? Are they just going to be members of the college
4 that the college hired? Who is going to oversee that?

5 Then you have -- it's naive to assume that
6 200 men are going to stay in these tiny rooms that
7 sound like a prison cell, three of them to a room, and
8 not walk around the community or through the forest or
9 across the street in people's backyards.

10 And then you have the buses coming in and
11 the extra traffic. What if a pedestrian gets run
12 over? What if it's a student? So now what -- who's
13 that lawsuit go to? Does it go to the school? Does
14 it go to Tuxedo? Does it come to Warwick? Because
15 nobody's just going to get run over by a car and not
16 sue. That's not the climate we live in.

17 So I'm just concerned about a lot of things
18 and I don't think they're really being addressed.
19 We're mainly just addressing environmental.

20 But if this project goes through and they do
21 everything up to code, there's a lot of other issues
22 that really need to be looked into because it's easier
23 to stop something than it is to go back once you have
24 it in place because who's going to enforce just 200
25 students and 20 to 50 educators and visitors? Who's

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1 to say it won't be 150?

2 And the occupancy says 200. Does that 200
3 include the professionals working there and visitors
4 or is it students plus? Like what's the actual
5 occupancy?

6 THE CHAIRMAN: You did make three minutes.
7 Not bad.

8 MS. STEPH KOWALSKY: Yeah. Thank you.

9 THE CHAIRMAN: Anne Wibiralske. Anne?

10 MS. ANNE WIBIRALSKE: Good evening. I come
11 before you respectfully. I'm Anne Wibiralske. I'm
12 born and raised in Monroe. I grew up in my family
13 home just a few miles from the north end of Sterling
14 Forest.

15 I attended the very first meetings in the
16 mid '80s, when Sterling Forest Corporation was being
17 first -- when the forest protection efforts were first
18 being put in place.

19 And there's been a tremendous effort at both
20 from the federal to state, regional, and very local
21 efforts to support the forest lands.

22 I stand before you today part just to
23 underscore what you've been hearing. I don't need to
24 repeat all the arguments that have been made around
25 water quality, water quantity, biodiversity, rare and

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1 endangered species, unique and fragile habitats, and
2 the issues around transportation and a higher density
3 residential setting.

4 I'd just like to let you -- just again
5 underscore that there's been very important issues
6 raised. And I believe that those issues being raised
7 put forth a strong argument for a Positive Declaration
8 for a Full Environmental Impact Statement.

9 And I encourage you to take to heart and
10 carefully look at what's been said.

11 THE CHAIRMAN: Thank you so much. And we
12 will.

13 MS. ANNE WIBIRALSKE: Thank you.

14 THE CHAIRMAN: That is the end of the list.
15 Lee, look at you.

16 MR. ROGER FRIEDMAN: I'm going to take Lee's
17 place.

18 THE CHAIRMAN: Lee's not going to like that.

19 MR. ROGER FRIEDMAN: That's okay. We're
20 friends.

21 I just want to say as Co-chairman of the
22 Sterling Forest Partnership, that the Sterling Forest
23 Partnership rejects any idea of the nature of the
24 population that's going to be in this school.

25 Our sole concern is environmental and has --

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1 and we reject any discussion of the "who" who will --

2 THE CHAIRMAN: Roger, thank you for that.

3 MR. ROGER FRIEDMAN: Okay.

4 THE CHAIRMAN: Because discrimination does
5 not come into any one of these professionals or board
6 members --

7 MR. ROGER FRIEDMAN: I hope not.

8 THE CHAIRMAN: Quite frankly, it's
9 disgusting, and we will -- I appreciate you saying
10 that.

11 MR. ROGER FRIEDMAN: I told my people in our
12 very first meeting, if you don't feel exactly the same
13 way if this were a boarding -- if this were a prep
14 school for boys in blue blazers and neckties, go away.
15 I don't want you here.

16 THE CHAIRMAN: Thank you.

17 Lee.

18 MR. LEE SCHULZ: My name is Lee Schulz and
19 I'm talking on behalf of Edie Greenstein from 3 Oregon
20 Court, Tuxedo Park.

21 Edie says: I would not send my child to
22 this proposed school in the heart of Sterling Forest
23 State Park. As a responsible parent, I would never
24 risk the safety of my child.

25 The site of the proposed college was once

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1 laboratories conducting experiments on animals,
2 including apes. The laboratories are still riddled
3 with asbestos according to the employees that I have
4 spoken to.

5 Just as a footnote to one of Mike's
6 comments, right before the sale I was trying to broker
7 a deal between NYU and Palisades Interstate Park. I
8 was dealing with the VP of real estate at NYU. She
9 told me in full disclosure that the building was
10 riddled with asbestos and required to be demolished.

11 So, Mike, I think you have to look at your
12 study again and see that it's really pervasive
13 throughout the building.

14 Edie continues: This also applies to mold,
15 chemical and lead contamination that the environment
16 experts have reported are wide-spread throughout the
17 building.

18 Jeopardizing the health of any student is
19 terrifying. Sterling Forest State Park closes at
20 dusk. They'll be no Park personnel to warn the 200
21 lives housed in isolation of any potential dangers,
22 such as tornado or fire, both of which we've
23 experienced in the park last fall.

24 Adults can escape the area by car. 200 --
25 excuse me -- students will be trapped. By the time

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1 enough buses come to evacuate the large population of
2 the school many lives could be lost.

3 Outdoor activities are fraught with danger.
4 Exposure to ticks in the forest environment is a huge
5 concern. There are many tick diseases, Lyme being the
6 most familiar among us. Lyme disease can result in
7 life-long health effects, including headaches, fatigue
8 and joint pain.

9 As well as there are many animals that are
10 home to Sterling Forest, including raccoons, bears and
11 coyotes, just hungry for the snack of a college
12 resident that may be carrying a package.

13 THE CHAIRMAN: You knew that would got a
14 laugh. But that's all right. Go ahead.

15 MR. LEE SCHULZ: The thought of a wild
16 animal attacking anyone cringes me with fear.

17 The alternative of imprisoning 200 young
18 adults is cruel. There are no sidewalks on Old Forge
19 Road -- Old Forge Road, a very hilly and narrow
20 street. A college student out to enjoy our
21 spectacular park will likely be out of sight of any
22 incoming vehicles. The danger would be exasperated at
23 night when darkness would obscure anyone on the
24 roadway. This is obviously a disaster waiting to
25 happen.

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1 In addition, the steep drop-offs in the back
2 of the property are a concern. Engineers hired by the
3 college have reported that there is a ridge north of
4 Old Forge Road, toward the southern portion of the
5 site, with an elevation difference of 58 feet across
6 the site. This is not a safe location for 200 college
7 residents.

8 The 200 students, a minimum of 400-percent
9 increase in the park, would put a strain on police,
10 fire and ambulance.

11 BOARD MEMBER MCCONNELL: Time.

12 THE CHAIRMAN: Thank you.

13 MR. LEE SCHULZ: Okay.

14 THE CHAIRMAN: Anyone else who would like --
15 one second. Anyone else who has not spoken?

16 UNIDENTIFIED SPEAKER: May I?

17 THE CHAIRMAN: Not yet. I got the guy in
18 the back. We called you first. I'm going to get to
19 you.

20 UNIDENTIFIED SPEAKER: And here, too.

21 THE CHAIRMAN: I'll get him next.

22 UNIDENTIFIED SPEAKER: Thank you.

23 MR. JAMES MEHLING: Good evening. Cheese
24 and crackers. Been a hell of a night.

25 THE CHAIRMAN: Would you state your name for

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1 the record, sir.

2 MR. JAMES MEHLING: Sure. Jim Mehling;
3 M-E-H-L-I-N-G. Cascade Road, Warwick.

4 Born in Tuxedo Hospital, 1963. I grew up in
5 Laurel Ridge. Lived there for 16 years. Lived in
6 Orange County my whole life.

7 Sat on the other side. Don't envy you right
8 now. Don't envy you.

9 This has been one of the best turnouts I can
10 recall ever seen at a board meeting anywhere. A lot
11 of people here tonight supporting you. Supporting you
12 on doing your due diligence to protect them and what
13 we have out there in this world.

14 This isn't about who. And I'm tired of the
15 talk about the who. I've lived in this area my whole
16 life. I could rail on and on. It's not relevant.

17 This is about the what. And the what has
18 been well allocuted by these folks here tonight as to
19 the impact it has on the area, our town.

20 I'm all for improvement. I'm all for --
21 shit, this Town, this whole area was suburban -- rural
22 my whole life. Now it's suburb. And you know, you're
23 a farmer. It's changed. Progress comes. A lot of
24 people don't like it. I'm not a big fan myself. But
25 at the same time, I'm here so who am I to say someone

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1 else can't come in?

2 But they got to be good neighbors. They
3 have to be good neighbors. We all have to be good
4 neighbors.

5 You have a responsibility. You don't leave
6 garbage and crap out in your yard. You don't leave
7 stuff laying out in the road for other people to have
8 to drive by and go when's he going to pick up his
9 garbage? How come it says construction and demolition
10 debris laying out in the road? Some people do do
11 that.

12 We have a responsibility to maintain the
13 integrity of this Town for all of us, not just us.
14 For our kids.

15 I grew up down there. My dad was a founding
16 member of the Sterling Forest Volunteer Fire Company
17 and its first president. I was a junior member. I
18 ran Warwick EMS for 18 years as an EMT. Trust me, I
19 know first responders and emergency services inside
20 and out.

21 That being said, yeah, it is a big deal down
22 there. It's remote and isolated as hell. We used to
23 camp, fish, hike, swim in Sterling Lake when I was a
24 kid. Amazing area.

25 The historical significance cannot be

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1 understated, as Dr. Hull stated. If it wasn't for
2 that area, we wouldn't have put the chain across the
3 Hudson and kept the British from going down to New
4 York and splitting the Colonies in half.

5 It's more than just a school. This is about
6 our Town. This is about the future of this Town and
7 all of the people that live here.

8 I don't envy you in what you do, but I do
9 ask you and charge you with do your due diligence,
10 please.

11 These people will back you to the hilt. We
12 will fill this hall and fill the parking lot to
13 support you in doing your job. Do it.

14 THE CHAIRMAN: Jim, I will say this, as you
15 well know --

16 MR. JAMES MEHLING: Yup.

17 THE CHAIRMAN: This Board always --

18 MR. JAMES MEHLING: I know.

19 THE CHAIRMAN: Always -- I want to state
20 that one more time -- always does their due diligence
21 on any application.

22 MR. JAMES MEHLING: I know. I know.

23 THE CHAIRMAN: Thank you.

24 MR. JAMES MEHLING: That's why I want to
25 implore you to continue doing that. Thank you.

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1 THE CHAIRMAN: Yes, sir. Thank you.

2 MR. CHRISTOPHER KEELTY: Hi. Thank you.

3 Hi, I'm Chris Keelty. I live here in Warwick.

4 I wanted to thank --

5 THE CHAIRMAN: Can you spell your name.

6 MR. CHRISTOPHER KEELTY: Oh, you mean you're
7 not going to guess? Last name's K-E-E-L-T-Y.

8 I wanted to thank my neighbor here for
9 saying what needed to be said --

10 THE CHAIRMAN: Absolutely.

11 MR. CHRISTOPHER KEELTY: This is not about
12 who these people are. This is still the United
13 States. We still have religious freedom. We did when
14 I walked in here.

15 THE CHAIRMAN: We still do.

16 MR. CHRISTOPHER KEELTY: I haven't
17 checked the headlines.

18 THE CHAIRMAN: We still do.

19 MR. CHRISTOPHER KEELTY: We'll see when I
20 leave.

21 But, you know, this is not about who people
22 are. It's not about Ramapo. It's not about other
23 communities. This is about this piece of property and
24 how this is going to be used.

25 I will say personally that I think the

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1 direction that this property -- that the park in
2 general has been moving has been very positive. I
3 think that this seems like a step in the wrong
4 direction, to take -- to establish a residential
5 property.

6 Mr. Krahulik?

7 MR. KRAHULIK: Mmm-hmm.

8 MR. CHRISTOPHER KEELTY: -- said earlier
9 this is -- that this property is not part of the bird
10 conservation area. That is true. But it's sort of
11 true the way the Vatican is not part of Rome.

12 THE CHAIRMAN: We can only deal with the
13 facts, okay.

14 MR. CHRISTOPHER KEELTY: No, and legally --

15 THE CHAIRMAN: Just said and legally and
16 from our attorney --

17 MR. CHRISTOPHER KEELTY: Legally I know that
18 makes a difference. And your attorney is absolutely
19 right to cite it. It doesn't make a difference to
20 migratory birds. They don't understand that little
21 carve-out.

22 So what I would suggest and what I would
23 appreciate is just given the location, given that this
24 is in a piece of preserved land that has been moving
25 in this direction, for this Board to err on the side

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1 of looking as close and scrutinizing the environmental
2 impact as closely as possible so that we can really be
3 clear about what that impact might be.

4 THE CHAIRMAN: Certainly. That's what we
5 intend to do. Thank you.

6 MR. CHRISTOPHER KEELTY: And that's it.

7 THE CHAIRMAN: Anyone else?

8 How about you, sir.

9 MR. DON KILCOYNE: Hi. Um, the last couple
10 of folks -- hi, my name is Don Kilcoyne.

11 THE CHAIRMAN: Thank you.

12 MR. DON KILCOYNE: Hi. We've met. How are
13 you? Good to see you.

14 Um, a lot of folks came up.

15 THE CHAIRMAN: Don (inaudible) --

16 MR. DON KILCOYNE: A lot of folks were
17 talking about -- the last couple of folks -- talked
18 about separating the process from the people that
19 we're talking about.

20 I was -- I walked into that and I was so
21 impressed with the due diligence that you guys have
22 applied to this project. Phenomenal amount of data.
23 You listened carefully to what everybody had to say.

24 What I think we're simply asking for is take
25 that next step. Make sure everybody knows that

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1 they've been heard. And you want to just take that
2 next research step.

3 The problem is that hearing what you've
4 already done due-diligence-wise, I think you are going
5 to come out with the same response, and I mean that in
6 a positive way. You are going to have the same
7 result, but the public would like you to crack it open
8 again, take another look.

9 Um, I just --

10 THE CHAIRMAN: Let me stop you one second.

11 MR. DON KILCOYNE: Yes, please.

12 THE CHAIRMAN: We, to crack it open, we
13 never closed it.

14 MR. DON KILCOYNE: Okay.

15 THE CHAIRMAN: So to say something's final,
16 that's not the case. It's always -- it's always a
17 process. The process is we're still doing our due
18 diligence.

19 As I said three hours ago now -- I mean,
20 maybe a little better, no action is going to be taken
21 tonight. No vote.

22 MR. DON KILCOYNE: I gotcha.

23 THE CHAIRMAN: It's this Board's decision
24 to -- to follow the code, to follow our professionals.
25 Everything that's provided is reviewed. They bring it

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1 to the Board. The Board makes a decision. That's on
2 every application, not just --

3 UNIDENTIFIED SPEAKER: And respect the
4 citizens --

5 THE CHAIRMAN: Excuse me. Excuse me.

6 UNIDENTIFIED SPEAKER: Sorry.

7 THE CHAIRMAN: I can't get you on the record
8 if you're yelling from back there.

9 So, Don, I get your point. But, thank you.
10 Nothing is closed. Nothing's put away. It's always
11 there.

12 MR. DON KILCOYNE: Okay.

13 THE CHAIRMAN: Thank you.

14 MR. DON KILCOYNE: Got it. One more quick
15 point, if I may?

16 To the gentleman before who talked about
17 colleges where they studied scripture. My dad spent
18 four years at a college where he studied nothing but
19 scripture for four years. He was in a Catholic
20 seminary.

21 I would like us to just make sure that we
22 are not tarring other people for doing exactly the
23 same thing we're doing. That really -- anyway, thank
24 you.

25 THE CHAIRMAN: Thank you.

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1 Anyone else? Anyone else?

2 You in the back, sir.

3 MR. DANE CARMICHAEL: Yeah, real quick.

4 Hi. My name is Dane Carmichael. My name is
5 Dane Carmichael. I live on 7 Locust Drive, Greenwood
6 Lake.

7 I'm not going to repeat anything anyone
8 already said but my wife mentioned to me, we're
9 talking a lot about the buses going through there, and
10 I just wanted to be added into the record, I haven't
11 heard anyone mention yet, there was a bus accident in
12 Greenwood Lake on East Shore Road just this past year
13 from, coincidentally, this community.

14 But like that, they do have a record of bus
15 accidents here and we -- on a road like that, we're
16 going to have a lot of more bus traffic.

17 We also have a record of drownings. We had
18 one last year. And right there on Sterling Lake
19 there's no supervision after five o'clock. 200 young
20 men. We all know that's a recipe for disaster.
21 They're going to be up on the north shore of Sterling
22 Forest.

23 THE CHAIRMAN: Like I said, we can't deal
24 with hypotheticals. I cannot deal with hypotheticals.

25 MR. DANE CARMICHAEL: No hypotheticals

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1 but --

2 THE CHAIRMAN: You know, what I mean, it's
3 tough to say --

4 MR. DANE CARMICHAEL: I just -- I felt it
5 should be mentioned into the record --

6 THE CHAIRMAN: No, I appreciate that.

7 MR. DANE CARMICHAEL: -- because there is --
8 these things have happened here very recently. Many
9 times, but very recently, just as recently as this
10 year so I hadn't heard yet.

11 THE CHAIRMAN: Anyone else? Anyone else?
12 You in the back, sir.

13 MR. WILL ROERDEN: How are you guys doing?

14 THE CHAIRMAN: Name, please.

15 MR. WILL ROERDEN: Will Roerden;

16 R-O-E-R-D-E-N.

17 I know some of you. Bo, Bob, good to see
18 you. I don't know everybody, but thank you for
19 everything you guys do for our Town. I appreciate it.

20 I've served on a board or two before and I
21 know it's just volunteer work and I appreciate you.

22 So that being said, I don't know if there's
23 been like, you know, anything besides like an
24 environmental kind of study done. What I'm thinking
25 of is the economics of everything.

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1 Five, ten, 15, 20 years from now, because
2 myself, like a lot of people in here, are raising a
3 family in Warwick. And, you know, what I'm thinking
4 about is is this a positive impact economically on our
5 town or is it something that could potentially be a
6 negative impact down the road in the future? Maybe
7 not immediately but I'm looking, you know, ten, 20, 30
8 years down the road.

9 And I haven't heard anybody bring up the
10 economics of a school coming into our Town.

11 So I don't know if you guys have any
12 comments on that tonight or if there's somewhere I can
13 look into that. But that's just what I'm thinking of.
14 And I know it's probably on some people's mind.

15 You know, the environmental issues are a big
16 deal, but, you know, there's going to be some type of
17 economic impact to this because there has to be,
18 right? And so thank you.

19 THE CHAIRMAN: Thank you, sir.

20 MR. WILL ROERDEN: Appreciate it.

21 THE CHAIRMAN: Anyone else? Anyone else?

22 MS. ANKA SIMON: Good evening. This is my
23 first board meeting I've attended. I'm enjoying the
24 process and the civility of everything.

25 THE CHAIRMAN: Can we get your name for the

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1 record.

2 MS. ANKA SIMON: Yes. My name is Anka
3 Simon, spelled A-N-K-A. Last name S-I-M-O-N. I'm
4 here in the Village of Warwick.

5 An avid enthusiast of Sterling Forest.

6 I don't want to go down -- a lot has been
7 addressed. I support pretty much everything that has
8 been stated.

9 I want to share a personal experience and
10 why I'm a bit shaken and hope that the decision will
11 go for the voices that you've heard today.

12 I have appealed to you to please take
13 character of the Applicant into your decisions. It's
14 not about a religious background. It's about past
15 behavior of the character of this community.

16 And I want to just use a minute to share an
17 experience that I had on an eight-hour flight with 40
18 members of this community about three months ago.

19 And it was the absolute -- I'm sorry, I'm
20 still so upset -- absolute disregard of rule and order
21 on a plane at 30,000 feet.

22 Stewardesses could not control them. The
23 pilot could not control them. They were standing in
24 the aisles. They were standing at the rest rooms.
25 They were leaning on other flight member's seats.

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1 Despite the stewardesses asking them to take their
2 seat, they moved one row back.

3 So here I was for an hour with a member of
4 this community leaning on my chair refusing to go.

5 So it's not about the community except it's
6 about the behavior of this character. Use this as
7 guidance from past. Past is an indication of the
8 future.

9 You have to follow code. You have to follow
10 your ordinance. But you do with what you know. Set
11 guardrails as much as you can.

12 THE CHAIRMAN: We have to follow the law.

13 MS. ANKA SIMON: You have to follow the law
14 but what you know about past behavior --

15 THE CHAIRMAN: Well --

16 MS. ANKA SIMON: Set the guardrails --

17 THE CHAIRMAN: That's tough --

18 MS. ANKA SIMON: I know it's really tough.

19 THE CHAIRMAN: For this Board to even
20 entertain that --

21 MS. ANKA SIMON: I understand.

22 THE CHAIRMAN: I hate to say that because I
23 could -- (inaudible).

24 BOARD MEMBER MCCONNELL: Mr. Chairman --
25 (inaudible).

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1 THE CHAIRMAN: No -- I understand. I mean I
2 understand your experience --

3 MS. ANKA SIMON: I understand and I wanted
4 to just share that. And, you know, again, everything
5 that's been said.

6 So I'm going to take it away from there. I
7 know you don't have an easy job with this.

8 THE CHAIRMAN: Thank you.

9 Anyone else?

10 MS. KIKI NELSON: Okay. Thank you. At the
11 risk of making another fool of myself, I want to see
12 how quickly I can do this.

13 THE CHAIRMAN: You didn't make a fool of
14 yourself.

15 MS. KIKI NELSON: Hopefully I can do this.

16 I just wanted to point out a couple of
17 really bad interpretations --

18 UNIDENTIFIED SPEAKER: Quiet, please.

19 MS. KIKI NELSON: Hi. Interpretations in
20 the EAF Part 3, section three, which is entitled the
21 impact on human health. There's a point there --

22 UNIDENTIFIED SPEAKER: Quiet, please.

23 MS. KIKI NELSON: There's a point there in
24 August 9th, 2017, where there's reference to an
25 asbestos abatement monitoring enclosure report.

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1 That was done by NYU in preparation of
2 closing the building and attempting to sell it.

3 In that same report they kind of dovetail
4 into the idea that -- that there was an actual
5 abatement, but the abatement was only done on the
6 second-floor laboratories in a very small space.

7 The implication in this document makes it
8 seem like the entire building was abated.

9 THE CHAIRMAN: Absolutely not.

10 MS. KIKI NELSON: It was absolutely not
11 and --

12 THE CHAIRMAN: At this point if I can stop
13 you there.

14 MS. KIKI NELSON: Yes.

15 THE CHAIRMAN: This Planning Board has been
16 in that building.

17 MS. KIKI NELSON: Okay. I know. And I call
18 you intrepid for doing it and I hope you had the right
19 masks on because there's all sorts of stuff --

20 THE CHAIRMAN: We were in there. All I'm
21 saying is we were in there. We signed a waiver to go
22 in there.

23 MS. KIKI NELSON: I understand. That should
24 have been a huge red flag.

25 THE CHAIRMAN: No, no, no.

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1 MS. KIKI NELSON: Why are they asking that?

2 THE CHAIRMAN: Because who knows? The -- we
3 did our due diligence to go in there to see what we
4 had to see. Period. That's what we did.

5 MS. KIKI NELSON: All right. So here's what
6 I want to say in addition to that.

7 Lab cleanup is a very specialized category.
8 You don't get, you know, the lab cleanup team and it's
9 a whole process. NYU did a very good job.

10 But the LLC that bought this place has left
11 the place in rack and ruin. They had broken windows
12 for literally for years. And they also allowed a
13 flood to go on unabated for maybe months.

14 So the result is whatever the monitoring of
15 the air was at the time that NYU did their monitoring,
16 that's no longer valid.

17 THE CHAIRMAN: As Mr. Musso pointed out.

18 MS. KIKI NELSON: Yes. And --

19 THE CHAIRMAN: He pointed that out that we
20 know if -- it has to be abated. It has to be done
21 with New York State building code.

22 MS. KIKI NELSON: That's right.

23 THE CHAIRMAN: It has to be done with
24 monitors from the Town of Warwick to be on site. We
25 know that. That there is no way that building as of

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1 right now everybody here --

2 MS. KIKI NELSON: It's totally
3 uninhabitable.

4 THE CHAIRMAN: Absolutely.

5 MS. KIKI NELSON: Yes.

6 THE CHAIRMAN: Nobody wants to walk in that
7 building.

8 MS. KIKI NELSON: No. And I mean you can
9 smell the mold from outside.

10 THE CHAIRMAN: You wait until you go inside.

11 MS. KIKI NELSON: So the other thing I was
12 going to point out, which I actually can't believe
13 like I'm pretty sure I must be wrong about this, all
14 the testing that they did took place in the animal
15 facility so all these organic chemicals, all these
16 radioactive materials --

17 BOARD MEMBER MCCONNELL: Time.

18 MS. KIKI NELSON: -- were all done there.

19 THE CHAIRMAN: Thank you.

20 MS. KIKI NELSON: That looks -- that's where
21 the dormitories are going to be.

22 THE CHAIRMAN: That's why we have to make
23 sure --

24 MS. KIKI NELSON: I mean, I can't -- that's
25 beyond --

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1 THE CHAIRMAN: No, I understand.

2 You, ma'am, in the back, you wanted to
3 speak?

4 State your name for the record, please.

5 MS. LISA MILANO: Lisa Milano; Greenwood
6 Lake.

7 I agree with everything everyone here has
8 been saying overall.

9 But I wanted to speak to the woman who was
10 just before me regarding the character of the group
11 that is seeking this approval.

12 And I want to say just where have they been?
13 I'm a volunteer with the trail conference. I'm in
14 that park all the time. I don't see anybody from this
15 group there helping, maintaining the trails. I clean
16 up litter along 17. And I'm the only person doing
17 that, like bags and bags.

18 So I just wonder like what is the character
19 of this group? They don't --

20 THE CHAIRMAN: They are not -- Lisa, I
21 cannot comment on someone's character.

22 MS. LISA MILANO: And I'm talking about as
23 far as their sense of the ecology that's already been
24 taking place there.

25 No one is -- clearly, we're all voicing

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1 about the environmental impact. But nobody from this
2 group is saying hey, we're going to have like
3 mandatory volunteer hours to try to, you know,
4 maintain the --

5 THE CHAIRMAN: I think you know that's tough
6 to deal with. You know because you're the one
7 cleaning it up by yourself.

8 MS. LISA MILANO: But -- and also what is
9 the mechanism here for when they're not abiding all of
10 these like regulations and --

11 THE CHAIRMAN: If they violate the site
12 plan -- as every other application, if you do a site
13 plan, a special use, and you violate your site plan,
14 you just did that, you violate your site plan.

15 MS. LISA MILANO: And what happens?

16 THE CHAIRMAN: You get cited violations.
17 You go to court. You get your site plan null and
18 void; correct, Bob?

19 MR. KRAHULIK: Right. There's also many
20 Town ordinances against littering, garbage, things
21 like that.

22 MS. LISA MILANO: Okay. And the lighting
23 and --

24 THE CHAIRMAN: You have lighting has to
25 comply with the Town code. Everything -- the same as

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1 like Price Chopper would have to -- has to comply.

2 MS. LISA MILANO: Is there a time frame for
3 when all of the construction is going to be happening?

4 THE CHAIRMAN: It will be. I mean, if it's
5 approved.

6 THE DEFENDANT: Yeah. Is there like a limit
7 or like --

8 THE CHAIRMAN: There's hours of operation in
9 the code that they have to adhere to.

10 MS. LISA MILANO: Okay. Thank you.

11 THE CHAIRMAN: Thank you. Anyone else?
12 Yes. It's been awhile, huh?

13 MS. SUSAN SCHER: Yeah. But I've changed
14 what I'm going to say. Although I'll cite --

15 THE CHAIRMAN: State your name for the
16 record, please.

17 MS. SUSAN SCHER: Susan Scher and I'm --

18 THE CHAIRMAN: Excuse me. We're not done
19 yet.

20 MS. SUSAN SCHER: My name is Susan Scher.

21 And along with Roger Friedman, I am co-chair
22 of Sterling Forest Partnership.

23 My -- you will read in the first part of the
24 material I sent to you a concern about the fact that
25 the Applicant was the person -- was the group that did

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1 the EAF Part 3.

2 I learned tonight that you have -- and that
3 seemed odd to me, since that's the job of the
4 Applicant. I've learned tonight subsequently that the
5 Planning Board has done that. We have not seen that
6 document. Therefore, we've not been able to comment
7 on --

8 THE CHAIRMAN: It is on line.

9 THE SECRETARY: It's on line.

10 MS. SUSAN SCHER: What?

11 THE CHAIRMAN: It's posted on line.

12 MS. SUSAN SCHER: Okay. It's posted on
13 line. It's not been anything that was sent to us as
14 we Foiled information.

15 THE CHAIRMAN: Because we just got it a few
16 days ago. You have to request a FOIL.

17 MS. SUSAN SCHER: Okay. So we will go on
18 line --

19 THE CHAIRMAN: It will be available. It
20 will available for --

21 THE SECRETARY: It's on the Town's -- it's
22 on the website.

23 MS. SUSAN SCHER: We will do that. But I
24 want to say something else.

25 For the past two years, the Board and the

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1 consultants have seen several of the members of
2 Sterling Forest Partnership here at all of your
3 meetings.

4 THE CHAIRMAN: Absolutely.

5 MS. SUSAN SCHER: And we have heard and
6 we've been interested in the what of the project.
7 We're interested in the environmental aspect. And we
8 are mostly concerned and feel partly what's been left
9 out is discussion of the impact on the park itself.

10 We've dealt a lot with the impact on the
11 site and we're concerned about the park itself.

12 And I think what you've heard tonight -- I
13 counted 160 people and I don't know how many people
14 were out there. I've counted 289 letters that have
15 come to the Board.

16 THE SECRETARY: 292 so far.

17 MS. SUSAN SCHER: Oh, okay. Whoops.

18 THE CHAIRMAN: Listen, you are not going to
19 beat Connie on this. Not going to happen.

20 MS. SUSAN SCHER: It's not on here --

21 THE CHAIRMAN: It's not going to happen.

22 MS. SUSAN SCHER: That's right. Things
23 change from one hour to the next.

24 THE CHAIRMAN: Connie is very diligent.

25 MS. SUSAN SCHER: So too our -- the

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1 petition, which --

2 THE CHAIRMAN: We have it.

3 MS. SUSAN SCHER: -- just grows by hour.

4 So you've gotten probably now about 2,000 of
5 them. I don't know in the past hour and a half how
6 many.

7 So that's another group of people that
8 you've heard from besides the Partnership people, the
9 people here tonight, the 2,000 people on the petition,
10 the 25 people who live in the residences in the park,
11 the other 150 petitions that have come from hikers.

12 THE CHAIRMAN: We understand.

13 MS. SUSAN SCHER: So I'm reminding you that
14 there are a lot of people who are concerned about the
15 impact on the Park and feel --

16 BOARD MEMBER MCCONNELL: Time.

17 MS. SUSAN SCHER: Okay.

18 THE CHAIRMAN: Thank you, Susan.

19 MS. SUSAN SCHER: Okay. But we want to
20 thank you for all of your hard work and your paying
21 attention.

22 THE CHAIRMAN: You bet.

23 MS. SUSAN SCHER: To the what.

24 THE CHAIRMAN: Thank you.

25 State your name for the record, please.

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1 MS. DANIELLE SADOWSKI: Danielle Sadowski.

2 I have a concern. So I moved to Warwick for
3 a reason. I left Monroe for a reason. I have a
4 four-year old. I love the school district here. I
5 love Warwick. It makes me very emotional about what's
6 going on.

7 But I have a question. If they don't get
8 approved for a school, and they already own it, what
9 is it going to be for them?

10 THE CHAIRMAN: They have to -- they can't do
11 anything without coming to this Board.

12 So if they own it, this is what they -- this
13 is what they obviously want to do.

14 We are in the process, as you've heard
15 tonight, and it's been over a year, am I correct?
16 Over a year? Over a year of the process.

17 As was said this evening, you know, we -- my
18 tenure on this Board, 23, 24 years. Yeah. Too long.
19 But with that being said, we've seen numerous projects
20 from I think -- Jim, he may have left already. But
21 there was a (inaudible). I grew up in Warwick. I
22 want to tell you --

23 MS. DANIELLE SADOWSKI: I'm from Rockland
24 County. So I left there --

25 THE CHAIRMAN: So anyhow, the bottom line

- OLD FORGE ROAD, LLC -

1 is --

2 MS. DANIELLE SADOWSKI: Left Monroe. A
3 reason --

4 THE CHAIRMAN: Things change. Things
5 change. There's a lot of people --

6 MS. DANIELLE SADOWSKI: I know, but we --

7 THE CHAIRMAN: A lot of -- hold on. A lot
8 of people that are here are in subdivisions that were
9 farm fields when I was a kid. So but it has to be
10 done correctly.

11 But I think one of the issues that was
12 brought up tonight to this Board, which I can't stress
13 it enough, look at the history of this Town of
14 Warwick. This is not just blowing smoke, not talking
15 to the members, to the professionals. I say it on the
16 record. I say it. I mean it. That this Board takes
17 every project -- not just this project, because it's
18 not just this project. We have numerous projects we
19 have to deal with. But we take them very seriously.
20 We follow the code. And we follow everything that has
21 to be done properly. That's what we do.

22 So everybody's voice, concern, as I said, I've said it
23 numerous times today --

24 BOARD MEMBER MCCONNELL: And don't forget,
25 we live in this Town also.

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1 MS. DANIELLE SADOWSKI: Yeah, but --

2 THE CHAIRMAN: And like I said numerous
3 times, getting it on the record is very imperative to
4 me. This is not going to be -- and I applaud everyone
5 here for not applauding because it makes the
6 difference when our secretary does the minutes that
7 everything is done factually and that's what we do.

8 So thank you for your comments. Thank you
9 for your concern.

10 Anyone else wishing to tell us their point
11 of view? Yes.

12 MS. ELISSA VELEZ: Hi. My name is Elissa
13 Velez, V as in Victor, E-L-E-Z. I wasn't going to
14 speak --

15 THE CHAIRMAN: Speak into the microphone.

16 THE SECRETARY: I'm sorry. What was your
17 first name?

18 MS. ELISSA VELEZ: Elissa, E-L-I-S-S-A.
19 Velez.

20 I wasn't going to speak tonight so I'm going
21 to be very ill-prepared here. But one thing that has
22 been coming up in little bits and pieces that I don't
23 think has been a big focus is how this is going to
24 impact the residents who live next to them.

25 Case in point, our Airbnb. We have this

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1 beautiful Airbnb code. Guess what? It doesn't get
2 enforced unless if the residents discover a violation.
3 And not only report it, but you have to have evidence
4 which requires pictures or this or that or the other
5 thing.

6 It took over a year for the Town to enforce
7 their own code on a violation for a dumpster that was
8 out in pure sight for over a year.

9 So I think that there's the points that have
10 been brought up are very important but I think there's
11 also community effects that you guys really need to
12 factor into this decision.

13 THE CHAIRMAN: Thank you.

14 MS. ELISSA VELEZ: If you are going to have
15 a code it needs to be clear. It needs to have like
16 clear repercussions and there has to be follow-through
17 immediately.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 Anyone else?

21 Yes, ma'am.

22 MS. SUSAN WILBUR: Hi. Thank you so much.
23 I wasn't planning on speaking tonight. And thank you
24 guys for letting everyone come up and have a voice.
25 Thank you.

1 THE CHAIRMAN: Your name.

2 MS. SUSAN WILBUR: My name is Susan Wilbur
3 and I live in Forest Park in Greenwood Lake.

4 THE SECRETARY: Susan, what was your last
5 name?

6 MS. SUSAN WILBUR: Wilbur.

7 THE SECRETARY: Thank you.

8 MS. SUSAN WILBUR: You're welcome.

9 So I don't know what goes in. It seems like
10 a lot of hard work and decision-making that's going
11 into this, but I just, when you have a proposal like
12 this, do you guys look at what's going to benefit the
13 registered taxpayers in the area or is this going to
14 be more harmful?

15 THE CHAIRMAN: We have a code --

16 MS. SUSAN WILBUR: Okay.

17 THE CHAIRMAN: -- that the taxpayers are all
18 part of. We can't arbitrarily say you can't do this
19 because --

20 MS. SUSAN WILBUR: Right.

21 THE CHAIRMAN: -- if it's a subdivision, say
22 you're Astorino Farm. I'll use my farm for example.
23 If I want to subdivide it --

24 MS. SUSAN WILBUR: Okay.

25 THE CHAIRMAN: And you live next to it --

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1 MS. SUSAN WILBUR: Mmm-hmm.

2 THE CHAIRMAN: You may not like that.

3 MS. SUSAN WILBUR: Right.

4 THE CHAIRMAN: Correct?

5 MS. SUSAN WILBUR: Right.

6 THE CHAIRMAN: But you can't say to me or to
7 the owner of that farm that you can't subdivide that.

8 If I follow all the rules, do everything
9 correctly, who are you -- you know what I mean? Whose
10 the municipality? If it's in their zoning code that
11 says you can do this. But there is a process, as you
12 all see this evening. There is a process.

13 And I'll take my farm off the record,
14 because I -- -- (inaudible) just so we all know that.

15 MS. SUSAN WILBUR: Okay.

16 THE CHAIRMAN: But with that being said,
17 since I've been on this Board, all the farms I grew up
18 with, a lot of them are subdivisions now.

19 MS. SUSAN WILBUR: Okay.

20 THE CHAIRMAN: Do I think they're done
21 correctly? Yeah, drive through them. They're very
22 beautiful homes. Very beautiful lots. Taken care
23 of -- but the process is this and this is what we do.

24 MS. SUSAN WILBUR: Okay. So it would be
25 difficult to -- I don't know, to halt it or to come to

- OLD FORGE ROAD, LLC -

1 a --

2 THE CHAIRMAN: To arbitrarily say no? No,
3 this Board will not arbitrarily say no.

4 MS. SUSAN WILBUR: Right.

5 THE CHAIRMAN: But we have to -- we're going
6 through a process. As I said earlier, we're not
7 making a decision tonight on it.

8 MS. SUSAN WILBUR: Okay.

9 THE CHAIRMAN: We're going to take
10 everybody's information, disseminate it and see what's
11 valid. And if it's not valid, what we can do, what we
12 can enforce.

13 To say I don't like it because of this,
14 okay, that's fine.

15 MS. SUSAN WILBUR: Right.

16 THE CHAIRMAN: But that really doesn't hold
17 water in a court of law.

18 MS. SUSAN WILBUR: Okay. So if something
19 was proven harmful, like with all the literature, you
20 know, that you were given tonight --

21 THE CHAIRMAN: Not literature. The facts.

22 MS. SUSAN WILBUR: Okay.

23 THE CHAIRMAN: It can't be -- you can't hand
24 me a piece of paper. I'm going to take that -- Max is
25 our SEQOR expert. If something -- if he tells me,

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1 okay, Ben, yeah, but we vetted this. We'll vet it.
2 But if it doesn't -- if there's something that has to
3 be changed, it goes back to the Applicant. If they
4 can't change it, then that's on them. Then we won't
5 proceed. But if there's something that vets it and
6 it's done properly, we move forward.

7 I mean there's a lot of stuff that goes into
8 this as you heard this evening, not just a five-minute
9 deal.

10 MS. SUSAN WILBUR: Right. So with all the
11 evidence, I guess you go over it with all the evidence
12 that you're presented tonight and then you come to a
13 decision.

14 THE CHAIRMAN: We'll see. I'm not even
15 going to allude to what that decision is going to be.

16 MS. SUSAN WILBUR: Oh, no, no, no. Of
17 course not.

18 THE CHAIRMAN: Because we don't know.

19 MS. SUSAN WILBUR: No. But how long will it
20 take you to come to a decision?

21 THE CHAIRMAN: We don't know.

22 MS. SUSAN WILBUR: And then how will the
23 voters be notified?

24 THE CHAIRMAN: We're the voters.

25 MS. SUSAN WILBUR: What's that? You.

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1 THE CHAIRMAN: We vote. We vote on it.

2 MS. SUSAN WILBUR: I know. But the voters
3 of, you know, Greenwood Lake, Tuxedo. Like Warwick.
4 Like when will we --

5 THE CHAIRMAN: It's on our website. Every
6 action we do is on the website.

7 MS. SUSAN WILBUR: Okay. So to look at the
8 website.

9 THE CHAIRMAN: Roger. Go talk to Roger.
10 He'll know.

11 MS. SUSAN WILBUR: Okay.

12 THE CHAIRMAN: And your time is up, but
13 thank you.

14 MS. SUSAN WILBUR: Thank you.

15 THE CHAIRMAN: Anyone else?

16 MR. MICHAEL HUDSON: Yes. My name is
17 Michael Hudson. I live in Greenwood Lake.

18 Okay. I've been hearing all the
19 technicalities and things tonight, but what I'd like
20 to know is with a petition of 2,000-plus people, how
21 much weight does that hold in all this decision-making
22 whether we go through with this?

23 THE CHAIRMAN: Not much.

24 MR. MICHAEL HUDSON: Not much, okay.

25 THE CHAIRMAN: Because we have to follow the

1 codes. We have to follow the SEQR laws. We go from
2 there.

3 I could have 30,000 people come here and say
4 we don't want it. We have to make sure it's done
5 properly.

6 And just to say Michael Hudson doesn't want
7 it, okay.

8 MR. MICHAEL HUDSON: Okay.

9 THE CHAIRMAN: That's -- it's just not --
10 it's not in the code where if you -- if we get 30 --

11 BOARD MEMBER MCCONNELL: The better question
12 may be if we ever approved a project that there were
13 lots of people who were unhappy with it, absolutely;
14 but, they followed the code.

15 The Applicant followed the code and the
16 objections that people had didn't rise to the level to
17 call into question the adherence to the code.

18 MR. MICHAEL HUDSON: Okay.

19 BOARD MEMBER MCCONNELL: That's what we're
20 guided by.

21 MR. MICHAEL HUDSON: Well, I think that we
22 need to know that, if we're basically we're wasting
23 our time --

24 BOARD MEMBER MCCONNELL: Well, I'm surprised
25 that people don't know that.

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1 THE CHAIRMAN: Don't say that.

2 MR. MICHAEL HUDSON: Well, we're voicing --

3 THE CHAIRMAN: You are here this evening.
4 It's not a waste of time.

5 MR. MICHAEL HUDSON: Absolutely. But what
6 I'm saying is people should know that this petition
7 doesn't hold much weight in the decision that's going
8 to be made. Okay.

9 THE CHAIRMAN: Thank you.
10 Anyone else? Let the record -- oh.

11 MS. LAUREN VITKOVSKY: Just a question.

12 THE CHAIRMAN: You just made it. Come up
13 here.

14 MS. LAUREN VITKOVSKY: Sorry.

15 THE CHAIRMAN: That was good.

16 MS. LAUREN VITKOVSKY: No. I just have a
17 quick question about the traffic study.

18 THE CHAIRMAN: Just state your name for the
19 record.

20 THE DEFENDANT: My name is Lauren Vitkovsky;
21 V-I-T-K-O-V-S-K-Y.

22 I just wanted to know the dates of the
23 traffic study. Because I know the Town has a history
24 of doing traffic studies in off hours.

25 THE CHAIRMAN: Town doesn't have a history

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1 of doing traffic studies at all. But we do have a
2 history of reviewing traffic studies from an
3 Applicant.

4 We don't do the traffic studies. They do
5 the traffic studies to our specifications and it's
6 reviewed by our professionals.

7 MS. BARCA: Right. How the traffic studies
8 and how most studies work is the Applicant provides
9 the Board with a scope of what they're going to do and
10 then if it falls into like an engineering realm --

11 MS. LAUREN VITKOVSKY: Okay. So maybe I
12 misspoke. They accept traffic studies given on --

13 THE CHAIRMAN: We review --

14 MS. LAUREN VITKOVSKY: Right.

15 THE CHAIRMAN: -- traffic studies.

16 MS. LAUREN VITKOVSKY: So --

17 THE CHAIRMAN: Our professionals that work
18 for the Town, the Planning Board, review the traffic
19 study. Any questions, comments, concerns from Board
20 members gets vetted. And if we get questioned tonight
21 that relates to that, we make sure it's done properly.

22 MS. LAUREN VITKOVSKY: Right.

23 THE CHAIRMAN: That's why like we don't take
24 their word for it. It's vetted by our people.

25 MS. LAUREN VITKOVSKY: Oh, no, I understand

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1 the process.

2 THE CHAIRMAN: Yeah.

3 MS. LAUREN VITKOVSKY: But, you know. So
4 what were the dates?

5 MS. BARCA: The dates or the times?

6 MS. LAUREN VITKOVSKY: Both.

7 MS. BARCA: Umm --

8 MS. LAUREN VITKOVSKY: Were they weekday,
9 weekend, during the anticipated --

10 UNIDENTIFIED SPEAKER: They were taken --

11 THE CHAIRMAN: Excuse me.

12 MS. LAUREN VITKOVSKY: Commuting times? You
13 know --

14 MS. BARCA: Hold on. That doesn't reach.
15 Hold on. Hold on. We can do this. Hold on. I got
16 this. Um, but now I lost my place. Sorry. I got it.

17 THE CHAIRMAN: You just made it. That was
18 good.

19 MS. LAUREN VITKOVSKY: I know. I'm really
20 good like that.

21 MS. BARCA: The traffic study was done
22 Wednesday, June 21st, 2023, to Wednesday, June 28th,
23 2023.

24 And the a.m. peak hour was done 8:00 a.m. to
25 9:00 a.m. The p.m. peak hour was done from 3:00 p.m.

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1 to 4:00 p.m.

2 And the vehicles were monitored -- the
3 number of vehicles per day was also monitored.

4 MS. LAUREN VITKOVSKY: So was that during
5 the school year?

6 UNIDENTIFIED SPEAKER: No.

7 MS. LAUREN VITKOVSKY: So any students in
8 the area weren't accounted for, and any school buses
9 that travel in the area weren't necessarily accounted
10 for --

11 THE CHAIRMAN: We'll check the dates.

12 MS. LAUREN VITKOVSKY: So --

13 THE CHAIRMAN: We'll check the dates.

14 MS. BARCA: Yeah, we can check the dates on
15 that.

16 MS. LAUREN VITKOVSKY: Okay.

17 THE CHAIRMAN: Thank you.

18 MS. LAUREN VITKOVSKY: Would that be posted
19 on the website, like the answer to that question?

20 THE CHAIRMAN: No, absolutely not.

21 MS. LAUREN VITKOVSKY: Then how do we know
22 what the answer is for checking the dates and things?

23 THE CHAIRMAN: We will -- the Board, you
24 brought it to our attention. We'll check it. If you
25 want to check in with our secretary.

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1 MS. LAUREN VITKOVSKY: Okay. Great. No,
2 no, no, that's cool.

3 THE CHAIRMAN: We're very accessible.

4 MS. LAUREN VITKOVSKY: Okay. Thank you.

5 THE CHAIRMAN: You're welcome.

6 Anyone else wishing to address the Board?

7 Anyone? No?

8 All right. Let the record indicate there's
9 no further public comment this evening.

10 This Board, as I said, we're not taking
11 action this evening.

12 Would the Board want to close the public
13 hearing with a ten-day written period at this point?
14 So moved?

15 BOARD MEMBER MCCONNELL: So moved.

16 THE CHAIRMAN: Is there a second?

17 BOARD MEMBER PURCELL: Second.

18 BOARD MEMBER KENNEDY: Second.

19 THE CHAIRMAN: Any discussion?

20 The only discussion we would have this
21 evening is to thank the residents that came out.

22 I have to say for this number of people, the
23 way -- the way -- the decorum you held yourselves to,
24 thank you. We've seen it a lot worse and you have got
25 your points across and you did your civic duty.

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1 Thank you.

2 So with that being said, there is going to
3 be a ten-day, ten-day written period. Anything you
4 feel that wasn't addressed or you don't come up
5 tonight and you can't sleep after you leave here,
6 E-mail it, get it in writing to us. Connie will take
7 it.

8 Otherwise, any of the Board, discussions?

9 (No audible response.)

10 THE CHAIRMAN: All in favor?

11 BOARD MEMBER MCCONNELL: Aye.

12 BOARD MEMBER PURCELL: Aye.

13 BOARD MEMBER SHOWALTER: Aye.

14 BOARD MEMBER KENNEDY: Aye.

15 BOARD MEMBER GARBY: Aye.

16 THE COURT: Thank you all for coming in.

17 (Whereupon, at 10:00 p.m. the Public Hearing was
18 concluded.)

19 ***** CERTIFICATION *****

20 I, CYNTHIA WHITE, Official Court Reporter,
21 do hereby certify the above proceedings to be a true and
22 correct transcript of the stenographic minutes to the best
of my ability.

23 Cynthia White

24 Cynthia White, R.P.R.,
25 Official Court Reporter