

- OLD FORGE ROAD, LLC -

1 In order to measure the effects of all these
2 pollutants in the air, the lab itself has to use them
3 so that they can see their effects on the animal
4 models, also known as animals.

5 And I can tell you just about everything
6 they used is a known carcinogen. And then there are
7 these kind of weird -- they're looking at mercury as
8 part of an air pollutant, all these heavy metals that
9 are in the air. And they're looking at asbestos as a
10 pollutant in the air.

11 But these things have become part of the
12 infrastructure of the building itself. So I guess,
13 you know, we all understand how asbestos works and we
14 know that the countertops in a lab in these older
15 labs -- and they are older -- are made of -- okay, I'm
16 not going to get to where I want to go in 30 seconds.

17 THE CHAIRMAN: I think we do understand what
18 you are saying, a lot of the --

19 MS. KIKI NELSON: Yeah. Yeah, there's a lot
20 of pollutants and I want to quote specifically -- I
21 want to get back to what Mr. Musso was saying about
22 the monitoring. Can I do that later?

23 THE CHAIRMAN: Absolutely. We'll discuss it
24 with you.

25 MS. KIKI NELSON: Okay.

- OLD FORGE ROAD, LLC -

1 THE CHAIRMAN: Thank you so much.

2 Our next speaker, Susan Sheen. Susan.

3 MS. SUSAN SCHER: Suzanne Scher.

4 THE CHAIRMAN: All right. Take it easy,
5 Susan.

6 MS. SUSAN SCHER: There's a lot of Susans in
7 this room. I'm in one group where there's seven of
8 us.

9 THE CHAIRMAN: Trust me, you are going to
10 get there.

11 MS. SUSAN SCHER: So I'm having to switch
12 all of a sudden because my Part 1 is something I need
13 to refine. And if I don't get to it, I'm going to do
14 it at the end because --

15 THE CHAIRMAN: That's fine.

16 MS. SUSAN SCHER: -- I was given new
17 information today.

18 So I'm Susan Scher, a 39-year resident of
19 Tuxedo, ten of which have been in Northern Tuxedo,
20 Sterling Forest.

21 I moved to the area to be near nature. It's
22 parks are important to me. Since 1987, I've been
23 involved in the efforts to protect Sterling Forest
24 lands. I was working before John came aboard.

25 The sanctity of the park -- the parks are

- OLD FORGE ROAD, LLC -

1 not a passing fancy for me.

2 Okay. Now, I have to switch. My second
3 story relates to the Board's unwillingness to look
4 beyond the seven acres of this project and look at the
5 impact of an institution for 200 residents on Sterling
6 Forest Park itself.

7 Seven acres may be small, but that does not
8 mean it can't have a large impact. The Jennings fire
9 started with just a small spark.

10 Why am I concerned about the impact of 200
11 late-adolescent young men, college students on
12 Sterling Forest State Park?

13 I've been a college professor of
14 undergraduates for more than 30 years, so I think I
15 know a little bit about them.

16 I want to take you all, everybody, back in
17 time. I'm wondering how many of you went to college
18 and lived on campus? Okay. How many people were in
19 your dorm room?

20 The project has 50 dorm rooms at
21 approximately 289 square feet for four students. This
22 is a room, not a suite of two bedrooms for four
23 people, as found in many colleges today.

24 What did you do in the later afternoons and
25 early evenings when you were finished with classes,

- OLD FORGE ROAD, LLC -

1 meals and studying? What did you do with your time?
2 Where did you go to have time alone, time informally
3 to meet with friends, to get exercise or fresh air?
4 Where did you wander? Where were the places to go on
5 your campus outside of your dorm room? How large was
6 your --

7 THE CHAIRMAN: Okay. I'll get you back.

8 MS. SUSAN SCHER: So let me just say, the
9 end of this part is tell me what does a 20 year old do
10 with his time and energy, especially when his dorm
11 room has three other people, when right around him is
12 a park of open space, hiking trails, beautiful lakes
13 across the street? A park with no staff at the lake
14 or in the park after dark.

15 No impact on the park? I think not.

16 THE CHAIRMAN: Thank you, Susan.

17 MS. SUSAN SCHER: And I would like to go
18 again.

19 THE CHAIRMAN: All right. Spyros, come up.

20 MR. SPYROS KONITSIOTIS: Sorry. My name is
21 Spyros Konitsiotis. I'm an officer on the board of
22 the HOA --

23 UNIDENTIFIED SPEAKER: We can't hear you.

24 MR. SPYROS KONITSIOTIS: Okay. Is this
25 better? Okay.

- OLD FORGE ROAD, LLC -

1 UNIDENTIFIED SPEAKER: Yes.

2 MR. SPYROS KONITSIOTIS: In the document
3 erroneously called Draft Expanded EAF, Part 3,
4 responding to the project's notable inconsistency with
5 the community character, the Applicant piles up
6 several pages of verbiage contesting the presence of
7 Sterling Forest State Park in the Town of Warwick
8 Community Preservation Plan.

9 The park is absent they say from the plans
10 seven target areas where preservation measures need to
11 be enacted or improved.

12 The Applicant fails to mention that Sterling
13 Forest State Park is named on the very first page of
14 the Community Preservation Project Plan as the very
15 model of successful preservation achieved.

16 The goal to which the target areas are
17 targeted, I quote from Part 1 of that argument:

18 Warwick's natural beauty extends beyond its
19 farmland to mountains, streams and lakes.

20 The State of New York and the Federal
21 government have both recognized the rural and natural
22 beauty of Warwick through acquisition of the lands
23 known as Sterling Forest State Park and the
24 Appalachian National Scenic Trail respectively.

25 Protection of Warwick's rural quality,

- OLD FORGE ROAD, LLC -

1 agricultural character and its natural environment
2 clearly stand out as the major goals for the residents
3 of the Town.

4 As many people here tonight have pointed out
5 and will point out, the Applicant's so-called draft,
6 which pretends to modify all the concerns notified by
7 the Town of Warwick's Planning Department in the Part
8 2 is part of slight of hand, excuses and irrelevant
9 information intended to obscure and confuse, not to
10 enlighten, much less to show that concern has been
11 addressed and resolved.

12 And it goes on.

13 THE CHAIRMAN: Hand this to me. Thank you
14 so much.

15 THE SECRETARY: Thank you.

16 THE CHAIRMAN: Lee Schulz.

17 MR. LEE SCHULZ: Hi.

18 THE CHAIRMAN: Good evening, sir.

19 MR. LEE SCHULZ: I have two. Connie, I had
20 sent you a note the other day saying I would be
21 representing Edie in one and then I'll be representing
22 myself.

23 THE SECRETARY: Everybody got the E-mails.

24 THE CHAIRMAN: We got it. You are going to
25 speak now --

- OLD FORGE ROAD, LLC -

1 MR. LEE SCHULZ: So I get two three-minutes?

2 THE CHAIRMAN: No. At the end. I want to
3 give other people time. No, no, you are going to be
4 you. State yours and then we'll get you back up for
5 Edie. There's other people that signed after you.
6 You didn't sign Edie; correct?

7 MR. LEE SCHULZ: Well, I'm representing --

8 THE CHAIRMAN: I understand that. The
9 person that signed behind you probably would like to
10 speak so I'll get you there. Trust me, I will get you
11 there.

12 MR. LEE SCHULZ: I crossed off the name
13 behind me because it was my wife. Is she representing
14 me?

15 THE CHAIRMAN: Go ahead and start.

16 MR. LEE SCHULZ: Hello. My name is Lee
17 Schulz and I'm a resident of Warwick.

18 I'm here tonight to urge the Planning Board
19 to either deny the prospective project outright or at
20 least issue a positive declaration based on the
21 admissions made in EAF Part 2, section 11, impact on
22 open space and recreation.

23 The EAF Part 2 was prepared by Nelson Pope
24 Voorhis, a town -- on behalf of the Town. And I quote
25 from section 11 by -- from Nelson, under the heading

- OLD FORGE ROAD, LLC -

1 of moderate to large impact.

2 The project may diminish recreational
3 resources in the adjacent state park. The answer in
4 EAF Part 2 is not a hypothetical concern. It is a
5 real fundamental formal admission.

6 Open space and recreational access are not
7 optional amenities. They are critical elements for
8 the environment, social and public health resources
9 protected by state and local policies.

10 Under SEQRA's framework and decades of case
11 law, the admission made in section 11 requires the
12 lead agency -- you -- to take a hard look.

13 To take a hard look, that can only happen
14 through a positive declaration and the preparation of
15 a full EIS.

16 To proceed with a negative declaration
17 despite the acknowledged potential of impact would be
18 arbitrary and capricious and would violate the spirit
19 and the letter of SEQRA.

20 Recreational resources of Sterling Forest
21 State Park are not trivial. They are not replaceable.
22 They are part of New York's preserve natural heritage.
23 They are recognized by conservation organizations and
24 enjoyed by millions -- enjoyed by thousands of people
25 that visit the park over decades.

- OLD FORGE ROAD, LLC -

1 In EAF Part 3 it is riddled with vague and
2 self-serving statements. Statements like no direct
3 disturbance to trails or recreation. Statements like
4 these are intentionally misleading.

5 SEQRA does not require a bulldozer on a
6 trail to trigger a positive declaration. It requires
7 only the potential of a significant adverse impact.

8 The Planning Board has acknowledged there is
9 the potential for an environmental impact, EAF Part 2,
10 section 11.

11 And guess who else agrees with you? We have
12 written statements from the Palisades Interstate Park
13 Commission, the Open Space Institute, and the New
14 York/New Jersey Trail Conferences.

15 BOARD MEMBER MCCONNELL: Time.

16 MR. LEE SCHULZ: These aren't
17 casual comments.

18 THE CHAIRMAN: We'll get you back up.

19 MR. LEE SCHULZ: These are land and
20 conservation experts.

21 THE CHAIRMAN: Hang on one second. Mr.
22 Hull, you're next.

23 MR. RICHARD HULL: Oh, I am.

24 THE CHAIRMAN: Do you wish -- Lee's got it
25 for another person. Would you let him do that or I'll

- OLD FORGE ROAD, LLC -

1 have you up and I'll call him back at the end?

2 MR. RICHARD HULL: Whatever is good for you.

3 THE CHAIRMAN: Then read. Continue. You
4 are here. We have you on the record.

5 MR. LEE SCHULZ: Okay. Thank you.

6 THE CHAIRMAN: Thank you, Mr. Hull.

7 MR. LEE SCHULZ: Thank you, Mr. Hull.

8 MR. RICHARD HULL: Okay.

9 MR. LEE SCHULZ: So these -- these opinions
10 are not casual opinions. They are from land managers
11 and conservation experts.

12 Moreover the project --

13 UNIDENTIFIED SPEAKER: Quiet please.

14 MR. LEE SCHULZ: Moreover, the project will
15 bring over 400 increasing -- moreover, the project
16 will increase the population of Sterling Forest by
17 400 percent. This increase is not a minor impact on
18 the environmental. This increase is a transforma-
19 tional impact.

20 To be blunt, the applications claim that
21 this project doesn't encroach, is legally
22 insufficient, factually misleading and environmentally
23 irresponsible.

24 In closing, there are acknowledged potential
25 impacts to the state park, multiple expert agencies

- OLD FORGE ROAD, LLC -

1 have raised red flags, hundreds, hundreds of citizens
2 have submitted letters to the Planning Board. A
3 petition of over 1,400 names and growing across three
4 states has been submitted to you. The public has
5 spoken. The experts have spoken. Your own EAF
6 acknowledges the environmental impact.

7 Based on the records presented to you, the
8 information available to you, your EAS assessment in
9 Part 2, the Board must either issue a positive
10 declaration of significance and require a Full EIS or
11 deny the proposal. To do otherwise would be arbitrary
12 and capricious, and putting the Board at risk of an
13 Article 78 claim.

14 THE CHAIRMAN: Lee, who was this for? I
15 want their name on the record, that you were coming
16 for a person. Edie?

17 MR. LEE SCHULZ: Edie Greenstein.

18 THE CHAIRMAN: Greenstein.

19 MR. LEE SCHULZ: That was mine. I haven't
20 done Edie's. Told me to do mine.

21 THE CHAIRMAN: All right. Mr. Hull is
22 coming now. That's not what was going on. I'm sorry.
23 I asked Mr. Hull if he would give his time for Edie.

24 MR. LEE SCHULZ: I haven't done it yet.

25 THE CHAIRMAN: You're not going to do it.

- OLD FORGE ROAD, LLC -

1 Mr. Hull, come on. I got to give you that, Lee. That
2 was pretty good. That was --

3 MR. LEE SCHULZ: You confuse me. I didn't
4 try to be good.

5 BOARD MEMBER MCCONNELL: The thing is you're
6 taking up time that other people are waiting for.

7 THE CHAIRMAN: Mr. Hull.

8 MR. RICHARD HULL: I'm Richard Hull, and I
9 served for about two decades as your municipal
10 historian of the Town of Warwick, which of course
11 includes Sterling Forest. I was vice president of the
12 Nature Conservancy in New York State for a number of
13 years and served as a trustee. Was a founding trustee
14 of the Orange County Land Trust. And, well, was a
15 professor at NYU, New York University.

16 For seven decades I've traveled through
17 Sterling Forest. I know it well. I've written about
18 it. I researched it. And I've kind of grown up with
19 Sterling Forest, even though we've had our farm over
20 here in Warwick.

21 UNIDENTIFIED SPEAKER: Can't hear you.

22 UNIDENTIFIED SPEAKER: Speak to them,
23 please. Thank you.

24 MR. RICHARD HULL: I'm sorry. This is the
25 professor in me. I often speak in that direction.

- OLD FORGE ROAD, LLC -

1 Anyway --

2 THE CHAIRMAN: I'm sure they'd like to hear
3 you but we need to hear you.

4 THE DEFENDANT: Yeah, right, okay. Exactly.

5 So I have looked at Sterling Forest and
6 thought a lot about it.

7 Sterling Forest 140 years ago was a
8 wasteland. It was heavily mined since before the
9 American Revolution; played a very important role in
10 providing critical minerals for us to fight for our
11 independence.

12 But the trees were all taken down to fire
13 the furnaces of Sterling Forest. And if you walk
14 across the land that we're talking about today you
15 would see a wasteland. You wouldn't hear birds. You
16 wouldn't see species of trees, not very many
17 certainly. You'd see a ground with very thin soil and
18 so forth.

19 And I passed through it many, many times
20 from when I was a kid growing up and I'm going to be
21 85 this year.

22 But you look at it today and it's priceless.
23 It has -- we've already learned tonight how many
24 species of birds and reptiles, of just a land of soils
25 and it's -- it's a precious thing that we have.

- OLD FORGE ROAD, LLC -

1 And it's a process of a lot of people, a lot
2 of citizens working together to make sure that that
3 land will remain pristine, will remain our lungs from
4 all the oxygen that the millions of trees in Sterling
5 Forest give out.

6 And -- and it's the people who worked to put
7 that together: Institutions, individuals,
8 foundations, the State of New Jersey, the State of New
9 York, the federal government. There are so many
10 entities responsible for the saving of Sterling
11 Forest. Many of them passed away now. In fact, the
12 majority of the key people. But we have a
13 responsibility. That is a legacy.

14 And I can tell you right now as the
15 historian of Warwick that this is a very important
16 event that's occurring tonight and we have to make
17 sure that we save Sterling Forest.

18 BOARD MEMBER MCCONNELL: Time, sir.

19 MR. RICHARD HULL: Thank you.

20 THE CHAIRMAN: Thank you, Mr. Hull.

21 Mariano?

22 MR. MARIANO KLINGE-LOY: Hello, Mr. Chairman
23 and Board members.

24 My name is Mariano Klinge-Loy. I live in the
25 Town of Warwick, specifically in Sterling Forest.

- OLD FORGE ROAD, LLC -

1 I respectfully come before you because I'm
2 deeply troubled by the impact of the proposed
3 residential college will have not only on the forest
4 but also on Sterling Lake itself.

5 I will not repeat all the concerns
6 previously raised before this Board. However, I would
7 like to go on record indicating that I'm fully and
8 agree with them.

9 In addition, I like to mention that I had
10 the privilege to work with Suez and later Veolia
11 teams responsible for the replacement of the water
12 tank located across Old Forge Road from the old NYU
13 site while serving as president of our Homeowners
14 Association for Sterling Lakes in years 2021, '22 and
15 '23.

16 It is important to note that said project,
17 the water tank, did not require a full environmental
18 study because it was an in-kind replacement of an
19 existing structure. Still, Suez and later Veolia,
20 went out of their way to ensure the potential impacts
21 of the environment, including the cutting of some
22 trees needed to replace the old water main, were kept
23 to a minimum and resulted in no community opposition
24 to the project.

25 However, the matter at hand, the development

- OLD FORGE ROAD, LLC -

1 of the proposed residential college, is far from being
2 an in-kind use of the former NYU educational and
3 research facility.

4 It would be disingenuous to the extreme to
5 argue that this development will not alter and
6 disturb, if not pollute and spoil the delicate
7 environment of Sterling Forest and Sterling Lake.

8 The sewer upgrades and the water upgrades
9 that will be needed for this project will require land
10 disturbances that were already discussed and this
11 impact should not be -- have not been addressed,
12 should not be ignored, and should not be assumed to be
13 de minimis.

14 As good neighbors, we would expect the
15 college and the developer to do nothing but to
16 voluntarily submit to a Full Environmental Review of
17 the proposed plans, which they have not done so far.

18 So, therefore, the Planning Board should
19 allow this project to proceed in the heart of a prized
20 economic asset, you would be doing our community, our
21 region and our state a huge disservice.

22 Such development will clearly degrade an
23 invaluable resource for generations to come.

24 Accordingly, this Board should request that
25 a hard look at the overall environmental impact of

- OLD FORGE ROAD, LLC -

1 this project be taken by an outside hydrologist, as
2 would be required in a positive declaration.

3 Therefore, and to conclude, this Board must
4 either issue a positive declaration of significance or
5 require a full EIS to deny the proposal. Otherwise,
6 you would be putting yourself at risk for an Article
7 78 claim.

8 Thank you for your consideration and here is
9 my statement.

10 THE CHAIRMAN: Susan. Thank you.

11 MS. SUSAN KLINGE-LOY: My name is
12 Susan Klinge-Loy and I also live in the Town of
13 Warwick and Sterling Forest.

14 While I am for the sake of clarity and time
15 I'm reading my statement, I can assure you that I
16 really speak from the heart when I tell you that I am
17 deeply troubled by the impact of this proposed
18 residential college in Sterling Forest.

19 I again will not repeat all the concerns
20 that have been raised, but I really would like to go
21 on record that I am also agree with all these
22 concerns.

23 I would like to bring up the State
24 Environmental Quality Review Act, section 617.7,
25 subsection C, item four, which cites as grounds for a

- OLD FORGE ROAD, LLC -

1 positive declaration of significance material conflict
2 with a community's current plans or goal as officially
3 approved or adopted.

4 Sterling Forest State Park indeed has a
5 Master Plan, approved and adopted in 2001, that
6 neither the planner or Applicant seems to have looked
7 at.

8 It states that the primary vision for the
9 park is to maintain the quality of the strategically
10 located watershed resources, scenic open spaces and
11 natural habitats and provide recreational
12 opportunities for the public.

13 However, the Applicant failed to consider
14 the Master Plan of Sterling Forest State Park, being
15 satisfied not to look beyond Warwick's Community
16 Preservation Plan and it gave a deeply flawed reading
17 of that document.

18 The proposed action, the establishment of
19 this 200-men resident facility in this locality is
20 inconsistent with the Master Plan of Sterling Forest
21 State Park.

22 In fact, I believe it would be doing our
23 community, our region and our whole state a huge
24 disservice.

25 Such a development would clearly degrade an

- OLD FORGE ROAD, LLC -

1 invaluable resource for generations to come.

2 That's why I respectfully request the Board
3 must either issue a positive declaration of
4 significance and require a full EIS or otherwise deny
5 the approval.

6 THE CHAIRMAN: Thank you so much.

7 MS. SUSAN KLINGE-LOY: Thank you very much.
8 Would you take my statement?

9 THE CHAIRMAN: Yes. Absolutely.

10 Beverly Simon.

11 MS. BEVERLY SIMON: Sitting that way too
12 long.

13 THE CHAIRMAN: Yeah. Should be a cushion.

14 MS. BEVERLY SIMON: I've got too much
15 cushion.

16 THE CHAIRMAN: No.

17 MS. BEVERLY SIMON: Good evening all.

18 Dear respected servants of our community and
19 fellow members of Warwick, mine's on my phone because
20 I did it in a draft. I too have written a letter, as
21 you are well aware.

22 I've been a resident of the Town of Warwick
23 over 37 years. Just ask the ex-husband, who I managed
24 to get the -- I live in the park, too because I got
25 the cottage when we got divorced.

- OLD FORGE ROAD, LLC -

1 THE CHAIRMAN: Sorry.

2 MS. BEVERLY SIMON: I know it's useless
3 information you needed to know.

4 THE CHAIRMAN: Maybe he'll verify it later.

5 MS. BEVERLY SIMON: I just asked him.

6 THE CHAIRMAN: That's funny.

7 MS. BEVERLY SIMON: This is the largest
8 piece of protected land within 41.2 miles of New York
9 City. Yes, I commuted there two weeks ago for work so
10 I know.

11 What this worries me about is this would
12 compromise the environment collectively of Warwick and
13 the state, as well as parts of New Jersey, since we
14 border it, not just for the immediate future, but as
15 Dr. Hull pointed out, for a hundred years to come.

16 There is a need for only one potential
17 adverse impact to the community. With that increased
18 population, that would put an issue of concern and
19 safety for all residents in that hamlet.

20 Case in point, we had a tornado microburst
21 touch down in May. I was without power for five days.
22 It was fixed quickly, thank you, to the local
23 servants. When my father was still alive, he fell,
24 and it took two hours for a police officer to come to
25 my aid, but I got a neighbor. These are two examples.

- OLD FORGE ROAD, LLC -

1 And then just to touch on the endangered
2 species, two and a half years ago there was a
3 rattlesnake on my step. I've been there for 17
4 years -- I mean 14 years. That's the only time I saw
5 a rattlesnake there. But it's an endangered species.
6 Yes, I broke my ankle. Yes, I wanted to kill it.
7 Yes, I was told I can't.

8 Thank you, sir. And as everyone has said
9 before, based on this record of everything that's been
10 presented to the Board and the community at large, and
11 the information available, I respectfully request you
12 take a very deep look and request a full and complete
13 EIS or deny the proposal.

14 THE CHAIRMAN: Time. Thank you.

15 MS. BEVERLY SIMON: And of course violation
16 would be Article 78. Thank you.

17 THE CHAIRMAN: Rose Gatti. Rose?

18 MS. ROSE GATTI: Declining to comment at
19 this time.

20 THE CHAIRMAN: Steve Gatti?

21 MR. STEVE GATTI: Declining, too.

22 THE CHAIRMAN: Kerry Coyne. Kerry?

23 MR. KERRY COYNE: Good evening. My name is
24 Kerry Coyne. I'm a homeowner in the Town of Warwick.

25 Throughout my life my interactions with the

- OLD FORGE ROAD, LLC -

1 Applicant community have been very unsavory. My
2 parents' first home was in the Town of South Blooming
3 Grove. Once a great place for people to buy a first
4 home, now completely unrecognizable, with unkempt
5 houses, lawns and litter strewn everywhere. We then
6 moved --

7 UNIDENTIFIED SPEAKER: Quiet, please.

8 MR. KERRY COYNE: We then moved to Cornwall,
9 where I was raised.

10 In 2003 some wells came up for sale and the
11 Town couldn't scrounge together the \$13,000 that was
12 needed to purchase them. A straw buyer did. They
13 were then given to the United Talmudical Academy of
14 Kiryas Joel. Lots of drama ensued with lawsuits over
15 illegal pipelines being built, water rights. But the
16 fact of the matter is that the Town's water stability
17 was permanently impacted.

18 Many have heard about the horror stories
19 from boards not so dissimilar from yours in towns like
20 Ramapo which in 2009 faced a hostile takeover.

21 The newly formed school board proceeded to
22 completely gut the public schools' budgets year after
23 year; fire hundreds of staff, ending school sports,
24 after-school clubs, AP courses, and pretty much
25 everything else that you needed to have a functioning

1 public school.

2 They reauthorized taxpayer funds towards the
3 private yeshivas and very notably to our topic,
4 exploited a New York State law, forcing public tax
5 dollars to transport yeshiva students for free.

6 There isn't much information about the
7 proposed school, but NICHE.com, a website that shares
8 information about colleges, states that it is based
9 out of Monsey and has a four -- yes, four percent
10 graduation rate.

11 If the school is not in the business of
12 producing graduates to go on and be some productive
13 member of society, I wonder what they are in the
14 business of.

15 They teach only one major, Talmudic and
16 Rabbinical studies. A quote from these texts: If a
17 Jew be called upon to explain any part of the rabbinic
18 books, you have to only give a false explanation.
19 Whoever violate this order shall be put to death.

20 There are many more lines which are entirely
21 unsuitable for quoting here from these books and I
22 encourage everyone to do a little research themselves
23 on these texts that the school will be teaching.

24 These statements are not meant to come off
25 as antisemitism but rather reflect my personal

- OLD FORGE ROAD, LLC -

1 dealings with very specific communities.

2 We, as residents, owe each other to look out
3 for one another. You, as the Board, fall into that
4 same group.

5 I want what's best for my family, neighbors
6 and town at large, and you have a duty as the Planning
7 Board to do the same.

8 Many once-loved communities have been
9 destroyed by people pretending to be good neighbors.
10 Don't let your cohort be the ones that put the Town of
11 Warwick on a similar path.

12 Thank you.

13 THE CHAIRMAN: All right. Please. Please.
14 Don Bayer? Bayer? Don?

15 MR. DON BAYNE: Don Bayne?

16 THE CHAIRMAN: Don Bayne. Well, sorry --
17 the writing.

18 MR. DON BAYNE: Hi. I'm Don Bayne. I'm the
19 founder of the Friends of Sterling Forest and was the
20 president, and I've been researching Sterling Forest
21 for 26 years.

22 I found the forge that made the West Point
23 chain, which stopped the Revolutionary War. We did an
24 archaeological dig there and we have now had the
25 archaeological company that came to the site is

- OLD FORGE ROAD, LLC -

1 submitting it to become a National historic site.

2 If that happens, we have a trail that is
3 there. That trail was basically there when they were
4 making the great chain. By hiking it now it will not
5 hurt the forest, it will not hurt the animals because
6 Sterling Forest has always been a place for people to
7 go hiking and enjoying the forest.

8 So I just want to make it clear that the
9 historic site will become a National historic site and
10 I fear the fact that if a place is built and let
11 people there all over the places walking what the site
12 may do is go through some terrible, terrible sights.

13 There will be no parking lot added. There
14 will be no buildings needed and very little
15 environmental impact. It will just be the existing
16 trail for people to come to the park and walk through
17 it.

18 And I don't know what would happen if we had
19 so many people there going through the site, and doing
20 actual more digs and scrapping through the
21 archaeological sites.

22 There were 17 forged sites. I found 15 of
23 them. We hired Strata Archaeological Company to come
24 and do an archaeological dig on each of the sites.
25 All of the artifacts found are now at Sterling Forest.

- OLD FORGE ROAD, LLC -

1 They will be soon displayed to the public. And if
2 somebody wants to see the site, you just go walk the
3 trail and there will no destruction.

4 THE CHAIRMAN: Thank you.

5 Jeffrey Marchand. Jeffrey?

6 MR. DON BAYNE: Just so you know, this is
7 the archeological report.

8 MR. JEFFREY MARCHAND: I'm going to cede my
9 time.

10 THE CHAIRMAN: Hold on one second, sir.
11 Jeffrey?

12 MR. JEFFREY MARCHAND: I'm going to cede my
13 time. Thank you.

14 THE CHAIRMAN: Okay.

15 MR. DON BAYNE: There was -- this is the
16 archeological report done by Strata Archeological
17 which is being submitted to the park and also to make
18 it a National historic site.

19 THE CHAIRMAN: Thank you.

20 Dolores Marchand?

21 MS. DOLORES MARCHAND: I cede my time.

22 THE CHAIRMAN: Thank you.

23 Diana Largen?

24 MS. DIANA LARGEN: Yes, I'm going to cede my
25 time also. It's all been covered.

- OLD FORGE ROAD, LLC -

1 THE CHAIRMAN: Cindy and Dennis Simone.

2 Cindy? Dennis? No?

3 Lara Drordon?

4 MS. LARA DRORDON: Cede my time.

5 THE CHAIRMAN: Rich McKenna. Rich?

6 MR. RICHARD MCKENNA: How you doing, folks?

7 My name is Rich McKenna. I live in Penaluna Road and
8 I've lived up there just about 35, 30 years now.

9 There's two questions I've got to ask. How
10 is this a school of higher learning? You're rotating
11 kids in, it's 200 students every month and rotating
12 them back out again.

13 THE CHAIRMAN: They're going to come back.

14 MR. RICHARD MCKENNA: Yeah, they keep on
15 coming back. So to me this is like -- what this
16 basically is a religious training facility.

17 THE CHAIRMAN: Well, it's a rabbinical
18 college. Yeah, that's what it is.

19 THE DEFENDANT: Still, if you're a man, you
20 can say you're a woman, you're still a man, all right.
21 Come on. It's not higher education.

22 But I'm also looking at -- I know that road
23 very well. I have friends on it.

24 I'm retired from the New York City Police
25 Department. I did traffic. I did truck and bus

- OLD FORGE ROAD, LLC -

1 enforcement and I did accident investigations.

2 You're going to bring four 60-foot -- 60-
3 passenger buses up there, you are going to turn it
4 into a one-way street every time you do it. There's
5 going to have to be cops there. That costs the Town
6 money.

7 There's going to be a lot of traffic there
8 and a lot more traffic than they're willing to admit
9 to. And it always happens that way. That's it. I'm
10 done.

11 THE CHAIRMAN: John Banyo? John?

12 MR. JOHN BANYO: Mr. Chairman, with your
13 agreement, I'd like our supervisor to go first and I
14 would like to follow him.

15 THE CHAIRMAN: He is right after you here?

16 MR. JOHN BANYO: Yes.

17 THE CHAIRMAN: Mr. Supervisor. So you are
18 David McMillen?

19 MR. DAVID MCMILLEN: I am, sir.

20 Good evening, Mr. Chairman and Planning
21 Board members.

22 I'm just going to bring a couple of things
23 technical to you in regards to the EAF, which would be
24 the Part 1 EAF on page five.

25 I believe I sent you guys an extensive

- OLD FORGE ROAD, LLC -

1 letter. You guys got it back in March, March 14th. I
2 think that I was on the phone with Mr. McConnell for
3 quite some time on that one. One of your members
4 called me. We spoke for like an hour on the phone.
5 We'll talk about that later.

6 BOARD MEMBER MCCONNELL: I'm McConnell and I
7 don't remember that.

8 MR. DAVID MCMILLEN: You know, maybe it
9 wasn't you. Maybe I just have to say I wrote --

10 BOARD MEMBER SHOWALTER: That was me. Nice
11 to meet you, Dave.

12 THE DEFENDANT: That was you, okay.
13 Showalter.

14 As the Tuxedo Supervisor obviously I have to
15 protect my citizens from impact. And the particular
16 section of the EAF, it notes that the sewer system
17 will have limited impact. It says there is no impact
18 to the project. And it's noted as saying that is so.

19 However, in a response from Veolia, they're
20 claiming that's a 4.3 million dollar upgrade to that
21 sewer system.

22 Now, how does that impact my residents? If
23 it's not a privatized connection, that 4.3 million
24 dollars will come back against their sewer bills.

25 THE CHAIRMAN: Absolutely not. Absolutely

- OLD FORGE ROAD, LLC -

1 not.

2 MR. DAVID MCMILLEN: It will not, okay.

3 Just bringing it up.

4 THE CHAIRMAN: That's a very good point but
5 absolutely not. There's no way.

6 MR. DAVID MCMILLEN: That's how it works in
7 our sewer district. Just bringing it to your
8 attention.

9 THE CHAIRMAN: Absolutely.

10 MR. DAVID MCMILLEN: Number two, there is no
11 mutual aid agreement between Tuxedo and Warwick. And
12 I just found out from the fire department, so we need
13 to reengage and get that done, okay.

14 THE CHAIRMAN: I spoke to Tuxedo and
15 Greenwood Lake personally.

16 MR. DAVID MCMILLEN: Yeah, well, I'm saying
17 to you that this morning, when I spoke to Company One
18 president, he wasn't aware of one.

19 If you have documents to prove otherwise,
20 then certainly I'll take them into consideration.

21 THE CHAIRMAN: Thank you, sir.

22 MR. DAVID MCMILLEN: And lastly, as a
23 citizen, there's been some pretty good arguments here
24 today.

25 I've been a member of the Planning Board for

- OLD FORGE ROAD, LLC -

1 many, many years in Tuxedo. And it's adding up as a
2 positive declaration in my opinion.

3 So thank you, everyone here. Have a good
4 night.

5 THE CHAIRMAN: Thank you.

6 You, sir, John.

7 MR. JOHN BANYO: I'm John Banyo. I'm the
8 Chairman of the Town of Tuxedo Planning Board.

9 I'd like to point out one item on the Full
10 EIF Part 2, question three, impact on surface water
11 and the answer was no.

12 We would like you to take another look at
13 that since Sterling Lake is very close to this site.
14 You can almost see it I think at this time of the year
15 with the leaves off the trees. So that was one thing
16 that I wanted to bring up.

17 And also on the Part 2 there were 22 items
18 indicated as large or moderate impacts. I just want
19 to get that on the record.

20 There's a state agency called The Dormitory
21 Authority of the State of New York, DASNY. And you
22 did not refer this project to that authority of the
23 state, and I think they might want to be informed of
24 this project.

25 Because I looked -- and I'm by no means an

- OLD FORGE ROAD, LLC -

1 expert on that authority -- but looking on their
2 website they do have guidelines for fire safety, the
3 number of students per room and so on. So that's --

4 THE CHAIRMAN: That's why we have our
5 professionals to do that due diligence also, as well
6 as you do.

7 MR. JOHN BANYO: Okay. Thank you on that
8 one.

9 And then, finally, I want to present this to
10 our full Planning Board at our main meeting, and I
11 don't think I need a referral from your Board to do
12 that, do I?

13 THE CHAIRMAN: For what?

14 MR. JOHN BANYO: Just so they know all the
15 recent submissions to this Board so that they can --
16 they might have other concerns that we would certainly
17 bring to your attention at the next -- your next
18 meeting.

19 THE CHAIRMAN: Talk to your legal. We're
20 the lead agency on this project.

21 MR. JOHN BANYO: No, we understand that. We
22 understand that.

23 THE CHAIRMAN: And didn't we --

24 MR. JOHN BANYO: You sent all your
25 information to the Planning Board.

- OLD FORGE ROAD, LLC -

1 THE CHAIRMAN: So you have that?

2 MR. JOHN BANYO: We do. But we haven't --

3 THE CHAIRMAN: Did the Planning Board review
4 it?

5 MR. JOHN BANYO: Not as a full board, no.

6 THE CHAIRMAN: That's on you. I would say
7 to take it if you want to bring that to your Board I
8 think --

9 MR. JOHN BANYO: We can do that?

10 THE CHAIRMAN: Absolutely.

11 MR. JOHN BANYO: Okay. Okay. I just wanted
12 to let you know that we'll be doing that.

13 THE CHAIRMAN: I thought you would,
14 absolutely. Thank you.

15 MR. JOHN BANYO: All right. Thank you.

16 THE CHAIRMAN: Dave McMillan?

17 MR. DAVID MCMILLEN: That's me. I was on
18 there twice.

19 THE CHAIRMAN: Sorry. You were on it twice.
20 Oh, you're good. You're almost as good as Lee.

21 MR. JOHN BANYO: How is that?

22 THE CHAIRMAN: Manny J. Rebelo. Manny? No.
23 Ross Winegar. Ross? No.
24 Kenneth English.

25 MR. KENNETH ENGLISH: Good evening. My name

- OLD FORGE ROAD, LLC -

1 is Kenneth English; 42 Cross Ridge Road, Tuxedo, New
2 York, which is just up Long Meadow Road from the site
3 in question.

4 Chairman Astorino, Board Members Kennedy,
5 Showalter, McConnell, Garby -- and Purcell?

6 THE CHAIRMAN: You got 'em.

7 MR. KENNETH ENGLISH: You still with us?

8 THE CHAIRMAN: You got 'em.

9 MR. KENNETH ENGLISH: God bless you all.

10 I'm here tonight to advocate for a deeper
11 dive into the analysis of this development plan that
12 would be triggered by a positive declaration.

13 I'm -- so much of what I wanted to say has
14 been said so I'll try not to repeat.

15 But I heard tonight about traffic,
16 transportation expectations and what's anticipated.

17 I heard school buses only. Four school
18 buses I think I heard, 50-passenger school buses. I'm
19 not expecting an answer to these questions but how
20 would that be monitored?

21 And what are the consequences if a violation
22 is observed? Are the transportation expectation
23 conditions embedded in the Town Code as part of the
24 special permit? Would these expectations be a
25 condition that must be adhered to in perpetuity?

- OLD FORGE ROAD, LLC -

1 The inclusion of these requirements seems
2 very prudent. The mechanism for enforcement seems
3 challenging at best. Code without enforcement is a
4 toothless tiger.

5 These roads are also used by pedestrians and
6 are partially marked as trails. So school buses going
7 down there, big concern.

8 Also stating that they'll be no children on
9 the site, again kind of difficult to enforce.

10 Um, I'm trying not to repeat here. So the
11 potential impact of a residential college in the
12 middle of this oasis requires a positive declaration
13 under SEQR.

14 And obviously you guys have done a lot of
15 work on this and very much appreciated.

16 I think, though, getting it right requires a
17 really deeper dive that would come from a positive
18 declaration.

19 So thank you very much for your hard work on
20 this.

21 THE CHAIRMAN: Marty and Karen Pfeiffer.

22 MR. MARTIN PFEIFFER: Good evening. My name
23 is Martin Pfeiffer. I'm a resident of Sterling Forest
24 in Warwick. I have lived here for 28 years with my
25 wife Karen.

- OLD FORGE ROAD, LLC -

1 On a personal note, I listened to the
2 response of police and fire fighters. As a former
3 police, I have an idea a little bit about that.

4 The closest police agency is 60 miles away
5 from this location. This is from a higher institute
6 of learning, a school which is a threat.

7 On a fire fighter note, it's a fully
8 volunteer agency. Sterling Forest, the first
9 firefighter -- Karen, where are you? Is my wife. My
10 wife will be the first one through that door because
11 she lives 300 feet from that facility. So be it
12 known.

13 On a larger scale, tonight I'm
14 representing the -- presenting to the Board documents
15 that reflect the will of the individuals in Sterling
16 Forest State Park, from far and wide, who signed the
17 name to statement that urged the Warwick Planning
18 Board to deny the proposal, to issue a positive
19 declaration requiring a Full Environmental Impact with
20 public scoping.

21 As a person who visits and values Sterling
22 Forest State Park, I'm deeply disturbed by the
23 proposal to construct a residential complex for
24 200-plus students on a privately-owned land situated
25 within this tranquil park. It is important to protect

- OLD FORGE ROAD, LLC -

1 the ecological integrity of Sterling Forest.

2 We believe that a residential college does
3 not belong in the middle of a state park.

4 In the past few years the park has already
5 experienced a number of threats, a microburst causing
6 major damage to the trails, and the Jennings Creek
7 fire which significantly impacted human life, flora
8 and fauna.

9 In the past the property under NYU was used
10 only as a research laboratory with 25 to 50 people,
11 graduate students working there. It did not house
12 students and residents.

13 Therefore, creating this college of 200-plus
14 students will be a huge increase in population, a
15 change to use.

16 The Warwick Planning Board must hold the
17 proposed residential college to the most rigorous
18 possible standards of environmental review in New
19 York, demanding a thorough Draft Environmental Impact
20 Statement, admitting the public input.

21 Herewith, I have over 2,000 signatures. Let
22 me remind you that as a Committee under the umbrella
23 of the Town of Warwick, you are here to represent us,
24 these people, and to protect our interests, not the
25 interest of this Applicant.

- OLD FORGE ROAD, LLC -

1 By these 2,000 people having expressed
2 concern about this project in one way or another, the
3 Planning Board is in a fine position tonight to issue
4 a positive declaration to satisfy the public's clearly
5 argued and expressed appeal to save Sterling Forest.
6 Not to do so would be arbitrary and capricious on the
7 part of the Planning Board.

8 Thank you very much.

9 THE CHAIRMAN: Excuse me. Excuse me. I
10 want -- thank you.

11 Laura Rainoff.

12 MS. LAURA RAINOFF: Hello. My name is Laura
13 Rainoff. I have for 27 years lived in the town, in
14 the neighborhood of Laurel Ridge, literally on the
15 border of Sterling Forest State Park in the Town of
16 Tuxedo.

17 I want to address specifically the
18 Environmental Assessment Form Part 2, prepared by
19 consultants for you, and the very first section impact
20 on land.

21 That Part 2 marks no less than four
22 categories as capable of producing a moderate to large
23 impact on land.

24 A positive declaration of significance under
25 SEQR is advised if only a single incidence of -- in

- OLD FORGE ROAD, LLC -

1 the EAF Part 2 the Board indicated four such impacts
2 on the land alone.

3 The response that the Board permitted from
4 the Applicant, the so-called draft expanded EAF part 3
5 says little more than we'll be careful. It uses a lot
6 of words to say that and provides no real guarantees
7 of care.

8 Based on the information made available to
9 you and the assessment you made last November in Part
10 2 of the EAF, this Board must either issue a positive
11 declaration of significance, and require a full EIS or
12 deny the proposal.

13 Thank you for your time.

14 THE CHAIRMAN: Thank you.

15 Jason McCleaver.

16 MR. JASON MCCLEAVER: Yeah, I'm going to
17 take a pass on this.

18 THE CHAIRMAN: Thank you. Donna Douglas.
19 Donna?

20 MS. DONNA DOUGLAS: Hi. Donna Douglas.

21 First, I'd like to state I too am a transfer
22 from South Blooming Grove. So my concern is the
23 impact on the environment, the endangered species, but
24 also the traffic impact.

25 I lived through an experience in Blooming