

Town of Rockland

Planning Board

Public Hearing: Camp Na'Aleh

Regular & Zoom

June 10th, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber, and Joseph Lambe, also present, Town Attorney Ken Klien, Code enforcement officer Glen Gabbard, Patrick Hines of MHE engineering, Rabbi Jacob Fuhrer/ Mosdos Bnei Zion of Camp Na'Aleh, Randy Wassom of Wassom Engineering, Board Secretary Kaitlen Madison,

Members of the public: Sarah Von Hoven & Son, Elena Goyanes, Linda Miller, Albraham Nathanson

Attending via Zoom: Attorney Steven Barshov, Adam Storolow, Diane Sprague, Jeff & Amy Brightfield, Joe Mariciano, Sheila Shultz, Everardo Goyanes, Anastasia Stekas, Barbara Budd, Zintas Muniznieks and the Delaware Highlands Conservancy (Nicole DeCarolis).

Chairman Ellison called to order the public hearing at 7:00pm with the Pledge of the Allegiance to the flag. Chairman Ellison asked that all members of the public who have spoken before to please allow others who have not to be given the chance to speak first. The second public hearing is giving those a chance who may not have been notified or had a chance to be present at the 1st public hearing.

Chairman Ellison made note that concerns were raised and a correction to be made, in the March 2021 minutes an error where the Conservancy was referred to as "Delaware Highlands conservation" instead of Delaware Highlands Conservancy and further more a letter submitted by the Delaware Highlands Conservancy in August 2020 was not mentioned as public comment in the March 2021 public hearing , but was descended and distributed to all board members and included in all further deliberation of the Board;s decision making process.

The Public hearing was open by Chairman Thomas Ellison with introduction of site engineer Randy Wassom and camp operator Rabbi Jacob Fuhrer/ Mosdos B'nei Zion. Camp Na'aleh is a summer camp for girls, the proposal is an expansion of the camp which would include two (2) addition dormitory units and two (2) additional staff dormitory units. Site plans have been reviewed by Department of Environmental Conservation, Department of Health, Code Enforcement Officer, and the Town of Rockland Planning Board for environmental review and site plan approval.

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The public hearing was open to Public Comment, as follows:

- Steven Barshav, Attorney representing Camp Na' Aleh: letter submitted of applicable legal authorities that govern the board's review of this type of application, this is a religious use / educational facility.
Reviewed the application and conditions set forth by the board in the resolution that was not approved at prior meeting, and how it fits within the applicable law. Mr. Barshav states after review, that the applicant agrees with the conditions set forth and in the draft resolution of approval. As a result of this, if the board were to approve, a "meeting of the minds" would be set to address the public concerns that have been raised.
Concerns of trespassing, vandalism, noise, littering, and blocked access to right of way exist. Fostering of good relationships between neighbors would be further discussed.
 - i) Chairman Thomas Ellison wanted noted that through out the review process the project was always referred to as a camp, and the issue of it being religious use has never been brought up to until tonight.
 - ii) Mr. Steven Barshav – the use of the word "camp" is used for all types of locations particularly in this (Catskill) region, examples of boy scout, fishing, hunting, sports and religious use camps, these examples are also submitted in the letter as clarification.

- Albraham Nathanson: enjoys the camp as neighbors, only complaint is loud noise after 10pm.
- Joe Marciano: loud noise complaint, environmental concerns / litter, concerns over leech field
 - (a) Address by Randy Wassom – pre-season testing of leech field & wells on annual basis.
 - (b) Review of plan by DEC – requires prior approval.
- Sarah Von Hoven: disregard to easement agreement – returned to the area 3 out of 4 times the road was blocked with a minivan, 18-wheeler and Backhoe.
A fence & Trail cameras are already present on VonHoven side of the property.
 - a) Patrick Hines of MHE engineering stated that 400ft of fence along VonHoven side only.
Concerns of Trespassing, vandalism, littering, environmental concerns, concerns of violation enforcement of conditions set forth.
 - b) Directed to Planning Board and Code Enforcement officer Glen Gabbard.

- Diane Sprague: traffic & pollution complaint, concern of public health due to a lack of mask wearing by campers in summer of 2020, noise complaint, wildlife concern – increase in bears, leech field use.

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- Jeff Brightfield: noise complaint, issue with emergency speakers, wildlife concerns – increase
- Delaware Highlands Conservancy: noise complaints, litter, trespassing
- Everardo Goyanes: Noise complaints, litter
 - i) Concerns of litter were addressed by Randy Wassom & the Planning board members that litter cleanup on & off site is part of the conditions.

Letters submitted to public hearing by

- Steven Barshav (Sive, Paget, Riesiel / SPRLAW): letter submitted of applicable legal authorities that govern the board's review of this type of application, this is a religious use / educational facility.
- The Delaware Highlands Conservancy: Letter addressing errors in March minutes & Aug 2020 letter submitted, concerns of litter, trespassing, vandalism, environmental concerns, pictures provided of "security gate "
- Diane Sprague: litter, noise

Chairman Thomas Ellison made a motion to close the public hearing at 8:15pm, The motion was approved by Richard Barnhart and seconded by Joseph Lambe, Motion carried 5-0.