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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF WAWAYANDA PLANNING BOARD
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Continuation of the Public Hearing in the
Matters of

- DEWPOINT SOUTH: DEWPOINT DEVELOPMENT, LLC and GDBP 2171
- DEWPOINT NORTH: DEWPOINT NORTH, LLC
- DOLSONTOWN EAST: DOLSONTOWN ROAD EAST, LLC
- SIMON BUSINESS PARK: MID DOLSONTOWN, LLC
- MARANGI SOLID WASTE FACILITY: DOM KAM, LLC

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Date: July 13, 2022
Time: 7:35 p.m.
Place: Town of Wawayanda
Town Hall
80 Ridgebury Hill Rd
Wawayanda, NY 10973

BOARD MEMBERS: RICHARD ONORATI, II, Chairman
JOHN BACAN
BEN DOMBAL
JAMES DRISCOLL
JOHN RAZZANO

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MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

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ALSO PRESENT:

DAVID BAVOSO, ESQ., Town Attorney
PATRICK HINES, Town Engineer, McGoey,
Hauser & Edsall
STACEY DALY-WILKINS, Planning & Zoning
Secretary
ROBERT STOUT, ESQ., Whiteman, Osterman &
Hanna, LLP
DR. PHILIP GREALY, Colliers Engineering &
Design
JUSTIN DATES, Colliers Engineering &
Design
ISAAC NEUMAN, RDM

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2 CHAIRMAN ONORATI: We're going to
3 go right to the public hearing that
4 was continued from June 8, 2022. This
5 public hearing was the Dolsontown
6 Corridor, the draft generic
7 environmental impact statement and
8 requested project approvals pursuant
9 to State Environmental Quality Review
10 Act. This is -- obviously we had
11 public input the last meeting from
12 June 8th, and we're continuing.

13 Do we need to reopen, Dave?

14 MR. BAVOSO: Yes. Reconvene the
15 public hearing.

16 CHAIRMAN ONORATI: So may I have
17 a motion to reconvene the public
18 hearing on this application?

19 MR. RAZZANO: I'll make that
20 motion.

21 MR. DRISCOLL: Second.

22 CHAIRMAN ONORATI: All in favor,
23 aye.

24 MR. BACAN: Aye.

25 MR. DOMBAL: Aye.

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2 MR. DRISCOLL: Aye.

3 MR. RAZZANO: Aye.

4 CHAIRMAN ONORATI: Aye.

5 We have sign-up sheets. We did
6 hear from numerous people which had
7 been made part of the record by a
8 stenographer. As well, we've also
9 received numerous correspondence from
10 the public. We've included those
11 inside the main file that the Town has
12 on this matter.

13 MS. DALY-WILKINS: There's only
14 one person signed in. I'd like to ask
15 anybody who wishes to speak tonight,
16 to please sign in and clearly state
17 their name.

18 CHAIRMAN ONORATI: Does anybody
19 plan on being heard tonight who hasn't
20 signed in? We can just ask.

21 MR. HINES: We also received
22 numerous correspondence from the other
23 involved agencies, the DOT, the DEC
24 and County Planning. Those are also
25 in the file as well. That was one of

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2 the reasons why we kept it open as
3 well. We wanted to leave it open for
4 those outside agencies to get their
5 comments in.

6 CHAIRMAN ONORATI: So at this
7 juncture; Justin, I know you already
8 gave a synopsis of --

9 MR. DATES: Yes.

10 CHAIRMAN ONORATI: -- the plan,
11 so to speak. Do you just want to
12 briefly continue? I mean just
13 whatever you -- in any way you want to
14 update the public. I'll give you an
15 opportunity to address that.

16 MR. DATES: Just a couple of
17 quick items. I'm Justin Dates with
18 Colliers Engineering & Design.

19 So as the Chairman stated, this
20 is a continuation of the public
21 hearing from June 8th for the
22 Dolsontown Corridor DGIS. Similar to
23 last meeting, we do have a
24 stenographer present to collect any
25 comments or questions that the public

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2 has on the document, the projects.

3 We did have a transcript
4 transcribed from -- prepared from
5 June 8th that was provided to the
6 Planning Board. It's within their --
7 it's within the Town's project file.

8 On the website of the DGIS we
9 did upload the agency comments that
10 we have received to date, as Mr.
11 Hines mentioned. So those are on the
12 website for review as well.

13 Tonight we're here to collect
14 any additional or new comments or
15 questions on the DGIS, again collect
16 those. We'll be responding to those
17 within the FEIS for the project. We
18 have begun to organize and start
19 responding to those. We're just here
20 to collect anything additional from
21 the public.

22 CHAIRMAN ONORATI: All right.
23 Thank you.

24 MR. DATES: Thank you, sir.

25 CHAIRMAN ONORATI: Does the Board

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2 have any questions, comments before we
3 take public comment?

4 (No response.)

5 CHAIRMAN ONORATI: So we have
6 George Ponzoni. George, how are you,
7 sir?

8 MR. PONZONI: I'm all right. How
9 are you?

10 CHAIRMAN ONORATI: Good, thank
11 you.

12 MR. PONZONI: Thanks for letting
13 me speak. I was here last time.
14 Still not in favor of it.

15 I forgot to mention last time
16 that the Medline warehouse on Route 6,
17 they left. That's a pretty huge
18 warehouse. I was wondering if anybody
19 thought to use that instead, because
20 that's not farmland? There's not
21 residential houses right around it.
22 It's across the street from it. It's
23 very industrial now, anyway. Route 6
24 is a New York State highway. It might
25 be better suited for handling the 500

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2 garbage trucks that are going to be on
3 it daily rather than Dolsontown Road.

4 Medline had a PILOT program I
5 believe. It was ten years. They left
6 after nine and-a-half years. I don't
7 know if the Town ever collected
8 anything from them before they left or
9 what the plan is there. I would
10 highly suggest, since it's already
11 built up and it's a State route there,
12 that maybe you could suggest moving
13 the project there. It's a fairly big
14 size. It might even fit all their
15 plans.

16 All the DOT feedback, they said
17 it was on the website somewhere.

18 CHAIRMAN ONORATI: If DOT -- has
19 DOT came with a file?

20 MR. HINES: DOT gave extensive
21 comments. Mr. Dates just stated that
22 they have uploaded those to the file
23 going through the Town's website, as
24 well as the DEC gave three, four pages
25 of comments. County Planning gave

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2 comments. Those agency comments are
3 available online.

4 MR. PONZONI: All right. I
5 didn't know that. I'll have to check
6 those out.

7 MR. HINES: The step in this
8 process is that as the public comment
9 transcripts, the agency comments, the
10 Town's consultants' comments, myself
11 and the Town's traffic consultant,
12 will all be providing additional
13 comments. All of those comments --
14 substantive comments have to be
15 addressed in a final environmental
16 impact statement. Each of those will
17 have to be addressed in a future
18 document. It won't be this big, but
19 it will be substantial, again which
20 will be publicly available also.
21 That's the step in the process. They
22 prepare the draft environmental impact
23 statement, we receive these public
24 comments, agency comments, and then
25 those comments are addressed in the

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2 final environmental impact statement.
3 So there will be another round of
4 rather voluminous documents that are
5 addressing these comments.

6 MR. PONZONI: Okay. Thank you
7 for that.

8 I guess I'll just conclude that
9 I'm still not in favor of it.

10 The amount of traffic condition,
11 I don't think that road currently as
12 it stands can handle that, nor the
13 current blueprints that they present
14 for it.

15 Thanks.

16 CHAIRMAN ONORATI: All right,
17 sir. Thank you.

18 We don't have anybody else signed
19 up. Is there anybody that wanted to
20 make comment on this application?

21 MR. SUMNER: Yes. Absolutely.
22 I'll make a comment.

23 CHAIRMAN ONORATI: Sure. You
24 weren't here at the beginning. I ask
25 you not to be redundant from the last

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2 time that you spoke.

3 MR. SUMNER: Certainly.

4 CHAIRMAN ONORATI: Thank you.

5 MR. SUMNER: Obviously we all
6 know I'm very opposed to this project.

7 CHAIRMAN ONORATI: Can you give
8 me your name?

9 MR. SUMNER: Skyler, S-K-Y-L-E-R,
10 Sumner, S-U-M-N-E-R.

11 CHAIRMAN ONORATI: Thank you.

12 MR. SUMNER: Submitted you with a
13 petition with over 1,300 signatures.
14 That's risen another 400 since then.
15 That report will be generated and in
16 your e-mail by the time that this is
17 over. I think that at the very least
18 you guys owe a response to 1,500
19 members of your community who do not
20 want this project there at all. We're
21 not looking to like negotiate the
22 semantics. We don't want it. The
23 City of Middletown doesn't want it.
24 You've got legislators involved that
25 don't want it.

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2 We're trying to keep green
3 spaces. We're trying to lower our
4 energy use as a State. It makes no
5 sense what you're doing. There's a
6 thousand better spots that you could
7 put something like this.

8 We don't have a problem with
9 Marangi having another transfer
10 station. If you need one, so be it.
11 But I also warn you that talk within
12 the County is that eventually they're
13 going to sell the County properties,
14 too. So when all of the County dumps
15 get bought by a bigger corporation, a
16 much bigger garbage station than you
17 guys, your competition is going to be
18 blown away. Not to mention the fact
19 that the County has now reduced their
20 employees from twelve people on a
21 shift at the transfer station to five
22 people on a shift at the transfer
23 station. So as a community you should
24 be looking to mitigate the problem.
25 These guys need a space to go. The

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2 community doesn't want it there.

3 The County is not doing anything
4 to meet the requirements of the
5 already existing trash. We don't need
6 another transfer station. We need the
7 Orange County dump to do a better job,
8 which would be, you know, crucial.
9 The municipalities should look into these
10 sorts of things before they just take
11 proposals from private companies that
12 want to decimate wetlands.

13 We talked with the senator.
14 The senator is going to make a ton of
15 wetlands. Millions of these unmapped
16 wetlands that you're about to let
17 these people build on top of are
18 going to be mapped protected wetlands
19 at the beginning of the year. The
20 bill has got millions of unmapped
21 wetlands that are going to be added
22 to the list. He just told us that.
23 So now you're looking to build on
24 something -- you're going to be the
25 people that stuck one more thing in

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2 on top of the wetlands right before
3 you weren't able to do it. When it
4 all crashes and burns, and everybody
5 is pissed, and there's accidents, and
6 there is nowhere for the animals to
7 go, and the water is fucking
8 disgusting, and the air is miserable,
9 and everybody is upset and
10 devastated, it's going to be again on
11 you guys.

12 I don't know how many times
13 organizations got to come up here and
14 tell you guys to stop ruining the
15 planet. Especially if you guys want
16 this in Wawayanda, put it out in the
17 middle near your houses. The Town of
18 Wawayanda is not dealing with this.
19 The Town of Wawayanda is not dealing
20 with CPV. It's Middletown. We're
21 getting all of it. Anybody knows
22 that. The reason that you stuffed it
23 all in that little corner is because
24 you don't want to deal with it in
25 your backyard. How is your Airbnb

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2 going to do when there's a power
3 plant next to it? Not well. People
4 don't want to come up here for that.
5 Who wants to come up here for that?
6 You've got the chance to make this a
7 place that people want to come to.
8 This place is a place that people are
9 moving to rapidly. You could put
10 apartment buildings up there, and a
11 lot up there, and make more money
12 than you would putting in a warehouse
13 or a garbage transfer station.

14 The County garbage transfer
15 station, that's the only way that the
16 County profits. Their other services
17 don't generate income. Orange County
18 makes money off of trash. You're
19 taking more money away from the
20 County.

21 We just put how much money into
22 the Heritage Trail? That's going to
23 get ruined.

24 You're not taking into account
25 the bigger picture. These guys

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2 profit and the rest of us don't.
3 Whatever you guys get on the side,
4 that's your deal. You're not getting
5 anything but trash and you're making
6 everybody mad. You know? And it's
7 2022. Why are we still talking about
8 this?

9 How can you consider ruining
10 more ecosystems when we're in the
11 biggest crisis of ecosystems ever.

12 You guys want a garbage plant.
13 Go figure something else out.

14 Your own employees told me
15 Sullivan County is a better location.
16 So you got options. We've offered
17 you tons of options.

18 I think that by the end of this
19 there's 1,500 people that want to
20 hear something from you guys. They
21 don't want you to just say hey,
22 thanks for your opinions, it's nice
23 to meet up with you again. It's real
24 cool that we came up here and gave
25 you all of those petitions. No,

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2 we're pissed. These are people in
3 your community that are pissed. And
4 it's on you, again. All of you,
5 again. You got the same kind of shit
6 falling in front of your plates and
7 you don't do anything about it.

8 MR. RAZZANO: Watch your mouth,
9 please.

10 MR. SUMNER: You know, it's the
11 things that we're concerned with. You
12 know it's going to be a traffic
13 disaster. You know it's going to be
14 in the newspapers. You know it's
15 going to be with the reporters because
16 we've already set up all the meetings.
17 You guys are going to be the ones that
18 look bad in the articles. We're going
19 to put your names in it and it's going
20 to be like this is what we did to try
21 to protect these lands but these guys
22 didn't want to listen to us again.

23 Town of Wallkill doesn't like the
24 way you guys operate. Middletown
25 doesn't like the way you guys operate.

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2 They come here and they tell you that
3 they would rather you not and you
4 offer them some sort of arrangement
5 where they're going to make money out
6 of it. It's easier to persuade them
7 than it is to persuade us because we
8 don't get any money out of it. We get
9 money taken away from us.

10 There's too many unknown
11 variables. You're going to open it to
12 whoever the hell wants to bring trash
13 in. You're never going to know how
14 many cars are there. You're never
15 going to know on what given day how
16 many people are going to bring trash
17 there. You can't do a legitimate
18 traffic study. You can't do a
19 legitimate odor study. These things
20 have been tried. They do it, they run
21 their tests, they run the numbers,
22 they say this should work
23 theoretically, and then in practice it
24 doesn't work. There's evidence
25 written all over the board. You have

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2 other examples that you can refer to.
3 It would be like, you know, that
4 doesn't really work that way. It's a
5 nice theory.

6 I spent all my time worrying
7 about this. I'm not getting anything
8 out of it. It's just because to you
9 it may make sense, it's the right
10 thing to do. I have a thousand other
11 things that I need to do in a day, but
12 my thoughts and actions have been
13 consumed with dealing with this. The
14 poor family whose house you're going
15 to ruin, again. You already ruined
16 hers. You're going to ruin his. Who
17 is next, you know. Tons of people
18 live right there. It's right there.
19 Put it in your backyard, man. Like
20 nobody -- nobody wants to live next to
21 a garbage plant. Nobody wants to see
22 wetlands destroyed for warehouses with
23 tenants that you don't even know yet
24 so you can't even tell me what they're
25 going to be burning, what they're

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2 going to be smelling, like how much
3 water they're going to be using, how
4 many people are going to be coming in
5 and out of their businesses every day,
6 because you don't even know who you're
7 renting these buildings out to yet.

8 When you look at the -- when you
9 look at what you handed me, the
10 statement with all the numbers, you
11 got Marangi who doesn't have all of
12 the information. You don't know how
13 much land is being disturbed and how
14 much is being re-vegetated. We don't
15 know how many square foot on the
16 acreage that they purchased they're
17 going to use for their facility. None
18 of that is written. I don't know how
19 you guys can submit a final
20 environmental impact study and leave
21 those informations out. The other
22 four lots have all the information on
23 it.

24 So we also have 1,500 people who
25 want to know the specifics. We want

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2 to know the square footage, we want to
3 know the right-of-ways, the driveways
4 and the land that's being
5 re-vegetated, the land that's going to
6 be made impervious. That's all the
7 information that should have been in
8 your report. I don't know how you
9 didn't. You say that, you know, you
10 got things from the DEC, you got
11 things from all these people. They're
12 not lead agency.

13 Somehow you got lead agency. We
14 can't even call the Department of
15 Environmental Conservation to do
16 anything about it because they just
17 simply tell us that they don't have
18 the ability to do it at this point.
19 It's in your hands. You are the only
20 people that we can talk to. We're
21 talking to everybody. You're the only
22 ones that have any authority over this
23 project, which blows my mind. I don't
24 understand how the DEC -- obviously
25 they got their own thing, you know.

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2 They don't really care. They're
3 letting you cut down the trees in
4 there between a specific amount of
5 months because it's convenient for you
6 and it's not for the bats, you know.
7 So they, obviously, are not the people
8 that are going to give us the answer
9 that we want. You're the only people
10 that are going to give us the answer
11 that we want, and the answer that we
12 want is that you also respect and love
13 the County and the area that you live
14 in.

15 I mean honestly, like I've got
16 nothing else to do for the rest of the
17 night but pull staples out of the
18 floor. I can just constantly keep
19 talking to you guys. It's just like
20 it's disgusting. It's disgusting. I
21 mean it's like I'm in a room full of
22 silence. Again, there's like 1,500
23 people who want to hear you say
24 something.

25 CHAIRMAN ONORATI: Are you done?

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2 MR. SUMNER: I'm done.

3 CHAIRMAN ONORATI: Okay. Thank
4 you.

5 MR. SUMNER: Are you going to
6 respond?

7 MR. DRISCOLL: Can we ask him a
8 question?

9 CHAIRMAN ONORATI: No.

10 MR. DRISCOLL: No?

11 CHAIRMAN ONORATI: No, thank you.
12 Please.

13 MR. DRISCOLL: 1,500 people.

14 CHAIRMAN ONORATI: Is there
15 anybody else that wants to be heard on
16 the application?

17 MS. SAVOLD: I would like to
18 speak tonight.

19 CHAIRMAN ONORATI: Yes, ma'am.

20 MS. SAVOLD: You want my name?

21 CHAIRMAN ONORATI: Yes, please.

22 MS. SAVOLD: Tina, T-I-N-A,
23 Savold, S-A-V-O-L-D. I live on McVey
24 Road.

25 I'm back approximately about one

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2 mile from Dolsontown down on the
3 right-hand side closer to Golf Links.
4 Been there for over 30 thirty years.
5 Raised my children there.

6 It's very disappointing that the
7 traffic on the road is getting worse
8 and worse. Now with this going in,
9 the smog, the smell, everything.

10 I wasn't here on June 8th to give
11 my opinion on this. I am not for it,
12 obviously. I'm here.

13 I think they've already been
14 trying to scope out. Marangi, they've
15 had trucks coming up and down the
16 road, not on garbage day, with
17 roll-offs on their trucks. I'm up and
18 down my road every day. Nobody is
19 doing any projects with roll-offs in
20 their yard. Just add in the fact with
21 the traffic, you already have strip
22 malls coming in on Dolsontown Road.
23 I'm not sure when it changed to
24 industrial from commercial. We have a
25 gas station coming in on the -- at the

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2 circle there on Genung and Airport
3 Road. I don't know -- I guess that's
4 Middletown. Just not welcoming things
5 that are coming to the area.

6 Heritage Trail, you should see
7 the amount of people riding their
8 bikes, walking. What is this going to
9 do for that? It's air quality. You
10 know, this is home life.

11 The wildlife. There was a bear
12 that ran through my front yard the
13 other day. Really? Come on. This
14 cannot go in.

15 Thank you.

16 CHAIRMAN ONORATI: Thank you.

17 MS. MALIK: Hi. I'm Pramilla
18 Malik, chair of Protect Orange County.

19 I don't have a lot to add to what
20 the other speakers, especially Skyler,
21 just said because it echoes the
22 sentiment of everybody in our group
23 and everybody in Orange County. We
24 categorically oppose this project and
25 we will mobilize against this project.

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2 I hope we don't have to do that
3 because I hope you'll make the right
4 decision.

5 That said, most people who are
6 going to be impacted by this don't
7 even know yet about it. Everybody who
8 uses that transportation corridor,
9 especially to get to the shopping
10 center, everybody is going to be
11 impacted.

12 The pollution, as you know, from
13 CPV, because we are in a soup bowl
14 formation, the pollution in this
15 valley stays in this valley. That's
16 why the CPV emissions don't go
17 anywhere, and that's why the emissions
18 from those 500 trucks per day are not
19 going to go anywhere.

20 We already have enormous adverse
21 health impacts because of the CPV
22 plant. That's on your conscience.
23 Right now that's all going to be
24 compounded. It's cumulative.

25 Again, SEQRA requires you to do a

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2 cumulative assessment. SEQRA requires
3 you to identify alternative locations
4 and plans. SEQRA requires you to look
5 at all past, present and future
6 projects in the foreseeable future,
7 and you have to do that. I hope we
8 don't have to go through this all over
9 again, but the community does not want
10 this.

11 Middletown, as with CPV, we were
12 and still are at a fork in the road.

13 This is a protected Class 2
14 Agricultural District, as I'm sure you
15 guys know, and it is still a critical
16 environmental area even though you
17 guys don't acknowledge that. There is
18 a long legal history of that status
19 and it doesn't disappear just because
20 you guys want to ignore it.

21 I'm hoping you'll realize that
22 western Orange County has rich natural
23 resources and heritage, and just like
24 that poster, flag behind you, it needs
25 to be preserved and protected. That's

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2 your mandate. That's your mission, to
3 safeguard the heritage and to protect
4 the health and safety of the residents
5 of this area. You cannot continue to
6 make decisions here in Wawayanda that
7 adversely impact everyone in western
8 Orange County. That's got to stop.

9 Thank you.

10 CHAIRMAN ONORATI: Thank you.
11 Anybody else?

12 MR. DEVICCI: Hi. My name is
13 Michael Devicci. I live on Golf Links
14 Road. I came the last time but I
15 didn't specifically say I was opposed
16 to it. I am opposed to it.

17 My parents also live in New
18 Hampton and they're both opposed to it
19 as well.

20 CHAIRMAN ONORATI: Thank you.
21 Anybody else?

22 MS. MARTINI: Hi. I'm Norma Jean
23 Martini. I was up here last month. I
24 just wanted to let you all know -- I
25 don't have anything prepared tonight.

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2 I did some canvassing to get
3 those signatures. There's not a
4 single person, not one single person
5 that I spoke to that was happy about
6 this. People are outraged. I think
7 it's a testament to how mad they are
8 to how many signatures we got for how
9 many people we actually spoke to,
10 because it's proof that people are
11 talking about it and they're spreading
12 the word.

13 I don't really have too much to
14 add because Skyler was very eloquent
15 and he said a lot.

16 I just want to say I'm a young
17 person and a lot of you on this Board
18 are older, like upper, middle age,
19 grandparent age from what I can see.
20 I fear for the future massively.
21 There's actually something called
22 climate grief. It's a new term. I
23 don't know if you've heard of it.
24 It's people who grieve the fact that
25 we're totally destroying the climate.

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2 What's happening here with the wetland
3 and with the green space, it's not
4 just going to affect right now or, you
5 know, just that little piece of land.
6 We're talking about a precedent needs
7 to be set.

8 You guys already destroyed the
9 wetlands at my house. The bats are
10 gone. You don't see them anymore. It
11 just can't happen anymore. We have to
12 protect these lands. I already have
13 said this. I just need to say it
14 again. I need you to hear me. You
15 all have to look at me in the eye
16 when I say it, that they need to be
17 protected.

18 How many of you have
19 grandchildren? How many of you have
20 kids? Do any of you have great
21 grandchildren, or hope to? What
22 world are they going to live in? You
23 are on the Planning Board. You have
24 power. That is like -- that's
25 something that's like revered.

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2 That's something that -- with power
3 comes responsibility. You have a
4 responsibility to make the right
5 decision, because otherwise my
6 question is how do you sleep at night
7 knowing what you're doing to your
8 children, your grandchildren, your
9 future generations? You already know
10 what you did to me. You already
11 know. I said it very plainly. This
12 includes you.

13 So please, think about the
14 larger picture in all of the projects
15 that come before this Board. This
16 isn't just about this project, it's
17 about all of them. You have to
18 really think about how you use the
19 green spaces. Green spaces are
20 amazing on their own. Nature is
21 amazing on its own. Do you ever go
22 out and like really look at a tree or
23 really look at a leaf or a blade of
24 grass or a mushroom? How amazing is
25 nature? We are nature. Did you ever

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2 think about that? We literally are
3 nature. I know we've been really
4 separated from it for a long time
5 because of the industrial revolution
6 and everything that goes on, but we
7 literally are nature. We are not
8 different than the bat. We are not
9 different than the bears. We are not
10 different than the deer that you are
11 displacing. We are not different.
12 You have to remember that when you
13 make these decisions, because not
14 only are you going to affect all the
15 people on their way to work, you're
16 going to affect children's lungs and
17 their lifespans because of air
18 quality. You're also affecting our
19 natural world.

20 So please, I just implore you
21 to make the right decision, please,
22 because it's not just about right
23 now. It's not just about me. It's
24 not just about the DeVitos or
25 Middletown. It's about the planet as

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2 a whole.

3 You have a large space of land
4 that you have power over and you can
5 protect it. That could be your
6 legacy instead of everybody going
7 wow, the Town of Wawayanda sucks.
8 Look what they did again.

9 Again, this also applies to you
10 because I know what you did with CPV.
11 I know your involvement.

12 So it's not -- this is not a
13 light decision. Please make the
14 right one. It's your responsibility.

15 CHAIRMAN ONORATI: Thank you.

16 Is there anybody else?

17 (No response.)

18 CHAIRMAN ONORATI: Dave, go
19 through the process to close --

20 MR. DRISCOLL: There's one more.

21 CHAIRMAN ONORATI: I'm sorry.

22 MR. PONZONI: Good evening. My
23 name is Alex Ponzoni. I'm a Town of
24 Wallkill resident, close to the City
25 of Middletown.

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2 Not to reiterate on all of the
3 wonderful points that have been made
4 by everybody else, especially at the
5 last meeting, but I feel that if this
6 project is approved -- I'll just
7 clarify. My understanding is a town
8 board is meant to represent the people
9 of that community, people of that
10 town, people of that county. If you
11 truly love the Town, if you truly love
12 the County, you wouldn't approve this
13 particular project you have here.
14 You'd feel more close to what the
15 people actually -- what the
16 individuals want.

17 I've spoken with many people from
18 -- everyone from Port Jervis,
19 Greenville, Middletown, Scotchtown,
20 all the way up and down Orange County,
21 you know, Warwick, Pine Island.
22 Anybody who comes and drives on that
23 road doesn't actually want this that
24 I've spoken to. I have not met a
25 single person who actually approves

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2 this and says oh, yeah, that's a great
3 idea, we should totally do that.

4 As other people have mentioned,
5 there are other great places that this
6 could be placed. If it has to be in
7 the Town of Wawayanda, it could be not
8 at the very border of where Middletown
9 is, not where the Heritage Trail is,
10 all of that good stuff that everybody
11 has already talked about.

12 Purely representative of the
13 people's kind of perspective, it comes
14 down to individuals in this room to
15 make the decision for everybody in the
16 Town of Wawayanda, who I'm pretty sure
17 wouldn't say, you know, we just
18 totally want to screw Middletown and
19 dump this over there or wherever.

20 I feel like without going too far
21 into detail or complaining, I just
22 want you to understand that you are
23 supposed to be like officials that are
24 representing people below you and you
25 are making a decision against their

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2 will if this project is approved.

3 I'm not sure whatever -- I'm not
4 going to make any accusations here,
5 but I'm sure you have your reasons for
6 wanting to approve this project. At
7 the same time, really think about what
8 the residents of the area want and if
9 you do want to keep people coming here
10 and actually staying here.

11 Thank you.

12 CHAIRMAN ONORATI: Thank you.

13 Anybody else?

14 (No response.)

15 CHAIRMAN ONORATI: So Dave, as
16 far as closing the public hearing
17 then, we have that ten-day window?

18 MR. BAVOSO: Right. So the
19 motion would be to close the public
20 hearing for the in-person comments but
21 allow for an additional ten days to
22 receive written comments.

23 MR. HINES: For the SEQRA portion
24 of it. We're going to leave the site
25 plan public hearings open until a

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2 future date.

3 MR. STOUT: On the site plan, our
4 request would be to table it and then
5 open it at a future date when you're
6 ready for additional public comment.

7 MR. BAVOSO: So that would be an
8 adjournment, essentially, with a date
9 to be determined as to when it would
10 be reopened.

11 CHAIRMAN ONORATI: Okay. And
12 that's for the public comment section
13 only or --

14 MR. BAVOSO: Well, for the SEQRA
15 the motion would be to close the
16 public hearing but to allow that ten
17 days. So to the 23rd for written
18 comment as to the SEQRA aspect of it.

19 CHAIRMAN ONORATI: All right.
20 And then how are we going to -- our
21 next meeting is the 27th.

22 So Stacey, you said that we
23 needed to ratify --

24 MS. DALY-WILKINS: Do we need to
25 make the decision on the 27th, to give

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2 the motion on the 27th? It's either
3 complete or not complete under SEQRA.
4 Is that correct?

5 MR. HINES: We're going to accept
6 written comments for some fixed
7 period. I would suggest that that be
8 the 25th. That's a Monday. That
9 deadline is just going to pause.
10 Applying that deadline, then the
11 applicant will have the agency
12 comments, any comments from the Board,
13 the Board's consultants and the public
14 transcripts from the two meetings.
15 They've got to synthesize those
16 comments down and respond to each
17 substantive comment that was received.
18 That document will then be produced,
19 and many of the studies will be
20 modified according to those comments
21 and presented back as a final
22 environmental impact statement. The
23 final environmental impact statement
24 is this Board's document where the
25 draft environmental impact statement

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2 is the applicant's shot at it.
3 Typically the applicant and their
4 consultants put it together, but it's
5 then reviewed by you. After that
6 final environmental impact statement,
7 the Board will have to come up with
8 findings and mitigation measures that
9 will be outlined in a findings
10 statement.

11 Again, traffic, we've heard
12 traffic. DOT is going to weigh in on
13 traffic, your traffic consultant is
14 going to weigh in on traffic. There's
15 going to be mitigation proposed and it
16 may or may not support the square
17 footage they have right now. That's
18 the kind of information there will be
19 moving forward, their response, their
20 revisions to the document, and then
21 the Board will have to put together,
22 as lead agency, the findings statement
23 in conjunction with the other involved
24 agencies. So there's many more steps
25 to this process. This was the initial

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2 comments on the draft environmental
3 impact statement. There are
4 procedural matters in the SEQRA
5 process that will move forward.

6 I think if you want to close --
7 if you're going to close the public
8 hearing tonight, you can leave it open
9 until Monday. I wouldn't close it on
10 the weekend. Monday is the 25th. We
11 don't need another meeting to do that.
12 It's just a final date. Whatever is
13 received by the Board at that point
14 can be forwarded to the applicants to
15 begin their final generic impact
16 statement.

17 CHAIRMAN ONORATI: Okay. Thank
18 you, Pat.

19 So I'll accept a motion to close
20 the public hearing with the ten-day
21 window.

22 MR. RAZZANO: Just for the SEQRA?

23 CHAIRMAN ONORATI: For the SEQRA.

24 MR. DRISCOLL: Just for the SEQRA
25 part. I'll make that motion.

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2 MR. RAZZANO: I'll second it.

3 CHAIRMAN ONORATI: All in favor,
4 aye.

5 MR. BACAN: Aye.

6 MR. DOMBAL: Aye.

7 MR. DRISCOLL: Aye.

8 MR. RAZZANO: Aye.

9 CHAIRMAN ONORATI: Aye.

10 MR. BAVOSO: There would be a
11 motion to adjourn for the site plan
12 with a date to be determined to
13 re-open.

14 MR. RAZZANO: I'll make that
15 motion.

16 CHAIRMAN ONORATI: Do I have a
17 second?

18 MR. DRISCOLL: I'll second it.

19 CHAIRMAN ONORATI: All in favor,
20 aye.

21 MR. BACAN: Aye.

22 MR. DOMBAL: Aye.

23 MR. DRISCOLL: Aye.

24 MR. RAZZANO: Aye.

25 CHAIRMAN ONORATI: Aye.

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2 Okay. I think that's what we can
3 do at this juncture.

4 (Time noted: 8:05 p.m.)

5

6

7

C E R T I F I C A T I O N

8

9 I, MICHELLE CONERO, a Notary Public
10 for and within the State of New York, do
11 hereby certify:

12 That hereinbefore set forth is a true
13 record of the proceedings.

14 I further certify that I am not
15 related to any of the parties to this
16 proceeding by blood or by marriage and that
17 I am in no way interested in the outcome of
18 this matter.

19 IN WITNESS WHEREOF, I have hereunto
20 set my hand this 21st day of July 2022.

21

22

23

Michelle Conero

24

MICHELLE CONERO

25

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