

**TOWN OF DOVER ZONING BOARD OF APPEALS SPECIAL MEETING HELD ON WEDNESDAY, June 18, 2008, AT 7:00 PM AT THE DOVER TOWN HALL:**

**PRESENT:** Chair Marilyn VanMillon  
Member George Wittman  
Member Rosalind Cimino  
Member Anthony Fusco

Also in attendance was Secretary to the Board, Maria O’Leary and Attorney Thomas Jacobellis.

Chair VanMillon called the meeting to order at 7:01 pm and began with the Pledge of Allegiance.

**MOTION:** Member Wittman motioned to open the public hearing; seconded by Member Fusco.

VOTE: Chair VanMillon – Aye                      Member Fusco – Aye  
Member Wittman – Aye                      Member Cimino – Aye

Chair VanMillon read the first item on the Agenda as follows:

Public Hearing - CAMP RAMAH – Z 2008-02 – The applicant seeks two variances to appeal Section 145-11 B. of the Town of Dover Zoning Law. The requested 9,576 sq ft area variance and the requested 25’ area variance would, if granted, allow the applicant to erect a gymnasium on the property without meeting the required 6,000 sq ft maximum and the required 40’ front yard setback from Ramah Road for the RU district. This property is located at 91 Ramah Road, Wingdale, NY, on tax grid #132600-7161-00-610450-0000.

In attendance was the applicant, Curt Johnson of Zarecki & Associates and Rabbi Resnick of Camp Ramah.

Chair VanMillon: Before we begin, I’d like to put into the record that I have a list of 19 complaints over a period of August 10, 2004 to May 24, 2008. I also have a letter from Susan Howard (neighbor of Camp Ramah). She then proceeded to read the letter dated June 16, 2008, into the minutes.

Curt Johnson: Introduced Rabbi Paul Resnick, Director of the Camp. Basically, we have 294 acres for the camp in the RU district located on Ramah Road. The camp started there in 1964 and it was previously used by Camp Kiwi and a country club; it is a Camp Type I, which allows overnight accommodations by special permit in that zone. There are approximately 500 campers there during the summer, ages 9 through 16, and about 250 staff members, ages 17 through 25, and various other directors and staff. Primarily, it is occupied from late June to late August; there is some activity with smaller groups in May to early June and as late as September and during the off months. There are two on-site permanent staff and various workers, that’s when they do their maintenance.

Basically, what we are proposing to do is to locate a gymnasium, which is 15,576 square feet. The Camp has realized that there are noise issues; there are outdoor courts, the camp is becoming very popular. What they need to do is provide a centralized location for the campers in case of inclement weather and also to get some of the activities inside in a controlled environment.

Mr. Johnson proceeded to show the location of the gym on the camp site on the map and explained the project. He pointed out that Ramah Road that goes through the camp is under a different ownership and ends approximately 30' north of the proposed gym site and that's one of the variances requested. They are required to have a 40' setback from the centerline of that road, and they're asking to have that reduced to 25'. In reality, no one really uses that road other than the camp because the gate is located to the south and there is no access along that road other than the camp.

There are existing outdoor courts; basketball, volleyball and tennis, and those have been one of the issues with the noise, so they would be relocating some of that activity to the interior of the building, which is 400+' from the neighboring property line, with a vegetative buffer. The way it's set topographically is actually kind of a bowl on the land and there is also quite a bit of vegetation, which will not be disturbed; there is a natural plateau that sits in the lower area. What we're proposing is a building which is about 200' long by 80' wide, minimum size for a high school basketball court, 84' x 50', that's the court itself, and then there are out-of-bounds space, and seating for about 200 people on bleachers inside that building. It's also a good flexible space for social events, there's other areas for weight room, dance class, etc., so they are trying to get centralized space within the site for flexible uses. The gym itself is 80' x 110', that's 8,800 square feet and then there's bathrooms and other flex space in other parts of the building. Although it's a fairly large building, we're trying to keep with a general feel of the camp structures on the site so we're providing a building which would be 35' in height and one-story slab-on-grade, most likely be a hardy-board siding shown in brown, and a painted metal vertical siding with a metal roof. The camp has been looking at this idea for several years. There was a much larger building planned and they've approached the Planning Board a couple of years ago, and what they've done is reduce the size of the building to where they think it will provide what they need, but at the minimum size.

Member Wittman: The structure that is going to be constructed, is a three phase situation?

Curt Johnson: Most likely. They'd like to do it in one phase, we'd like to do the total building at once, that's what the application before you is; but, it could be phased if there weren't enough money to do all phases at once. We're proposing to do the whole building. We would like to get some site work done in the fall and start construction in spring. If everything goes well, we'll be open in 2010.

Member Wittman: Can you give me an idea of how far the basketball courts are from the nearest property.

Mr. Johnson showed on the map where everything is and stated that the proposed structure would be approximately 450' from the nearest property line.

Member Cimino: There is approximately 897' between the proposed structure and the nearest private residence. Are you going to stay away from the Federal wetlands that are within the property?

Curt Johnson: These (pointing to the map near the proposed structure) are not Federal wetlands; we're not in the wetlands.

Member Cimino showed the NWI Federal wetlands on the GIS map.

Town of Dover ZBA Minutes – June 18, 2008

Curt Johnson: This was flagged by wetland specialists.

Member Cimino: So, you have new flagged wetlands?

Curt Johnson: Yes.

Member Cimino: Can I get those coordinates from you?

Curt Johnson: Yes.

Member Cimino: Why can't you put up a building that meets our zoning?

Curt Johnson: The minimum size for the gym itself is 84' x 50' is just the basketball court and out-of-bounds space, so right there they need 8,800 square feet; if we take the seating out of there, we could probably reduce it to maybe 7,500 square feet, but we would need additional bathrooms and mechanical space, so realistically, this is the minimum size, 10,000 square feet would be the bare minimum.

Member Cimino: So, you can meet the zoning with a building that wouldn't meet the building code.

Curt Johnson: It wouldn't be useful for its purpose; it would be too small for a gym. That's the NCAA high school standard.

Member Cimino: I would like those coordinates because I show on the Federal wetlands that those are Federal wetlands. Who OK'ed that?

Curt Johnson: C. T. Maile in Albany.

Member Cimino: Did you send them to DEC?

Curt Johnson: I have a full report. It's all surveyed and flagged.

Member Cimino: I'd like that, too.

Member Wittman: Is it the intention to relocate some of the outdoor activities from the basketball courts?

Curt Johnson: Some, but not all. I think the idea is that they would try to limit late night activities to in here; but the kids probably will still play outside, which would reduce the noise greatly.

Member Cimino: Tom (Attorney Jacobellis), what jurisdiction does the Zoning Board have with limiting when they can play outdoors and when they have to go into the building?

Attorney Jacobellis: That's important to this application. The Zoning Board really is limited to either granting or denying the variance; however, with the code here, this applicant, if the variance were granted, would have to go back to the Planning Board. The Planning Board has to then approve an amended site plan and have an amended special permit before them, and once you open up the site plan re-approval, the Planning Board has the authority to set hours of operation for outdoor use or when activities can be done outside. The next question would be, if

they violate that, that would have to be enforced by the Town and if there's no enforcement, then the Planning Board can put whatever they wanted to on the site plan, but in actuality it has to be enforced.

Member Cimino: We need a site plan enforcement officer. Could the Zoning Board send recommendations to the Planning Board after the public hearing with what we'd like to see?

Attorney Jacobellis: Yes. The Zoning Board is an independent board from the Planning Board, but they most certainly can, and should, look at the comments and what the reasoning was for either denying or granting the variance.

Chair VanMillon: I would like to open the floor to public comment.

**Chris Galayda**, 39 Meadow Brook Lane was sworn in.

Comments from Mr. Galayda: I happen to be at this parcel here (showed his property on the GIS map) and you have an applicant before you tonight asking for relief from our Town Zoning Laws, but are habitually breaking the Town Zoning Laws. You said you have 19 complaints; there are much more than that. There are 19 complaints with the Code Enforcement Officer, but I guarantee 50-70 are with the police department. Chapter 107 of our Town Code deals with noise and speaks very clearly as to what the noise ordinance is. The noise ordinance says that residents are to be quiet from 9:00 at night to 7:00 in the morning. 2:00 in the morning is ridiculous; 11:00 at night is ridiculous. I already had the police up and three neighbors called me and said please quiet them down on Memorial Day weekend; it's a habitual problem; the problem is our zoning law, the maximum penalty is only \$250, well, this camp is making thousands and thousands of dollars, it's almost like if we started to fine them, it would be the cost of doing business.

I'm asking you to be very careful as a residence because it is habitual. People have been complaining non-stop and it's being ignored. Moving some of the stuff at night time inside is not acceptable, as far as I'm concerned. The Town Code says 9:00 is quiet time, that means that at 9:00, anything that is going on outside, strobe lights, music, loud speakers, it wakes my children up; and it's 897 to here (pointing to the closest residents), this resident gets up at 3:00 in the morning to go to work.

These children are on vacation; last summer, they had fireworks, which are nice, it was nice that the camp invited everybody, but it rained and everybody figured it would be delayed. About 11:30 at night, the fireworks went off; they woke my children up, they woke my neighbor's children up on a week night. We have to go to work and these children are there on vacation. Needless to say, it took until 12:30 -1:00 in the morning to get our children back to sleep; my children enjoyed it, but my neighbor's were terrified, so there's no common courtesy as a neighbor.

The other problem is a really, really big problem. Twice a year they have an open house and they block the road. I was here over a year ago and I think it was a Seventh Day Adventist, they were here early spring last year and they were going to close a section of Berkshire Road for a run and they came to the Town and asked permission, they didn't just assume they could do whatever they want and then they actually worked with the Highway Department, they made arrangements to make sure residents were accommodated.

## Town of Dover ZBA Minutes – June 18, 2008

I'm a taxpayer, this camp is not; all of these people are taxpayers, this camp is not. So, what happens is they allow people into their northern entrance and twice a year, I am once again inconvenienced by this camp that's making thousands of dollars and not paying taxes to allow their families to come in because they put notices out there and they put a couple of signs up telling people how to get there, and the people turn Lake Ellis Road into a one-lane road; one lane ingressing and one lane egressing and nobody moves; it's unbearable and it's ours. The noise does go into the fall and it starts as early as... I had three families call me and said you need to do something; it was 11:30 at night, that's unacceptable because the law is very clear that at 9:00 at night, this stuff should cease. I'm for it if this eliminates that noise because everybody's entitled to tranquility; this is not a matter of entitlement that the camp was here from the 50's and everyone else should deal with it; we all pay taxes, we're entitled to tranquility and the code says so, so please keep that in consideration as you're making your decisions and recommendations to the Planning Board.

**Susan Regan**, 44 Meadow Brook Lane was sworn in.

Comments from Mrs. Regan: I think it was actually my house that Chris was pointing to, but I'm reiterating what Chris said about the noise. Two summers ago, I did call the cops at 11:00 at night on a Sunday night because my husband has to get up at 3:00 a.m. for work. I got up at 5:00. They did come and went over to Ramah, they lowered the noise, but still, I didn't realize that it was after 9:00 that there was supposed to be no noise; so now that I hear that, I'm in utter shock; I actually close all my doors and windows and I can still hear all the noise and loud music and I have to blast my T.V., which then wakes up my husband, so it's a really horrible situation, the noise really comes in.

I welcome any of you to come over and sit on my couch and see what I go through. What I want to know also, what about the value of our homes adding this structure there? Will it bring down the value of our homes? Member Wittman: This is something we can't answer. Susan Regan: And also, the talk about the traffic on Lake Ellis Road is absolutely correct, we're right off of there, it's a dead-end road, but it's "the one-lane bridge, let's not forget" they have to cross to get into the camp and that traffic is horrible and all the cars park right behind my property behind my backyard. We have the tree line back there, but there are gaps, fallen trees, etc. I gather it's not going to be a year-round usage, just during the season and the noise does start early May and does go through the fall.

Member Cimino: Curt, how long as Camp Ramah been doing what it's been doing now; how long has it had this many kids?

Rabbi Resnick: In 1964, we actually had about 200 more kids than we do now. When the camp first opened in 1964, it had about 730 kids.

Member Cimino: When were those basketball courts erected?

Rabbi Resnick: The basketball courts were erected, I would say, in the early 80's. We now have about 550 kids.

**Vincent Ricci**, 32 Meadow Brook Lane was sworn in.

Comments from Mr. Ricci: Again, a reiteration, they are breaking the law; they have consistently done so and at this point, I do not trust them; their word is not worth anything 'cause they have been asked a number of times to be quite, and we're further back than the

others, and they still wake us up. If they wanted to have a gym, I'd like tip-for-tat; soundproof and obey the office and sign a contract that if they do break the law, the camp gets closed, very simple, you want this you give us that, kind of clear.

Will the fields accommodate a septic tank for the gym? Have they even accounted for that because we have 1,000 people there? 200-300? I do not know, I'm not an expert on their area, but I'd like to know whether they have septic fields that will accommodate that, since they wanted to dump all that waste water into the lake, are they trying to do that again? They seem to feel that they're above the law; and I really don't want to hear you're prejudiced either; because my wife is Jewish, and yes, I'm very, very angry at the way they conducted themselves, they seem to think they're above the law, well, I'm sorry, they're not. Thank you very much for your time and patience.

**Jim Harding**, 40 Meadow Brook Lane was sworn in.

Comments from Mr. Harding: I've been here for the past two summers and I'm pretty disgusted with the noise. Until this evening, I didn't know what the noise ordinance was. My children can't sleep at night. The consideration they have for their neighbors is terrible. The first summer when they had the fireworks display it was great. I actually e-mailed the camp at the beginning of last summer asking them if they were going to do the fireworks display again and when it was going to be. I got no response. The day of the fireworks, we did get a memo in the mail stating, "You're welcome to come over to the camp, we're going to do them at 9:00 at night." As Mr. Galayda said, weather was not good, so the fireworks were delayed. The following day I got a response to my e-mail at 10:45 that night stating that they just received my e-mail and due to the weather, they were going to start the fireworks in 15 minutes.

One night last summer, I did call the State Troopers at 12:30 in the morning from my backyard complaining about the noise and the dispatcher was able to hear the noise over the phone, so they told me that there's not much they can do, I have to deal with the Town. They said they could go over and ask them to keep it down, but they probably won't, so it sounds like it's up to the Town enforce this problem. I have my doubts that this gym, as far as the basketball noise, I really haven't heard that myself, the noises are all from the amphitheater and speakers and it sounds like every kid has a megaphone running around the place. On the north side of the camp, they use that for a parking lot during parent weekend and that's until 2:00 in the morning, they're setting off their car alarms all night. One question I have is where they're putting the gym, I'm not sure if that space is used for something now, but is that going to move other activities to the fields which will bring the noise even closer to us.

**John Fila**, 407 Weil Road was sworn in.

Comments from Mr. Fila: I have two different hats on tonight. First, as an adjacent land owner; I sort of come to support both sides of this. In support of the residents, during season, the camp is very noisy; they're a camp and they've always been there. From late June until the end of August, they are fairly noisy; many people aren't accustomed to that; I guess that's where the Town Board needs to come in with the noise ordinance, but I have not noticed an increase in noise.

The second hat I wear tonight is a member of the Appalachian Trail; I'm an Appalachian Trail monitor. Our responsibility is Schaghticoke Mountain. We're responsible for enforcing the rules by reporting transgressions that take place in the area that we monitor. I was asked by other members of the Appalachian Trail about the effect on the view shed, so I went to the camp, I

spoke with Rabbi Resnick, and he took me out to a location where I could stand where the building was and view Schaghticoke Mountain and while I can't be absolutely certain because of the tree coverage, it appeared that the front third of the building at ground level would be within easy view of the northern third of Schaghticoke Mountain. There is a view that the Appalachian Trail has, so at least the front part of the building would be visible. The back two thirds appear as though they would be covered by existing foliage, it could be higher, I believe, again, I'm at ground level so I'm estimating, but it appeared that it would be higher than a 35' building, so you wouldn't see the back two-thirds of the building. I can't be certain because it's the time of year, there wasn't one very large pine that was part of that, obviously, that would be year round, the rest of the trees, I think, would be deciduous trees, so it's anybody's guess. To whatever extent that has on your opinion for your ruling, I don't know if that's the official A.T. view, but that is my view as a member of the Appalachian Trail.

**Mara Shelby**, 188 Lake Ellis Road was sworn in.

Comments from Ms. Shelby: My land is across from Meadow Brook and actually above Camp Ramah up on East Mountain. I've been a neighbor of the camp for good and bad for over 20 years now. Every summer, there's noise, it's a camp. However, it does seem that things are getting louder and louder and I think that's probably because of all the building Meadow Brook has taken out what used to be our cow fields and reverberates up the mountain. It does bother me at some points, but I think that Meadow Brook people are more likely to be bothered by it seeing that I hear it when they sneeze in Meadow Brook and pretty much all your houses reverberates to my house.

One of the problems I see also, and Mr. Fila mentioned this, is that my land goes way up. (Ms. Shelby showed her land on the GIS map.) The camp has built a trail right through my property, several trails, but I see the new borders on the map so I'm happier because I did find a lot of campers in a field of my woods one time running and I also have a rattlesnake den up there, which is a liability. From my upper field, I do see part of the camp and I am worried, also, about how high this building will be because that field is a gorgeous view of the valley.

Twice a year, my road is clogged, it's true, I have guinea hens and I have to keep them away from the cars for the parents for ten hours, but besides that, Ramah has been a fairly good neighbor. The noise level with the kids, I'm used to it and I know it lasts for the season then it goes away. My question is what kind of sound would be coming from this gym because if this will be amplifying the sound of basketball or whatever they're doing in there, then that's really going to be a problem, so I'd like to know what kind of soundproofing possibilities there are and also I guess if you've seen where this building can be seen by, whether it will affect the view from the top of the mountain.

Chair VanMillon: Is there anyone who would like to just come up? (There were none) Curt, would you like to come up and address the questions such as soundproofing, height of building?

Curt Johnson: What we can do about soundproofing is we can work with the architect on that and actually the soundproofing qualities of the building. We're making an enclosed building, so there's some inherent qualities right there, but we can work on the actual make-up of the exterior scheme of the building so that it further reduces the sound. The height of the building, 35', meets zoning, but we can take a look at the view shed and kind of see it from these various vantage points that have been discussed this evening. We're working with the Health Department right now on the septic with the Planning Board; if we don't get Health Department

## Town of Dover ZBA Minutes – June 18, 2008

approval, we can't build the building, so it's as simple as that. We're working with the Health Department on how to deal the affluent from this building.

Member Wittman: I heard it said that the sewage from the plant is being processed and the treated affluent is being released, so it's not a septic field; is this going to be part of that or is that still in operation?

Curt Johnson: It's still in operation, yes, and that's by the Health Department and the DEC.

Member Wittman: So the affluent from this building might go into a separate septic system or it might go into the current sewage treatment?

Curt Johnson: That's correct. Our first choice, obviously, would be to utilize the existing system and if we can't do that, then we would have to look at an alternate method.

Member Wittman: I hear what's been said about the view shed there, too. Was there any consideration in your planning for screening that building from the Appalachian Trail on that side?

Curt Johnson: We've been through very preliminary discussion phases with the Planning Board. It's kind of a "U-shaped" vegetative buffer right now; the north end of the building is fairly exposed by the nature of the baseball field which is just north of the proposed site, so that's the exposed end of the building.

Member Wittman: Would it be possible to screen the north end of that building?

Curt Johnson: Certainly. Either it could be near the fields themselves or right up near the building, we can provide some sort of screening. At this point, we don't even have a landscaping plan. We have a very basic site plan now, but those details could definitely be worked out with the Planning Board.

Member Wittman: Some of the folks here tonight would like to have some input on that.

Curt Johnson: Yes, and I'm sure there will be at least one public hearing with the Planning Board. Hopefully, given the comments tonight, we can incorporate getting to that point.

Rabbi Resnick: This is the first time I've been at such a meeting, so thank you for having me. Despite some of the comments, it's nice to meet some of our neighbors. The gym that we're looking to build is, for some time we've been talking about it internally and not with you folks yet, but we had to raise the funds to do it because we're very much a non-profit camp and certainly do not make any surpluses and we were able over the years to raise the funds to build the facility that would bring people in for inclement weather or night time play and we figured it would be a big plus for the camp and be able to have a more or less central location for a gym in an indoor facility. Our original plan was much more grandiose; it was a much larger facility with a tower would have been taller and we scaled down because we wanted to fit in more properly and not be as grandiose as perhaps we once dreamed of.

Moving the basketball courts that were built in the early to mid 80's, those, as Curt said, will still be used during the day when the kids come out for summer camp; the campers like to be outdoors, too. The nighttime play, some comments were made about some of the activity at night, would be moved indoors and we talked about that even before this meeting.

Member Wittman: Have you personally received any of these complaints?

Rabbi Resnick: Sure, I think the intensity, I was not aware of, the complaints, I was aware of. There are certainly times when either we hear it from a neighbor or we hear it from the State Police or the Sheriff and we try very hard to either lower the volume or try to reschedule something to the best of our abilities. The fireworks, the disaster from your point of view, is the first time we did it ever in the 40 years that Ramah has been there, was two summers ago, but we're not doing it this year, though, and it was a great evening, and we were excited to do it again last year and as you know it was raining and I'm not sure exactly when we did it, I don't think it was as late as 11:30 at night because most of our campers are sleeping by then, and I would welcome the opportunity to try to work it out so that everybody's happy; it is a summer camp, there are 550 kids there and 200+ staff members; it is in session from the end of June until the middle of August with pre and post season events, except for the week after we're there most of those groups are much smaller and I understand that Memorial Day weekend, even though there's only 120 people at the camp, they probably make as much noise as when the camp is in session. I started this camp in 1977 as a junior counselor, and this has been my passion and only job in my life and I want it to work very bad and I hope it will.

Member Wittman: Do you have camp regulations which specify the hours of quiet time, or is that not part of it.

Rabbi Resnick: Let's say we have two camps... for the campers and for the staff; so for the campers I can say that by 9:30ish at night they are supposed to be in their bunks; there may be some activity once in a while, a late night basketball game or something, but generally they're in their bunks or indoor facilities. The second group is our 200+ staff; who can't do those activities until all the campers are asleep and nighttime duty takes over so the campers don't have to be supervised, and hearing some of these comments I'm trying to think of how we could, if possible, do that earlier. I'm not making any commitment, I'm not trying to figure that out, I'll try to see if we can do something different. Having an indoor gym will help us because a strong tradition of camp is the Ramah Basketball Association, which is a basketball league of staff members twice a week late at night playing late night games, and sometimes having a scoreboard or an announcer making those announcements that would be moved indoors. If there's a square dance or salsa dance or other kind of night time activity, generally we try to do it in a place that is big enough. We don't have any places in camp to do it indoors, this would solve that issue.

Member Wittman: It sort of says, from what you're saying, that there is a possibility that these outdoor activities which have created this late night noise might be, in the future if this were built, indoors, so that would eliminate that noise problem.

Rabbi Resnick: I would like to use the word "curtailed" and not "eliminated." In other words, I can't say that all night time activities outdoors would be eliminated, certainly if there's a hot night than I can see those kinds of activities being moved from some of those outdoor places to indoors.

Chair VanMillon: Any other comments?

**Nicole Galayda**, 39 Meadow Brook Lane was sworn in.

## Town of Dover ZBA Minutes – June 18, 2008

Comments from Mrs. Galayda: I'm also a resident of 39 Meadowbrook Lane and I was not going to say anything until Rabbi chose to answer some of those questions and what bothers me now is even after he heard everybody complaining and he heard what the laws are, he still used words like "curtailed" and "possibility," so in my eyes based on what he just said, he may be thinking about possibly changing ways within the camp, but what he really should be doing *is* changing the ways of the camp and it should be a definite and yes, we will do it because those are what the laws are. So, what he's saying right now because he wants something from everybody now and he needs something for his camp, doesn't really make me feel any better based on what he just said.

Chair VanMillon: Anymore comments?

**Mr. Harding:** He said that the kid's activities typically rarely go beyond 9:30, I think that's ridiculous; *very rare* is before 11:00 and I mean, music, singing, until 11:00, at least five night per week.

**Mrs. Regan:** I just want to go on record that, yes, they're right.

**Mr. Galayda:** To join what Mr. Fila said, we recognize that it's a camp and we're not saying to close the camp; we're not saying these children shouldn't have fun and they shouldn't have the right to use the property, we're saying that there's a law, we're all entitled to tranquility, and I'm a parent and if I found out my children were doing this until all hours of the night, I would be very unhappy, so, we're saying, I understand it's a camp and they can make as much noise as they want, I have three children, I know how much noise gets made in my house, but not at that time at night. We close our windows and if I turn the central air off, even at the distance I am, the music shakes the windows, that's how loud it is. I've had the police on the phone where they've heard the noise through the phone at 11:30, 12:30, 1:00, so I just want to finish by saying, we understand it's a camp; I want the children to have fun, I know there's some people that say, "close the camp," I think that's ridiculous, they have a right to exist, they have a right to enjoy their property, so do we and we're just asking them to abide with the law.

Member Cimino: Rabbi, are you there when the noise is going on, do you live at the camp?

Rabbi Resnick: During the summer.

Member Cimino (to Curt Johnson): Could you see me tomorrow or next week, because I *do* have a Federal wetland that's flagged right there, it's ½ an acre and I would like to talk to you about it; because it concerns me that you don't have it on the map.

Mr. Johnson: OK.

Chair VanMillon: I want to thank everyone for their comments and it will be taken into consideration when we do our decision. The public hearing will remain open until the next meeting, which will be July 16.

Member Wittman: What that means is at that the public hearing that if you want to submit any other written or verbal comments, you will have the opportunity to do so in the interim or at the next ZBA meeting.

**MOTION:** Member Fusco motioned to continue the public hearing until July 16, 2008; seconded by Member Wittman.

Town of Dover ZBA Minutes – June 18, 2008

VOTE: Chair VanMillon – Aye            Member Fusco – Aye  
          Member Wittman – Aye         Member Cimino – Aye

Member Cimino: Mr. Harding, do you want to see the property as it stands without the site plan on it because I know you had a question, it's vacant, we did a site walk on it and it's right in there (pointing to the GIS map) so it's like in a bowl, they're not moving anything around.

APPROVAL OF MINUTES - Approve May 21, 2008 minutes.

Chair VanMillon: Has everyone read the minutes from last month's meeting?

**MOTION:** Member Cimino motioned to approve the May 21, 2008 minutes as written; seconded by Member Wittman.

VOTE: Chair VanMillon – Aye            Member Fusco – Aye  
          Member Wittman – Aye         Member Cimino – Aye

**MOTION:** Member Fusco motioned to adjourn the meeting at 7:55 pm; seconded by Member Wittman.

VOTE: Chair VanMillon – Aye            Member Fusco – Aye  
          Member Wittman – Aye         Member Cimino – Aye

Meeting adjourned at 7:55 pm.

Respectfully submitted by:

Maria O'Leary  
Secretary to the Zoning Board of Appeals