

Town of Bethel
Planning Board

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The Town of Bethel Planning Board held a Work Session on October 13, 2009 at 7 PM at the Bethel Senior Center, 3594 State Route 55, Kauneonga Lake. A regular meeting of the Planning Board held on the same date at 7:30 PM.

In attendance: Dan Gettel Chairman, Bill Brey Co Chairman, Susan Otto Brown, Steve Simpson, Michael Cassaro, David Biren, David Slater, Alt, Vicky Simpson Councilwoman, BJ Gettel – Asst. Enforcement Officer, Jannetta MacArthur – Recording Secretary, Kimberlea Rea – Attorney, and Michael Weeks – engineer, Daniel Sturm Supervisor

Meeting called to order

Pledge to the flag

Absent – Wilfred Hughson – seating David Slater - Alternate

Motion to accept minutes for September meeting by Steve Simpson second by Bill Brey

All in favor - 7

All opposed –0

Agreed and carried

1) Request for a 2nd extension for the Swan in Swan Lake project. (Wasson)

Jay Zeiger – attorney on behalf of the applicant - this project received conditional final approval previously. Since we have been here last, the conditions were to get the 3rd party approval, such has the DEC, Health Dept, all of those items have been pursued. There are a couple of small items, but essentially the permits that we need for this project are in place. Part of the problem is the economy. We have spent a lot of money in getting approvals; we are ready to begin work and prepared to start work tomorrow if we need to. We would rather not; obviously it is not the best time of year. The construction financing to build all the houses is not yet in place. We are hoping that over the next 6 months that we will be able to move forward on a very diligent basis

Dan Gettel: What's standing in your way for final approval. What are the actual conditions? I mean the economy.....

Jay Zeiger: It's conditional final. So really nothing is standing in the way of final approval. We are ready to go, we have been to the Health Department, and we have been to the DEC. The DEC hasn't approved the final design for the sewer plant. That is not necessary for us to begin construction and get going. That is down the road for something like that. That is an example. Essentially, we have conditional final, and the conditions in order for us to break ground, there is

nothing standing in the way

Michael Weeks: Bonding right? That is not in place

Jay Zeiger: The bonding is one of the requirements. We have not put the bond in place. The initial bond would be for land disturbance bond. We certainly would put that up before we get started

Michael Weeks: But that is one of the conditions

David Biren: Have you done anything on the property

Jay Zeiger: We have not broken ground. If that's your question. We've been spending the last period of time working with the 3rd party agencies.

BJ Gettel: Jay, the Department of Health is about 3 – 6 months behind schedule, and the DEC is about 6 – 9 months behind schedule.

Dan Gettel: Well Jay, I am just questioning, because Kimberlea, correct me if I'm wrong, but we granted them an extension on the approval, we can only grant them one more extension, so this is your last extension.

Jay Zeiger: Kimberlea we can debate it. I've been in other towns where we needed more extensions where the Planning Board looked at the map fresh and reapproved it if you will, and started the 6-month period again.

Kimberlea Rae: I don't think our code allows for that.

Jay Zeiger: Again, we are prepared, if we don't get the extension to break ground and start. It is a poor time of year to start

Dan Gettel: I just want to make it clear, that in the past we have only done 2 extensions. Are you looking for another 6-month extension?

Jay Zeiger: Yes

Dan Gettel: Are there any questions from the board?

BJ Gettel: That would expire April 8, 2010.

Jay Zeiger: I don't know how the meetings are – I would like it to expire a week or so after the April meeting, that way if we have any issues to discuss we can come in at that meeting, or if you want to say 6 months from today.....

Dan Gettel: It would be 6 months from today.

Jay Zeiger: If we need to come back to the board, we will come back in March. The meeting is April 8th, but the extension is up April 13th.

Dan Gettel: Correct

Motion to extend conditional final approval for this project for another 6 months by David Biren, second by Bill Brey

All in favor - 7

All opposed –0

Agreed and carried

2) Application for a Special Use Permit for a commercial business located at the corner of Royce Rd and State Route 17B, known as Bethel Tax Map #: 37-1-15.1, proposed by Zaccari. (Rettew & Orseck)

Gerald Orseck: I have three points. The first one is I believe this is not a special use application. It should be a permitted use. I would like to get that resolved. The second thing is that I like a lead agency appointed and the applications sent where they are supposed to go. The third point I'll get to after we resolve these two.

Dan Gettel: Kimberlea do you have any input on the special use or permitted use?

Kimberlea: Is this permitted in this zone? I thought the original application was for a special use.

Gerald Orseck: Even the original was not for a special use. You do have to have site plan approval. There's no question. I just wanted to make sure that was an error unintentional where it says Special Use

Bill Brey: It doesn't require special use?

BJ Gettel: New code - it is site plan approval. The old code special use permit, the new code is site plan approval

Dan Gettel: Under the new code it is a permitted use

Gerald Orseck: So that is resolved. The second point is, I would like some confirmation the prerequisite number of packets were filed and I would like knowing that they are distributed to County etc.

BJ Gettel: What prerequisite filing?

Gerald Orseck: Before we go any further, you are going to want comments from the State, the County, etc.

Kimberlea: I don't think this application is complete. There are technical comments that were issued by our engineer, from last June

Gerald Orseck: We have a new application. I can't figure out why we get this the night of the hearing when everything is submitted timely.

Dan Gettel: Typically when you submit an item 14 days prior to our agenda, our engineer reviews this and sends us review comments for our meeting. So normally they come in the day of our meeting. That is the basis of a lot of the questions we ask the applicant

Gerald: When we get..... let me get to the third point now. Because I think it is starting to

kick in.

Kimberlea: Excuse me. We need to back up a minute. On this special use permit issue. According to this portion of the code, it is a special use. – the new code – retail uses of public sewer.

Gerald Orseck: This is a continuation..... was it a special use the first time around?

Kimberlea: Yes.

Gerald Orseck: This is special use on the original plan that is withdrawn, and this one.

Kimberlea: First of all. Maybe you can clarify which plan you want us to consider. Under the current code it is a Special Use. I have it here, would you like to look at it?

Gerald Orseck: I don't want to take everyone's time, unless you don't mind.

Kimberlea: Go right ahead.

Gerald Orseck: Yes, I would. The third point is this, I am here in good faith, and I certainly don't want to be contentious. I just hope that I received the wrong information from 3 or 4 different people. I need assurance from the members of this planning board that they have not stated that they are against this project. Is that accurate?

Dan Gettel: First let me point out, when the Zaccari's come here, when your client makes an application I think we have been very fair with them. We want to know exactly what they want, I don't want to say every time they come here, but the plans keep changing. The plan that was submitted two weeks ago brings back things that we were told two months ago were taken out. The documents again don't correspond. All the pads, the retail pads in the front, that we were told weren't going to be put in, are now back. As a board we need some clarification of exactly what your client wants so we can proceed.

Gerald Orseck: The pads are back in?

Dan Gettel: Yes, and they are bigger than they were

Kimberlea: They are significantly different than what was represented to the board in July

Gerald Orseck: You are 100% right. They are not supposed to be there. I will take it up with the engineers.

Dan Gettel: That is the stickler. We want to know exactly what your applicant

Gerald Orseck: When she pointed out about the special use permit that is what it is. I'm not here to argue. I'm trying to make it easy for my client.

Dan Gettel: We are not here to argue with you either.

Gerald Orseck: Those will have to be amended. Thank you

Dan Gettel: As I had stated at the beginning of the meeting, before the public hearing I would

like to take a 5-minute recess.

That way if anyone wants to speak at the public hearing, I ask that you come up, sign your name on the sheet that is on the corner desk up front, come up, speak into the mike, you are for the project, against the project, whatever you would like to say. Tonight is the night to speak.

Motion by Susan Brown Otto, second by Steve Simpson to go into brief recess.

All in favor -7

All opposed - 0

Agreed and carried

7:50 pm

Motion to go back into meeting by Susan Brown Otto, second by David Biren

All in favor -7

All opposed -0

Agreed and carried

Back in session 8:05 pm

Motion to go into public hearing by Steve Simpson, by Bill Biren

All in favor -7

All opposed -0

Agreed and carried

3) *Public Hearing for a 2-lot subdivision located at the 1460 State Route 17B near County Route 55, known as Bethel Tax Map #: 34-2-13, proposed by HSD, LLC. (Smith)*

Dan Gettel: We didn't have anyone sign up to speak at the public hearing, if you don't mind addressing the audience Glenn, we do have people here that have probably not been at a meeting before.

Glenn Smith: I am here representing HSD, LLC, which owns the corner lot on Rt 17B, and County Route 14, State Route 55, the plan that I handed out are reduced copies of an 8 plan sheet. The property is in the H17 zone of the town. The proposal is to do a Jeff Bank branch building on the property which fronts on 17B. (Showing on the map) This is a larger scale version, again, 17B runs along the bottom here, Schulz Road over here, Bank of America, County Road 14 is here, the Candy Cone custard stand, the bank building will go in the middle of property on the red square. Main access off of Rt 17B, opposite Schulz Road, which we are getting a permit from the DOT for. Secondary entrance exit is almost opposite Candy Cone; we are getting a permit from the County DPW for that. Where the entrance off Rt 17B is, there is an existing entrance there now, there used to be 4 separate driveways off Rt 17B, this proposed main entrance is one of those locations that is going to be improved. The same with the exit off County Road 14, that has an existing entrance that will be improved and cleaned up. The bank sewage is going to be handled by a small pump station. Pump to an existing town manhole, on the county road. There will be a well drilled on the site for water. The storm drainage system is important these days, to meet DEC regulation there will be a storm water basin at down hill easterly side of the project. The storm water from the site, as well is from the upper portion of the site as well as the upper portion where the old El Monaco Restaurant used to be, that storm water will be collected through catch basins and drainage piping run through the storm water basin, storm water management basin, where the swales are to be contained and strattled down, that will be discharged to an existing drain line which runs along the shoulder of Rt 17B, the

State DOT has a line along the shoulder now, we've submitted these to them they have had comments on, and actually the last comments DOT had, the Binghamton office indicated they were satisfied with our responses to date. Landscaping plan is in the packet. Showing trees, shrubs, flowers, grasses, and annual flowers and permanent trees and shrubs. Around the site, around the bank, around the parking. Whatever trees are on the site now, which is easterly half will be maintained as much as possible. That's essentially it.

Dan Gettel: I know no one signed up to speak, but does anybody have a question for Mr. Smith?

Motion to close public hearing by David Biren, second by Bill Brey

All in favor –7

All opposed –0

Agreed and carried

Dan Gettel: Glenn, I noticed you added lighting details, would you tell us what light fixtures you are using?

Glenn Smith: On Pg 7 of your drawing, there is a lighting detail shown in the upper right hand corner, it is kind of a downward luminary, that particular detail shows two separate downward facing lights. On the drawing, that shows what the light intensity will be a certain distance a way from the light. Basically when you get 35 ft away from those lamps, the single fixtures, you are down to about .01 per candle, which is very low. The idea being we don't want to throw light onto the state hwy or interfere with traffic or anything, in the circle that shows on the plan that is equivalent to a light fixture, in the center of those circles. I think they are about 100 to 125 watt I looked into the types that Kauneonga Lake has now. They don't have the downward luminary. Your zoning is pretty specific, that is why I didn't show that particular type on there.

Dan Gettel: At the last meeting I know we were stuck on the need to put in walkways now or later. This district requires the installation of walkways. After the meeting we did discuss it, I think it seems to me it was the idea of the board if we can get some kind of guarantee when the parent parcel is developed, that all of the walkways can be put in together. And the applicant reserve the right or.....

Theresa Backner: We can put a note on the plan to that affect

Dan Gettel: That will bind the parent parcel also. I'm not speaking for the board, but that seemed like that was the idea, when the applicant owns all the property around it.

Bill Brey: It was a sidewalk to nowhere

Glenn Smith: When you spoke about the sidewalk, was that length in front of this parcel we are subdividing off the bank here now? Is that what you are referring to?

Dan Gettel: The front of it, so you would have to reserve a right to build it through the banks parking lot

Glenn Smith: That should kick in on the county roadside also

Dan Gettel: You added detail for the sign?

Glenn Smith: Yes, sign detail is on there. It is very much like down in front of Chapin estates on Rt 55.

Dan Gettel: Anyone from the board have any questions or comments?

Bill Brey: I would like to make a comment; I think this proposal is good for Bethel. A new bank will attract more business and development for the needed area, and also more development means more jobs.

Dan Gettel: Michael you had a number..... Let me step back. I did happen to sit in on a meeting at the county and asked the applicant to attend to discuss this application. It is my understanding that you have addressed the county's original 239 comments. They have one remaining comment that they recommended that we approve the project but down the line at your earliest convenience that you do a seqra for the remaining property when you come up with a concept to develop it. I know it is commercial property, but when you do come back for the parent parcel they would like to see a full Environmental Review done for it.

Glenn Smith: I know we've done a part 1 EAF for this project, I wasn't sure if the County Commissioner wanted another EAF to address what might happen with the rest of the property which no one knows at this point.

Dan Gettel: That's why I think it is at your earliest convenience. When you come up with a concept. Kimberlea, correct me if I'm wrong.....

Kimberlea: I read the 239 review, and it was unclear to me what the county meant. There are not any plans that have been proposed other than the bank building right now. I'm not sure if the county is saying that it wants another full Environmental Assessment form done on the bank building. I'm not really sure what the county wants. Certainly at some point if there is going to be future development there will need to be a full EAF done.

Dan Gettel: That was my understanding, which was my interpretation of what was said. I think if you are okay with that

Glenn Smith: They insisted we would know what the rest of the property.....

Dan Gettel: It's a commercial property, and I realize.....

Glenn Smith: We're allowed a lot of different uses here, so it could be anything

Theresa Backner: The county and the original letter to the town at the time they said they were fine with the town being lead agency raised the issue of impacts and everything. We had addressed that in a letter, Kimberlea that you had requested from us. I think they are just confused that they think that you have to imagine what could possibly go there. And then evaluate the environmental impact of what you imagine.....

Dan Gettel: That is what they were asking for at the meeting. Make up a use for the property.

Theresa Backner: There is a word for that, speculative. In the future when we come back we will of course come back with a full EAF form.

Dan Gettel: I'm comfortable with that. Michael you have two items?

Michael Weeks: I had a couple things that are conditions at this point. One of which I raised as

a comment last time Rt 17 guidelines talked about using alternative materials of construction. Glenn's response to me was we'll talk about that at the board meeting

Glenn Smith: Basically the driveways and the roadways can be asphalt or pavers or various types of uses like that. We will look into pavers for the walkways and driveways for the property. The curb and sidewalks can be granite or Belgium block, or aggregate exposed concrete.

Dan Gettel: You are aware of that requirement, and will conform with that

Glenn Smith: Yes

Dan Gettel: A note will be put on the plan

Michael Weeks: Your details showed concrete curb

Glenn Smith: The details showed concrete curb, well concrete curb is permitted, it doesn't say you can't use concrete, it said no asphalt curbs

Michael Weeks: Otherwise it is just a matter of conditions. Easements at this point I think are all taken care of.

Glenn Smith: Actually I need the agreement. I just went to Mr. Stoloff the attorney to review. It covers the section of road here (showing on map) that lies within the parent parcel that is used by the bank. The bank sewer line which will come up here and out to a manhole on Rt 55 through the property of the owner, the easements for that and the storm water basin down here, and the drainage lines to it for that, it is primarily utilized by the bank parcel so they are all in that easement agreement.

Michael Weeks: That is something that should be a condition.

Glenn Smith: The project surveyors also finished up the description that will be attached to the easement agreement. The sidewalk, which we talked about, would be a condition. Then the items in the resolution, which have been prepared for you, 2,3,4, #1 on your list, I have reviewed everything, and I am okay with everything. DOT is reviewing also.

Dan Gettel: You did touch on the question about the sewer being pumped up to the county road. It is my understanding that you are currently before the town board.

Glenn Smith: What that basically is the sewer district now cuts through the property right about here (showing on map) and the bank building is just outside so we are asking the Town Board for an outside user agreement for a short period.

Dan Gettel: El Monaco was out of the district

Glenn Smith: It was actually all pump stations, which El Monaco used to pump to town.

Susan Brown Otto: This is question I should have asked a number of months back. But I know at the Monticello Jeff Bank that they were short on parking space and they expanded the parking lot and the parking lot at Jeff Bank in Jeffersonville I think they are in the process of taking down a building to expand parking. So how many parking spaces are here for this building?

Glenn Smith: The town zoning requires about 7 spaces. We have 25.

Susan Brown Otto: Does that include staff and employees

Glenn Smith: That is staff and customers

Dan Gettel: Kimberlea any other comments

Kimberlea: I believe complete seqra review as lead agency. We had submitted a very detailed negative declaration

Dan Gettel: That was reviewed as a board

Kimberlea: Most important, the detailed reasons. What findings it is going to make whether it is a neg declaration. I did not attend the board meeting, you did discuss at some length. These are very lengthy pgs 3 – 10; I believe the board members have all reviewed them. It would be necessary to attach to the record. The reasons supporting include a lack of impacts to agricultural resources, aesthetics, noises, storm water, streams, and other water bodies, traffic, community character, wildlife, public safety, air quality, wild scenic and recreation, ground water, loss of solid and flood planes, public health, community plans, and miscellaneous categories. These are the criteria significant adverse on the basis on the reasons given here. I believe the board may be ready at some point to adopt this negative declaration.

Motion to approve and adopt negative declaration by Steve Simpson, second by Bill Brey

All in favor – 7

All in opposed -0

Agreed and carried

Kimberlea: There are some technical comments that outline some of the conditional aspects that the applicant has approved. I think we need to incorporate on page 3 those particular conditional conditions.

Theresa Backner: Substitute #1 – establishment of appropriate easement agreement for accessing facilities as per Planning Board attorney, and compliance for Rt 17B design guidelines regarding sidewalk and curbing, we already have the establishment of the sewer district arrangement from the town board here in #4, and then we would add in a pain coverage under DEC general permit. GP008-001 relating to storm water discharge.

Kimberlea: Storm water documents – I would substitute from NYSDEC by the town engineer

Theresa Backner: That would be a pain coverage that would cover that.

Dan Gettel: That addresses to build the sidewalk at a future date

Theresa Backner: That we need to add, and that would be an added note to the plan demonstrating that the property owner of the parent parcel has the ability to put sidewalks in

Kimberlea: It should be as required

Dan Gettel: At the time the parent parcel is developed. Does that address the board's concerns? We need to adopt this resolution. We are looking at approval of a 2-lot subdivision, the site plan

review.

Motion to adopt resolution as stated and submitted by Planning Board attorney by Steve Simpson, second by Susan Brown Otto

Roll call

Mike Cassaro –Y

Susan Brown Otto – Y

Bill Brey – Y

Dan Gettel – Y

David Biren – Y

Steve Simpson – Y

David Slater - Y

All in favor – 7

All opposed -0

Agreed and carried

4. Modification to an approved 4-lot subdivision located on Naylor Road, known as Bethel Tax Map #: 27B-1-1.3, proposed by Bianco & Takourian. (Smith)

Glenn Smith: This is a 4 lot subdivision off Rt 17B, Naylor Road, and Beechwood Road. Property is owned by Mr. Takourian, and Mr. Bianco who are both here tonight. The town's sewer district runs through the property about 550ft off of Rt 17B. As everyone knows that the sewer district is now being constructed. Last year this project received preliminary subdivision approval from the board for 4 lots. At the time of preliminary subdivision approval our plans showed a septic system which because of ledge rock issues and septic fill systems, not an alternative system, because the front two lots were in the sewer district we asked the board and the board agreed that we should put a petition into the town board to extend the sewer district, taking the back two lots. They approved the district. Now all 4 lots are in the sewer district. Those lots originally approved for about 1.4 acres, 1.5 acres, each one of them. After the sewer district extension theoretically I could have come back and gotten final approval from the board, and got the plans stamped and filed, the owners requested that we make a modification to a lot size in the back here. Specifically being that lot 4, which is about 1.4 acres originally, be cut down too, that made lot 3 a little larger, and lot 2 a little larger, now lot 4 is 1.03 acres, lot 3 is 1.46, lot 2 is 1.85 acres. Lot 1 stayed the same at 1.347 acres. The other thing I want to point out, along the back of lot 4 is a paper street, it is called 4th street it is a 40 ft wide right a way. It is undeveloped, it is wooded and Mr. Bianco and Mr. Takourian are looking to get that abandoned back to them. They have been paying taxes on that forever. The way lot #4 is laid out, it is wide enough and large enough, that if everything didn't work out right, and that 4th street couldn't be abandoned, and added to the lot, the lot is still big enough to meet old zoning and new zoning as far as lot width and lot area, setbacks and that type of thing. So basic changes from this map, the yellow version of your map is the old subdivision that was approved last year. The blue is the current. It is an amendment to the original plan that was approved. The main difference is lot 4 is a little bit smaller, and not as wide as originally. There will be a sewer line run down Naylor Road, the back two lots, 3 and 4 will need a small pump station for each house, the front two lots 1 & 2 have gravity flow down to Rt 17B where a manhole is going in, at the intersection of Naylor and 17B.

Any questions?

Michael Weeks: When you went to the Town Board, was the sewer system discussed then? Who was going to own what?

Glenn Smith: No. That wasn't discussed.

Michael Weeks: At some point that will have to be.

Glenn Smith: At this point, I'm assuming the applicants and developers are responsible for the sewer line down Naylor Road down to the manhole at the shoulder of 17B. The town hasn't volunteered to do that from what I understand

Michael Weeks: We have to make that clear. It needs to be clear on the plans, and needs to be recorded.

Glenn Smith: Second detail sheet, #2 what used to be the septic system detail, now is the – main sewer line, manholes and that type of thing. It reflects the line that will go in Naylor Road. That could be spelled out in an agreement of who is doing what

Michael Weeks: It needs to be clear. Either way it will need to be DEC approved

Glenn Smith: What is proposed is a gravity manhole by lot #2, gravity down to 17B, and 3 and 4 have to pump with private ejector pumps

Dan Gettel: Glenn, you feel on lot #4, you still meet the buildable requirements

Glenn Smith: Yes, with the setbacks showing, there is enough room to do the house, the driveway, the well in there, that lot is 150 ft wide now, and worse case if 4th Street wasn't abandoned that would be 110 ft wide the zoning requires a 100 ft width per lot in that zone.

Dan Gettel: You had a conditional final approval from the board?

Glenn Smith: No, we had a preliminary subdivision approval from the board last year, which I think was extended at the February meeting, which I'm not sure for how long, I would assume the 6 months which would mean it would be October, which is now. I don't know if the board will extend preliminary, or give conditional final subject to meeting that agreement with the town as far as the sewer, whatever.

Dan Gettel: Michael, do you see any reason not to give it final?

Michael Weeks: You are going to need DEC approval

Glenn Smith: Can that be a condition for final?

Dan Gettel: Or 6 months. I don't see a need to bring it back, a 4-lot subdivision. If we can make that a condition. Kimberlea do you have any.....

Kimberlea: I think you can make final approval with condition of DEC approval. You have eliminated the other elements, I think you can make it final approval conditional of DEC approval.

Glenn Smith: One of the conditions last year was that we put a note in that all driveways are

permeable rather than be paved. There is a note on there. That was on the map

Dan Gettel: As far as ownership of the sewer main once it is resolved a note on the map should cover that, how would you want that resolved?

Michael Weeks: You will need an easement agreement of some sort with the town because it will be in the town road; this is why I'm asking the question. It does need to be memorialized.

Kimberlea: An agreement that is to be recorded. Have to have a separate easement.

Michael Weeks: Those 4 properties need to maintain them.

Glenn Smith: There will be a maintenance agreement for shared costs

Michael Weeks: Some sort of agreement between the four that they are going to maintain

Kimberlea: This is a reasonable new template. This covers a lot of what you are going to do We would have to have a legal document.

Dan Gettel: One of the town attorneys will have to do it. We are looking for conditions, DEC approval, resolve the ownership of the sewer main, and a maintenance agreement would be reviewed and proofed by one of the town attorneys

Michael Weeks: If it is all private, you would need a maintenance agreement, if it were the towns, it would be dedicated

Dan Gettel: How does the board feel about final approval or preliminary approval with the revised lot lines

Michael Weeks: You may want to have some bonding requirements on the sewer line when they are ready to start, before you record the map, you would have to bond those improvements, the lots are useless without sewer lines. The sewer line would have to be bonded

Dan Gettel: We are looking at final approval with five conditions – DEC approval, resolve the ownership of the sewer main, maintenance agreement assuming it's a private sewer main, bonding of the improvements, and easement agreement. - Anything from the board?

Motion for final approval with five conditions by Bill Brey, second by Steve Simpson

Roll call

Mike Cassaro -Y

Susan Brown Otto - Y

Bill Brey - Y

Dan Gettel - Y

David Biren - Y

Steve Simpson - Y

David Slater - Y

All in favor – 7

All opposed -0

Agreed and carried

Susan Brown Otto: Since our last meeting has there been anything to report?

Vicky Vassmer Simpson: Tomorrow night, we are voting on the Amendment to zoning law #3 we are going to have the M239 response from the county. We are going to entertain a resolution, and set a public hearing.

Dan Gettel: Any idea when the training session for the new zoning will be?

Dan Sturm: We will set the public hearing for the first meeting in November for the new zoning map – you have reviewed already. There are some changes based on the 239 review. In some instances they wanted to go rather than 750 ft generally they wanted to go by specific lot lines. We are going to set a public hearing, we will also send to you for your next meeting, for your review. You won't have to vote on it, it is generally the same as what you saw. Then we will set the training. We will be pretty much done with our zoning.

Bill Brey: The boundaries are going to be lot lines?

Dan Sturm: 750 ft or lot lines, whichever makes more sense. The county was very helpful, with their 239 review. It made a lot of sense, with the suggested changes.

Motion to adjourn by David Slater, second by Susan Brown Otto

All in favor – 7

All opposed –0

Agreed and carried

Respectively submitted,

Jannetta MacArthur

Jannetta MacArthur
Recording Secretary

(2) Attachments

1. State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

2. TOWN OF BETHEL
PLANNING BOARD
APPLICATION OF HSD, LLC
FOR SUBDIVISION APPROVAL