

Town of Bethel  
Planning Board

PO Box 300, 3454 Route 55  
White Lake, NY 12786

The Town of Bethel Planning Board held a Work Session on February 9, 2010 at 7 PM at the Bethel Senior Center, 3594 State Route 55, and Kauneonga Lake. A regular meeting of the Planning Board followed on the same date at 7:30 PM.

Pledge to the Flag

In attendance: Dan Gettel Chairman, Steve Simpson, Michael Cassaro, Susan Brown Otto, Wilfred Hughson, David Slater, Alternate, BJ Gettel Code Enforcement Officer, Vicky Vassmer-Simpson, Councilwoman, Dan Sturm, Supervisor, Jacqueline Ricciani, Attorney, and Jannetta MacArthur – Recording Secretary

Excused: Bill Brey, David Biren

Pledge to the flag

Seat David Slater as Alternate to fill in place of Bill Brey

***Motion to approve minutes from January meeting with two corrections, and the spelling of Jacqueline Ricciani's name, by Susan Brown Otto, second by Michael Cassaro***

***All in favor- 6***

***All opposed –0***

***Agreed and carried***

- 1) Expansion of a bungalow colony located on Mount Hope Road, known as Bethel Tax Map #: 8-1-24.2, proposed by Congregation Nel Education. (Sattler)***

Dan Gettel: There are not a lot of people on this board who are familiar with this property, so if you want to tell us the existing use, how large the property is, and a little background on it.

Bill Sattler: from Adler – It's three parcels. We are going to combine them to one large parcel. Total acreage, a little over 18 acres total. It's purely a boy's camp, for educational purposes. Seasonal, summertime use Jewish camp. We are proposing two dormitories, each one 3,000 square ft it holds 72 boys each. And then two duplexes for counselor's and caretakers. A swimming pool and a big ball field. Sewer system is in place, we have permission from the Stevensville Water district that this will not impede their water supply. It is an extended use of their district. If there were ever a problem, say 10 years down the road, this camp would be the first one to loose water.

Dan Gettel: This is currently connected to the water district?

Bill Sattler: Water district yes, sewer district no.

Dan Gettel: What is the existing population, do you think?

Bill Sattler: Nothing, they have the Shule, they have a kitchen there, everything else happens across the

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street. What they are proposing for the boys it would be about 144 total.

Dan Gettel: Separate from across the street?

Bill Sattler: Yes. It is the same principal owners, but they are not really affiliated. Across the street will be like the kids who stay with their parents, just parking of cars, things of that nature. This is strictly the boy's come up on the bus; they are dropped off for the week for summer school.

Michael Weeks: Summer camp use is not permitted in this zone, so if it is going to be a new use then it's not permitted.

Bill Sattler: It's not a new use. It's an expansion. They have been using this.

Dan Gettel: The kitchen is existing? And the kitchen presently serves, who?

Bill Sattler: They have boys across the street right now

Dan Gettel: So the kitchen is serving across the street, as far as you know?

Bill Sattler: Not people in their bungalows, no.

Dan Gettel: My question is, you have a kitchen and a Shule, but nobody lives there.

Bill Sattler: They are educating the boys from the Shule across the street. That's the men's Shule; this is the boy's Shule. (showing on drawing)

Michael Weeks: What you just described a minute ago whatever the use is across the street is not a summer camp.

Bill Sattler: Across the street is a summer camp.

Michael Weeks: This is going to be a different summer camp?

Bill Sattler: This one's focus is based on education, not on just getting out of the city for a couple of months.

Jacqueline Ricciani: Bill, right now on this property, is there any housing?

Bill Sattler: Two duplexes.

Jacqueline Ricciani: Are they existing?

Bill Sattler: Those are proposed new, and then there is a couple over here. (showing on map)

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Dan Gettel: I believe there are four red and white units; I think there is a bigger building in the back.

Bill Sattler: The Shule is existing. What they have now is a dormitory kitchen, which will be all kitchen, and there are four units in the front.

Michael Weeks: What are they, duplexes? Or what are they now?

Bill Sattler: I'm not sure if they are single family or duplexes.

Dan Gettel: There is a caretaker on a separate parcel in a trailer?

Bill Sattler: That is what the trailer is for. That is where their caretaker is.

Dan Gettel: The question is, is it an expansion of an existing use?

Jacqueline Ricciani: There are, it looks like a couple of buildings that people use to sleep in when they stay here during the summer, these are also people that would use the Shule and the kitchen along with whoever is across the street?

Bill Sattler: No. Over here (showing on drawing) their Shule is here for the boys. They have right now a combined dormitory and kitchen. They would like to make the existing kitchen just the kitchen dining hall and let the boys sleep in separate buildings.

Jacqueline Ricciani: What they want to do is expand the dormitory space that they currently already have for boys. Were there boys up here last summer?

Bill Sattler: Yes.

Susan Brown Otto: How many could stay in the dormitory before?

Bill Sattler: I'm guessing, the room that they had, about 72. What they are looking for now, is to double it.

Dan Gettel: Michael, I'm a little unclear. How are they sleeping in the kitchen, legally?

Michael Weeks: I'm a little unclear about it.

Bill Sattler: One side is the kitchen, and one side is the dormitory.

Dan Gettel: So there is a two-hour firewall down the center?

Bill Sattler: I didn't go out and look

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BJ Gettel: I can almost bet, no.

Dan Gettel: That's why I am asking.

Michael Weeks: What you are saying, your plan doesn't say it, what you just said they are going to renovate that into a kitchen and dining hall.

Bill Sattler: Strictly a dining hall. All the sleeping and showers will be in the new dormitories. The caretakers will stay in the new duplexes. The dormitory will be a brick structure with sprinkler systems. One is for family; one is for boys. They come up on the bus, they are dropped off. After their schooling for the summer, they go back.

Michael Weeks: Last year there was a boy's summer camp here.

Bill Sattler: Yes. Not just last year, for several years.

Michael Weeks: That took place on this property

Bill Sattler: Yes

Jacqueline Ricciani: You said about 72 boys in the past.

Bill Sattler: I'm guessing, that's fairly accurately.

Michael Weeks: They are expanding then.

Dan Gettel: Okay, so we are looking at an expansion of an existing use, where it is not permitted.

Jacqueline Ricciani: They do need to go through the Special Use permit process because they are expanding what is now a nonconforming use.

Dan Gettel: And we discussed that before the meeting. The problem with the nonconforming use is you are not supposed to increase nonconformity.

Jacqueline Ricciani: Read 345-36 - Page 86. Paragraph B – discusses what they need to do.

“Enlargement or extensions. When an owner or tenant of a nonconforming use or structure proposes to expand or enlarge a nonconforming use, such application shall be processed as a special use. No enlargement or extension with the potential to worsen a nuisance condition or which would substantially increase nonconformity with setbacks or any of the performance criteria in this chapter shall be permitted. Likewise, no enlargement, extension or replacement shall be permitted that would increase building coverage above that permitted within the zoning district or which already exists.”

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Michael Weeks: I don't think there is anything in here that prohibits them from expanding this nonconforming use, they just have to go through the process, and they have to comply with the standards.

Steve Simpson: As long as they apply for the special use.

Jacqueline Ricciani: The question is, they will have to go through that process and in addition under this section regulating the nonconforming use since summer camps are now nonconforming use in this zoning district, this board is going to need to decide whether the increase they are requesting is going to substantially increase the nonconformity. That is the question. You need to take into account the surrounding areas, the size of the property, how much are these buildings going to be visible, what percentage of the property is going to be covered by these buildings. A whole number of different factors that you will need to take into account, but will still have to go through the public hearing process.

Bill Sattler: All four buildings you would have to struggle to see them from the road.

Michael Weeks: There is a significant amount of additional information that I need before I can review.

Dan Gettel: Absolutely. We are going to have to look at information for the water and sewer.

Bill Sattler: The water is addressed, and I have a letter from the Town. Did I give it to you BJ?

BJ Gettel: Yes, I have in the file

Dan Gettel: We haven't seen that letter

Michael Weeks: The letter for the water, I've seen that.

Bill Sattler: The gallon per day usage on the sewer system we are under.....

Michael Weeks: I'm going to need more information on this sewage system. I'm going to need to see the original design; I'm going to need to see the breakdown of how you are coming up with your flows.

Bill Sattler: They are Dept of Health standard numbers.

Dan Gettel: Is there something else we should specifically look at, Michael?

Michael Weeks: We will need a SWPPP plan, a utility plan, a grading plan, a landscaping plan, and details..... like I said I'm going to need a set of plans.

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Dan Gettel: Your disturbance is going to be over an acre.

BJ Gettel: You'll need a long form seqr.

Dan Gettel: Michael, just for the record, we are talking about a SWPPP, we are talking about a long EAF, we're talking about information on the sewer, landscaping plan, lighting plan, grading plan, more utility plan, more details in general, and a full set of preliminary plans

*"For the Record a Tax Map has been attached to these minutes, with the properties in question being highlighted in yellow and the adjoining properties associated with this application being highlighted in green".*

**2) Application for a Special Use Permit and a Site Plan Review for a Light Industrial Use located on Yasgur Road, known as Bethel Tax Map #: 25-1-14.1, proposed by Combined Energy Services. (Smith)**

Glenn Smith and Michael Taylor - presenting

Glenn Smith: What this is, this is a piece of property on Rt 17B, actually it is Roy Howard's property, highlighted in yellow on map that is one of the parcels that is Roy Howard's – 71 acres. There are a couple of small separate tax map lots in the middle of the big parcel which is where the original Max Yasgur's farm house is, in one small parcel, then behind it is the house where Roy and his family live now with a barn on it. This is in the AG zoning district of the town, which does permit this type of proposed use, which is petroleum storage, gas storage, actually. On the left side detail, and also on the right in orange, what CES would like to do is install a maximum of three 30,000 gallon propane tanks, above ground tanks on concrete piers, top of the hill about 1,400 ft away from Rt 17B, up behind. Behind where Roy Howard the former Yasgur barn is now, this property is not to be confused by the Yasgur Farm that Harold Russell owns, that is the adjoining property to the west side of the Roy Howard property. It is a simple operation. No electricity proposed to be run up there. I put a little table on the bottom of the drawing, which gives the estimated number of truck trips. There would be a tanker truck, which goes up occasionally a lot less in the summer than the winter to fill the tanks. Then the CES, the smaller delivery trucks with the maximum being 2 to 3 times per day in the winter to go up and fill up and distribute propane in this area of the town. The reason to do this is there really are no storage tanks in this part of the county. They would like something closer to where their customer base is. This is what the plans consist of at this point. I have shown some landscaping on the 17B side, and the westerly side of the property. Some tree screening, it is mostly open fields up there in that area.

Dan Gettel: Just because I don't really understand what it signifies you show a 16 x 25 ft enclosure. Only one section of fence, is the entire.....

Glenn Smith: Around the head of the tanks, where the piping and valves are, from the three tanks. The tanks are not fenced in. Only the controls, the piping, the valves, so no one can tamper with them.

BJ Gettel: That is the DEC regulation.

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Michael Taylor: I really think there is a bluff trees, I believe it pretty much encompasses the whole top of the hill up there, which covers it almost now.

Dan Gettel: I don't think you can see much past the existing barn.

Glenn Smith: Did the board get the copy of the aerial photos I sent with the application?

BJ Gettel: No, they did not, but I have them with me.

Dan Gettel: It is an existing field. He has a lot of junk back there. You are proposing this basically on the edge of the field. It is relatively a level spot, based on what I am seeing in the photo.

Glenn Smith: It is the top of a knoll, from the tank site, continuing north it drops downhill quite steeply.

Dan Gettel: The existing driveway is a shale driveway.

Glenn Smith: The whole hill is shale. We are showing Yasgur Road, it is a town road to a certain point, and then it is a private road up where Roy's house is and the barn is. One of Michael Weeks' comments were would we consider a separate road off from Rt 17B? We discussed it briefly, until we started talking about the cost of building a road, about 1,400 ft would cost about \$75,000 of road up there, with the gravel, the base, and the topcoat for the heavy trucks. It's not an economically feasible thing to do. The only traffic on this driveway would pretty much be Roy's personal car, his wife has a car, and I think there is a tenant in the lower house.

Dan Gettel: This is a lease, right? Long term. The Howard's are part of the lease. They are well aware of this?

Michael Weeks: We recognize they are probably not going to change the location of the driveway. It's just from a textbook standpoint, to put the driveway for propane distribution through someone's yard.

Glenn Smith: Your comment was reasonable, but because of the long distance to go from 17B, and the Howard's, they aren't even here in the winter

Susan Brown Otto: A few years ago there was the issue of camping, and the whole Woodstock camping event, that seems to have died down the past few years.

BJ Gettel: There has not been an issue.

Dan Gettel: If it's not permitted I don't know how we can enforce that anyway. It's not supposed to be there.

Susan Brown Otto: I guess security.

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Glenn Smith: I did put a note on the plan at your suggestion, Michael (Weeks) there is no electric power up there, and no lighting on the plan, there is no activity after dark.

Michael Weeks: Obviously with the lighting, you loose some of the security back there.

Glenn Smith: True, but we are trying to get away from that light up on that hill.

Dan Gettel: Jacy, there was a question, due to the history of the property, is that something we should be looking at?

Susan Brown Otto: Are you familiar with this?

Dan Gettel: With there being illegal concerts on this property. I don't even know if we can look at that.

Jacqueline Ricciani: If there is going to be gathering's like that, they need to get a permit from the town to have that kind of a gathering. And if there were going to be an illegal congregation going on of people, that would need to be disbursed by law enforcement, I would think. Are you worried about vandalism there or something?

Susan Brown Otto: Security. There was an issue with the hay barn next door, someone was smoking a cigarette and the hay barn goes up.

Jacqueline Ricciani: It does seem to be quite a distance away from any structures. It doesn't seem like there is a lawful use of the property that would interfere with this proposed project.

Dan Gettel: That was my question. If it was an illegal use, we can't really.....

Jacqueline Ricciani: You can't contemplate everything illegal that somebody could possibly do, you would make yourself crazy.

Glenn Smith: Your gates are always kept locked. The fencing around is a 6 ft chain link fence with gates, which lock.

Michael Taylor: The valving itself on the plan, we had to build this to the NFPA, the standards that BJ was saying. That requires pneumatic valves on all of the openings of the tanks itself. The pneumatic valves they are normally in the closed position, if there were ever a problem for some reason, and they were open, it is all connected with plastic lines now charged with nitrogen, and if there is ever heat, or a truck pulls away or if anything goes wrong, it shuts every valve in the entire plant. Everything is all pneumatically controlled today.

Dan Gettel: Any other questions from the board? I think it is a relatively straightforward application. My only question is you do have other tanks in town on Broadway. Do they have anything to do with

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this application? Can we anticipate any kind of.....

Michael Taylor: We have been going through this..... I have been here in front of Herm Bressler; it has been a long road. I have been working with Supervisor Sturm for a couple of years with this. As zoning was changing, and things were going on, I agreed that yes, if I get this done, I will take my tanks down.

Dan Gettel: I remember when Seletsky's had something to do with it. It looks about the same as it did when he had it. I do think it is a pretty straightforward application; we do need a public hearing. That would be the next step.

Michael Weeks: I do have two more comments. One was regarding landscaping, Glenn, it looks like you added some trees to the western side. I'm not familiar with where this, I'm not sure what height of pines you are proposing here.

Glenn Smith: I have to give more details. Maybe do a double row – staggered at 20 ft on center.

Michael Weeks: An then the emergency response plan

Michael Taylor: We have one here.

Dan Gettel: David, (Slater) do you have any comment on the location. I assume you guy's drive by.

David Slater: It's fine. You can't really see it from the barn. Nobody will ever see it on top there.

Susan Brown Otto: Are there going to be any signs?

Michael Taylor: I don't want any signs by the road.

Dan Gettel: Your delivery people don't need a sign to find the site?

Michael Taylor: It is a town road. It's listed as Yasgur Road.

Glenn Smith: Does this require a 239?

BJ Gettel: Yes. It is the AG district. A 239 needs to be done. AG Data's need to be done. I can take care of that.

Michael Taylor: Our customer base is growing, obviously the town has grown. People are using a lot more propane. We are just going back and forth, I am hoping to cut my truck traffic down on Rt 17B.

David Slater: You notify the Fire Department?

Michael Taylor: Yes, the Emergency Response Plan. We would definitely show them how it all

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operates and give them a tour, and give them training, whatever they like to do.

Susan Brown Otto: There is enough room for a turnaround for the trucks there?

Dan Gettel: The turnaround looks fine there. If there are no other comments from the board, I would like a motion to schedule a public hearing from the board for our next meeting.

***Motion to schedule public hearing by Susan Brown Otto second by Steve Simpson for March 9<sup>th</sup>***

***All in favor -6***

***All opposed -0***

***Agreed and carried***

***3) Expansion of a business located at 1322 SR 17B, known as Bethel Tax Map #: 37-1-15.2, proposed by 17B Convenience Store Corp. (DeWinter)***

James DeWinter - PE: We are proposing to put an additional building by the Citgo currently on Rt 17B. He (the applicant) would like to keep the convenience store, and the gas station, and he would like to put up an additional building to put in a supermarket. That is why we are here. I know there are details we still need to add to the plan. We wanted to get some feedback from the board. We do propose to put landscaping in, and lighting

Dan Gettel: Just so the record is clear, the applicant owns a little over 2 acres, so most of the existing landscaping is not even on this property, it is on the adjoining property

James DeWinter: Yes, there is none. There is nothing in the front, and the back is barren.

Dan Gettel: We discussed this during our work session, Michael do you want to speak, some of our concerns were that you are proposing two business', and the way we are reading our code is that each would require 2 acres.

James DeWinter: To be honest with you, dealing with the different municipalities, if you need two acres for retail... when there is one or two, if this was a strip mall, for every use you are going to have two acres?

Dan Gettel: What we were talking about, if they were connected we would consider it one use.

James DeWinter: Originally the applicant was going to connect it, and then he decided.... Because then he decided because the rear of the existing has all of the refrigeration and everything else. Then rather than have major concerns there, it would be better for him to have it separate. I don't think there is any.... as I read the code it doesn't prohibit that, to have a second building. I looked for that, and they talk about in the commercial, you can have *buildings*. It doesn't say they have to be a solitary building. They are both retail, so the uses are the same.

Dan Gettel: Jacy, do you have any comment on that?

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Jacqueline Ricciani: Not at this point. It is something that I will look into. I don't want to just shoot from the hip. It seems that...just off the top of my head, the one thing that strikes me, is that it..... the code requirements do distinguish between neighborhood stores, and retail uses, and what seems to distinguish a neighborhood store is the square footage, the 5,000 sq feet is what defines the neighborhood once you get above that, then you are looking at a retail establishment and yet it seems to contemplate that each one of those individual uses would need to be on it's own two acres. The fact that it's a retail use I don't think saves you from a potential problem.

James DeWinter: You can't have multiple uses in business district?

Jacqueline Ricciani: You can if you have enough acreage to support them.

James DeWinter: There is nothing in it that says each use has to have two acres. I have done reviews from the other side of the table as well. If you have permitted uses, you have to meet the acreage, but you don't have to add on every time you have a different use.

Michael Weeks: If you had 2 single family homes.....

James DeWinter: Residential is a little different. If it were connected, we would have that whole area, but it's just the idea it would make for a better look, and marketability.

Jacqueline Ricciani: I think you also have some setback issues, if I'm not mistaken

James DeWinter: I saw the comments on that, I can adjust that, I have an access of parking, so I can take some of the parking from the one side, on the opposite side where the existing building is, that I can't meet, that is preexisting, and what I did was, if you look by the new building, I do meet that 15 feet, we cut it across, because the purpose would be so that the delivery trucks could go along the outside, and not be in the middle of the rest of the traffic. I would just ask that as long as we are not increasing the nonconformity, than what we would do.... by the time we get the other building, we would meet that conforming.....

Dan Gettel: I don't think anyone is against the proposal, I think it is a good way to start to look it over. A lot of these things I think should come out at this time. We also discussed the existing sewer system in the event the existing system fails, what would you do?

James DeWinter: He has the right to go in there and fix that existing system.

Dan Gettel: That is decided. We discussed that before the meeting.

James DeWinter: Yes, it's definitely decided. He has the right, as I read the deed, he has the right to actually expand on that system. So he could put the whole sewer for both buildings over on the adjoining lot. He would not like to, that's why I'm trying not to show it.

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Dan Gettel: Do you have any idea what the sewer flows are for the retail?

James DeWinter: I would probably use something in the range of a tenth of a gallon per square ft of useable, not counting storage area. I'm guessing probably 600 gallons per day.

Michael Weeks: For a supermarket?

James DeWinter: Yes.

Michael Weeks: I think I would want to see some comparables. If there is going to be any food prep in there.

James DeWinter: It would be like a little market; it wouldn't be a deli type. We can work on that; I'm not worried about that. I figured that area for a 60 min perk in there, for what I had figured so there is room in there.

Michael Weeks: That system is on the existing gravel parking lot.

James DeWinter: Yes, people don't park that far out. It is not heavily traveled. I was out the other day to see if we could poke through some frost. I'm going to give up on that for a while. We would have to make sure we have the acceptable..... no question, that has to be designed yet. He does have a right to go out from the back, so we would just modify that one.

Dan Gettel: We would obviously be looking for details on the sewer flows as well as.....

James DeWinter: Absolutely. That will all come out as we go along. As with any project of this nature, I don't want to do all the design work, and then find out that it's not going to fly. The one comment about having a 10 ft planter between the parking and the commercial building? Is that for retail? That is kind of unusual. Because you need the sidewalk, and you usually have parking. If you're talking about an office building, a commercial building, I could understand that.

Jacqueline Ricciani: In this town, along that corridor of Rt 17B, there are some specific requirements because it is such a heavily traveled area, so that it looks nice.

James DeWinter: In the front I can put on both sides, I don't have a problem with that. But in the front of the store you want your parking, so people can pull in go onto the sidewalk.

Dan Gettel: If it is in the code for the corridor, we are going to require it. It doesn't matter how far off of the road you are; you are on the same property.

James DeWinter: It has to be 10ft, or can it be part sidewalk, part you know.....

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Michael Weeks: Reading the code. 345-22c2 – PG 345 39. *“Planting beds meeting the above standards shall also be required along the perimeter of all parking areas and between parking areas and buildings. The area between a parking area and any building shall be a minimum of 10 feet in width, however.”*

Jacqueline Ricciani: I’ll take a closer look at the two retail uses on the limited 2-acre lot.

James DeWinter: If need be, I’ll have to talk to him (applicant) about it, I hate to change that existing building.

Jacqueline Ricciani: Traffic study, Dan?

Dan Gettel: I think it is early. They have their own traffic light, which is under utilized, as far as I am concerned. I think we will have to look at traffic, yes.

James DeWinter: I know one question about the access to the side, it is very specific, and I don’t know if you have seen the deed. It is very specific that the two neighboring lots they can only use that area in front of the existing pumps.

BJ Gettel: It would be helpful to this board if they had access to a copy of the deed.

James DeWinter: I’ll certainly comply

Michael Weeks: That was one of my comments. My concern with the access was, you really are altering the access to the rear of that parcel.

James DeWinter: That is almost word for word on that deed, but I will provide the board with a copy of the deed

Michael Weeks: We are going to need to make sure that your sewage disposal system....

James DeWinter: I can shift it a little bit. We are pretty close to it; it’s just that area in front of the pumps

Dan Gettel: There is a second tax lot to the east of this parcel owned by Zaccari? Separate tax parcel?

James DeWinter: It is a Zaccari, I don’t know if it is the same Zaccari’s.

Dan Gettel: An acre, and ¾’s?

James DeWinter: Yes

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Dan Gettel: I wasn't aware that there was another tax lot there.

Susan Brown Otto: I wasn't on the Planning Board when this was built, but the existing well that is there, isn't there an issue with that existing well?

Dan Gettel: There is an issue, and it is my understanding, and I also wasn't on the board at the time, one of the past conditions to the previous owners of the gas station were that they do something about that well sticking up in the parking lot. Whether they cut the well down, and put it in a basin....

James DeWinter: That can be done as part of this. I haven't opened that up to look at.

Dan Gettel: That has been an outstanding issue that no one has been willing to address.

James DeWinter: That's fine.

Dan Gettel: While we have you here.

James DeWinter: It's not that much difference. It's a difference if you hit it with a car, but it's not that much of a difference that it shouldn't be able to take care of.

Michael Weeks: You're proposing a new well to serve both.

James DeWinter: No. It's going to be a separate well because if you have two different zones. I didn't want to cut through the exiting lot. Don't forget we have a storage tank.

Michael Weeks: It might be worth having that well serve both.

Dan Gettel: We may be looking into addressing that well. That may be an option also.

James DeWinter: Or we will lower that cover, all it is, is a manhole cover. I'm sure of what has happened over the years it has just settled. I'm sure when it was first done it was flat.

Dan Gettel: It has always stuck up.

James DeWinter: It can be adjusted.

BJ Gettel: Not only has it always stuck, but also a few people have been known to strike it.

Dan Gettel: So it is an issue that we will be looking at.

Steve Simpson: What's going on with this side of the building?

James DeWinter: If you've gone by it, it's just a..... we're going to take it out, it will just be used to

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load if they need it for loading. I talked to him; I say we'll take that down, that way it will serve as a service entrance.

Steve Simpson: Clean it up a little bit.

James DeWinter: And he'll be taking..... if you look over here, I put on here to be removed. Actually one of the things we are doing, there is parking in the front on 17B. Basically at this point we are not going to do it. I know that is one of things in your code that they ask for.

Michael Weeks: I think we touched on most of it.

Dan Gettel: Disturbances over an acre, perhaps, or close?

Michael Weeks: Close probably.

Dan Gettel: Let us know how much disturbance there is going to be. If it is over an acre, obviously you are opening yourself up to a SWPPP Plan.

James DeWinter: I understand.

Dan Gettel: Any questions from the board?

BJ Gettel: Would the board prefer to have a preconference meeting with the applicant?

Dan Gettel: I don't really know that it is necessary. Our big thing is going to be, based on my notes, and Jannetta for the record, the basic thing is, does the area meet zoning as far as the area of the lot area, we are going to want more details on the sewer, sewer flows, and sewer systems, we are going to address the 17B corridor requirements in general, copy of the deed so we can all review what your rights are, the Citgo sign is existing.

Steve Simpson: Is it just going to be an add on?

James DeWinter: I have not discussed that with Mr. Desay, there may be an additional sign, or he may add on.

Dan Gettel: When you get to the signage, though, if you do put in a new sign, we have been requesting that people try to conform to the look of the Citgo sign and the look of the other sign that is on the property closer to Royce Road. With the stone bases around them. We are trying to be consistent.

James DeWinter: I don't think he would have no problem with that.

Dan Gettel: We have asked for it on both of the other signs around this property

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James DeWinter: I think it would be to his advantage as well. As far as the question on two acres, do I get in touch with you, or will you get in touch with me?

Jacqueline Ricciani: I will get back to the board, and we'll get back to you

James DeWinter: And if I have any questions, can I contact your engineer on questions and meet with him?

Dan Gettel: I don't see a problem with that Michael. Michael is going to address the technical.

Michael Weeks: That's fine.

Dan Gettel: That is the end of our Agenda. Does anyone have anything else?

BJ Gettel: Yes. This evening when I went back into the office prior to the meeting there was an email from Jennifer Mall from the Sullivan County Division of Economic Development, a training session, I know it is short notice, it has to do with Ed McMahon. I printed out a copy for you, and I also forwarded the email to you.

Dan Gettel: It happens to be the same video that has been available on online. I know Bill Brey saw it; it is really up to the board.

BJ Gettel: Remember March 24<sup>th</sup>, zoning training session.

***Motion to adjourn by Susan Brown Otto, second by Michael Cassaro***

***All in favor –6***

***All opposed –0***

***Agreed and carried***

8:25 pm

Respectively submitted,

Jannetta MacArthur

Recording Secretary