

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 July 13, 2010 at 7 PM at the Bethel Senior Center, 3594 State Route 55, Kauneonga Lake. A regular meeting of the Planning Board followed on the same date at 7:30 PM. The agenda as follows:

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

Excused: Michael Weeks, Engineer

Pledge to the flag

The corrections to the June meeting minutes as requested by Jacqueline Ricciani are as follows:

**Page 1, Into Retro is In 2 Retro**

**Page 2, Second items where I am speaking, 5th line, and contemporary should be temporary 2 times in that line.**

**Page 4, Second item with Kuperblum speaking, last line it's should be its**

**Page 12, Second items with Cosentino speaking, first line should be "leed" project instead of lead.**

**Page 12, second item with Wes speaking, McKeuen should be McEwan.**

***Motion to approve minutes from June 2010 with corrections as requested by Jacqueline Ricciani, by Susan Brown, second by Bill Brey***

***All in favor -7***

***All opposed – 0***

***Agreed and carried***

BJ Gettel: Before you get to item #1, just to bring the board up to date, last month you had Kuperblum and we said we would give him approval pending the 239. Both 239's came back within a week after the meeting for **In 2 Retro**, and they both came back with no intercommunity impact, local determination, so we have granted him his special use permit.

Dan Gettel: The tent has been ordered, just not installed yet.

BJ Gettel: Actually the tent is going to come in 1 or 2 ft smaller, but he has two additional poles that will give it a little more stabilization.

***1) Application for a 2 Lot Subdivision and a Special Use Permit located on 541 Old White Lake Turnpike, known as Bethel Tax Map#: 18-1-43.1, proposed by Maria Goetz.***

George Fulton: You may recall we were here a few month's ago, talking about Mr. Goetz's garage. Has been in business over 29 years across the street. Because of recent zoning changes, it actually put him in a district that he is grandfathered in but not permitted to operate. We have been to the Town

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Board, and the zoning has been changed. We now are in a RD zone on the north side of road. We are a permitted special use. What is going to happen is Mr. Goetz upon approval will be building a garage on this side of the road (showing on map) on the 2.38-acre parcel. We have a site plan here as well, with an engineer's plan for sewer. The first step tonight is for you to look at the subdivision, and understand that we are cutting out a 2.38-acre parcel. Mrs. Goetz, if you look up in the upper left hand corner, you will see her parcel #2, which consists of about 41 acres remaining, and on the same side of the road, there are 9.8 acres surrounding the 2.38 acres, so there are almost 10 acres left on that side of the road. Mrs. Goetz will own all around the piece as one parcel. Those who are not familiar, the Town Transfer Station are where the north arrow is, go down the dip, across the bridge a nice river flat on the left and then of course the 2.38-acre parcel. Almost directly across the street is where his present garage operation is.

Dan Gettel: There is a well on this property already. There was a house or something; I saw the old foundation there.

George Fulton: There is an old foundation out there, he would of liked to have built within it, but it is to close to the road, we have a site plan as well for you to see, as soon as you are ready to look at that.

Dan Gettel: I don't think there is much question on the subdivision, I think there will be more with the site plan, we are going too try to review at the same time, so there will only be one public hearing. I don't see any reason to split them.

George Fulton: The second page is primarily the details for sewage. You can see the old foundation, kind of boxed off out front, it is an old stone foundation, that is where the building was on that side of the road, we moved back considerably away from the road. We have set it back off the highway. We moved the entrance drive up on the knoll for good site distance. You will see the plan shows good site distance, on the entrance drive. It is a 30 mph zone. We are not dealing with 500 ft of site distance. It is posted 30 mph. At that location we have excellent site distance.

Dan Gettel: For the record, looking north would be 500 ft plus, looking south it would be 315 ft. It is a substantial site distance. The flat area that is there now, is that where the parking lot is shown here?

George Fulton: Well inside the foundation is nice and level, and is fairly flat coming down, if you look at the contours on my map, it will give you an idea of the spacing. It's a nice area, needs a little bit of fill, and it has nice drainage

Dan Gettel: All of the improvements look like they are pretty much above the top of the bank.

George Fulton: Yes. The sewer system is on top of the bank.

Dan Gettel: BJ, is it a town road, or a county road?

BJ Gettel: It is town road. Because it is in the RD District, it does not require a 239

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George Fulton: It is a nice spot, it is all-open. There are no trees to take down.

Dan Gettel: You are pretty much catering to the same people, just relocating the business across the street. I don't know if you will see a substantial increase in use

George Fulton: He would like to do something on his side of the street, but of course he can't being grandfathered to start adding something on, here he can put up a nice looking building, and move his operation of 29 years just across the street.

David Biren: Is it vehicles and trucks?

Thomas Goetz: Just mostly cars, pickups no heavy-duty vehicles.

BJ Gettel: I have never seen any tractor-trailers in there, any large vehicles like that. A few farm tractors if anything, that is about it

Mike Cassaro: I have been traveling through there about 23 years, and I haven't seen anything more than that. It's a nice operation

BJ Gettel: He has always passed his fire safety inspections, the property is kept neat and clean, I have never had a complaint or issue in reference to that. You don't see junk cars; it is always neat and clean

Dan Gettel: You have a note to see detail # 9 for parking surface? What are you talking as far as the driveway and parking?

George Fulton: They have a driveway surface detail

Dan Gettel: 8" run of bank, and 4" crushed stone. He shows the detail for the parking lot also; I assume that is what you are doing throughout. For a small operation I don't see a reason to pave, there would be more runoff to begin with. I don't have a problem with that.

George Fulton: The soil beneath the parking will certainly take a lot of..... you are close to what used to be a gravel bank, and landfill operation using nothing but sand and good material, and he basically has the same thing on his side, right in that river valley

Dan Gettel: Any questions from the board?

Jacqueline Ricciani: It looks like there are 3 bays proposed?

Thomas Goetz: It is probably going to be reduced to 2 bays

Jacqueline Ricciani: With just two lifts inside, you are not going to be able to..... There is a lot of other space. If I am looking at this correctly, 50 x 30 there is going to be a lot more interior space.

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Thomas Goetz: I'm thinking of a small office on one side. There are two 12ft doors, and you have to have like 5 ft in between each one. It is going to eat up quite a bit of space just with the two doors

Jacqueline Ricciani: Do you anticipate storing any vehicles inside the building?

Thomas Goetz: Not really

Jacqueline Ricciani: What about outside?

Thomas Goetz: Just customer vehicles.

Jacqueline Ricciani: Just stuff you are working on?

Thomas Goetz: Yes, it's not going to be a junkyard

Jacqueline Ricciani: It seems that this is going to be on a larger scale than what you are doing now?

Thomas Goetz: The footprint is a little bit larger, but not a whole lot.

Jacqueline Ricciani: Do you employ anyone?

Thomas Goetz: No

Jacqueline Ricciani: Do you foresee employing additional mechanics?

Thomas Goetz: I might need some help sometime.

Jacqueline Ricciani: There does seem like there is a lot of space here where you could be storing cars that would either be meant to be worked on or waiting to be picked up.

Thomas Goetz: Do you mean in the parking area?

Jacqueline Ricciani: If they are not going to be stored inside the building, because you do seem to have a lot of space if they were going to be stored outside in the parking area, how many do you think you have space for?

Thomas Goetz: About 10

George Fulton: You have people that leave cars there for a grease job in the morning. When you go by any service station you have 8 or 10 cars, they are maybe only going to be in the shop for maybe an hour, and they are back out in the lot until they are picked up at night. So he really needs that space area just for customers who come in the morning, drop off a vehicle for tires, or whatever, then in the evening they are gone. He doesn't want to get them out on the road, he wants enough parking area. Now he is a little cramped for parking. Especially in the summer. Here he is going to get them off the

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road, get them in a parking lot, let them sit there until he can get to them during the day, and at the end of the day they will be gone.

BJ Gettel: With other automotive repair shops you have to put a condition on there, a permit that says they are not to have in excess of x number of cars. You could do the same thing here if you had to.

George Fulton: You don't have any objection to that?

Thomas Goetz: No

Jacqueline Ricciani: We still to have an understanding of what you are expecting to be able to do whether it is two bays, or three bays, so we can gauge properly, so you are going to need to put a little more thought into that before you come back for the public hearing.

Thomas Goetz: All right

Dan Gettel: You have never had a problem with security that would require fencing?

Thomas Goetz: No, so far no problems

Dan Gettel: There is a section of code they need to follow in our 345 special use permit. Just check on that to make sure you comply. Your next step is a public hearing, for both the site plan and for a special use permit. That would be your next logical step. I believe next month would be our earliest if you guys were okay with that. I assume you want to move along

David Biren: I would put in for the 3 bays, show for the 3 bays, so at least it is in your plans

Dan Gettel: Mathematically the 3 bays don't add up if you are doing 12, 12, and 12, the building isn't big enough for 3 bays.

Thomas Goetz: I will work on that; I will have something more concrete

David Biren: You may want to put some fencing up by the parking lot, so you don't see anything from the street

BJ Gettel: You don't see anything.

Dan Gettel: The only thing I would suggest for the record, give us an idea of how big the existing building is, and about how many parking spaces you have across the street, and that way we can compare apples to apples.

David Biren: And also the lighting for security.

BJ Gettel: He isn't planning on putting any lighting in; he never has had lighting there.

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Dan Gettel: If you want to put exterior lighting on the building, now is the time to do it. As long as it doesn't glare on the roadway. You should have security lighting.

***Motion to grant this application for a public hearing by Steve Simpson, second by Wilfred Hughson.***

***All in favor – 7***

***All opposed –0***

***Agreed and carried***

Dan Gettel: If you want to do some landscaping, or lighting.

Susan Brown Otto: Is there a sign?

Dan Gettel: Show us where the sign is going to go

George Fulton: Landscaping would be kind of limited along the road, it is going to cut down on site distance, and we could show a little landscaping around the building area

David Biren: And around the signage

***Motion to adjourn by David Biren, second by Steve Simpson***

***All in favor – 7***

***All opposed –0***

***Agreed and carried***

Respectively submitted,

Jannetta MacArthur

Recording Secretary