

The February 25, 2009 Special Town Board meeting was called to order by Supervisor Daniel Sturm at 5:30 p.m. at the Bethel Senior Center.

Council members present: Denise Frangipane
Vicky Simpson
Richard Crumley

Dawn Ryder, Zoning Review Committee
Rob McEwan, Town Attorney

Absent: Robert Blais

The meeting was opened with the Pledge of Allegiance.

Presentation: Review Amendments to Zoning Ch. 345 & Subdivision Ch. 300

Mr. Sturm reviewed the proposed law and how it came about. The proposed local laws were introduced on January on January 28th with new Zoning Code and Subdivision Code text, amended zoning map, and district bulk and use tables.

Mr. McEwan reviewed sections of Zoning Code that were pertinent changes. The conservation subdivisions were deleted and replaced in the AG, FC, PA Zones only. They have their own set of standards.

-Home Occupations were deleted or changed substantially; now 2 types of Home Occupation; home based business and home occupations and apply to single-family home owners. Home based business in AG needs site plan review. In RD needs special use permit.

-Multi-Family only in RDR, RS, CS, AC, and AC Commercial

- Non-conforming uses have greater regulation.

Ms. Frangipane asked Mr. McEwan to discuss buildable acre. Mr. McEwan explained that the buildable acre was previously changed from 40,000 sq. ft. to 43,560 sq. ft. after deductions. The Code discusses deductions for wetlands, slopes.

A representative from the Iroquois Club was present and indicated they own 3,000 acres; the club owns the lots and the homeowners build on their designated location. Mr. McEwan explained these regulations do not apply if they are not subdividing.

Susan Brown asked if non-domesticated animals was addressed in the Zoning with a per acre amount. According to Tim Dexter they are not regulated.

Jonathan Hyman pointed out that in the definitions and in the Bulk & Use tables that a Neighborhood Store in the SR is 5,000 sq. ft. and 10,000 sq. ft. in code, one must be in correct.

Mrs. Simpson had a previous appointment and left the meeting at 6:35 p.m.

Harold Russell asked if the Town has received the Bethel/Farmland Protection Plan. Mr. Sturm indicated the plan is being developed and that we have been discussing the AG district acreage issue for 2 ½ years.

Monthly Statement of Supervisor

Monthly Supervisor's statement for January has been received. Motion by Mr. Crumley to receive and file, seconded by Ms. Frangipane, put to a vote and carried 3-0.

#32 Budget Modifications for Highway Fund

Fran Foster, Town Bookkeeper, is requesting a Highway Fund budget modification to cover the cost of safety training. Motion by Ms. Frangipane to approve, seconded by Mr. Crumley, put to a vote and carried 3-0 as follows:

<u>Account</u>	<u>Account Name</u>	<u>Debit</u>	<u>Credit</u>
DA5110.4	Maintenance of Street	\$2,000	
DA5140.4	Safety Training		\$2,000

#33 The Boat Club Café Renewal Liquor License Application

Liquor License renewal notice has been received from The Boat Club Café. Motion by Mr. Crumley to approve, seconded by Ms. Frangipane, put to a vote and carried 3-0.

#34 Bubba's BBQ Renewal Liquor License Application

Liquor License renewal notice has been received from Bubba's BBQ. Motion by Ms. Frangipane to approve, seconded by Mr. Crumley, put to a vote and carried 3-0.

#35 Appoint Election Inspectors for March 19th Referendum

Town Clerk has presented a list of Election Inspectors to work at the March 19th referendum for the Bethel Volunteer Ambulance Corp. Motion by Mr. Crumley to appoint Marion Madaffari, Jean Schuberth, Judith Kleinert, and Linda Blais as Election Inspectors for the March 19th Referendum at a rate of \$10/hour, seconded by Ms. Frangipane, put to a vote and carried 3-0.

#36 Approve Street Banners for Bicentennial & Farmer's Market on Rt. 55

The Bicentennial Committee and the Bethel Local Development Corporation are requesting permission to place banners on Route 55 for their events. Motion by Mr. Crumley to approve permit from Sullivan County, seconded by Ms. Frangipane, put to a vote and carried 3-0.

Correspondence from Hwy. Super regarding Mini Falls Bridge repairs

Correspondence has been received from the Lynden Lilley, Highway Superintendent, requesting that the Town Board discuss funding to complete the Minnie Falls bridge project. The bridge is 14' x 30', with 6 steel I-beams. Mr. Lilley will be presenting a materials cost list. Motion by Mr. Crumley to receive and file, seconded by Ms. Frangipane, put to a vote and carried 3-0.

Junkyard License renewal application – Joel Shapiro

Junkyard License renewal application has been received from Joel Shapiro. Motion by Mr. Crumley to receive, file and to authorize Building Department to inspect, seconded by Ms. Frangipane, put to a vote and carried 3-0.

#37 Set Special Meeting for Wednesday, March 4th at 5:30 pm at the Senior Center.

Motion by Ms. Frangipane to approve special meeting for Wednesday, March 4th at 5:30 pm at the Bethel Senior Center, seconded by Mr. Crumley, put to a vote and carried 3-0.

Adjournment

Motion by Mr. Crumley to adjourn, seconded by Ms. Frangipane, put to a vote and carried 3-0.

Respectfully submitted,

Rita J. Sheehan, Town Clerk