

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 March 12, 2013 at 7 PM at the Dr. Duggan Community Center, 3460 State Route 55, White Lake, New York. A regular meeting of the Planning Board followed on the same date at 7:30 PM. On the agenda at this time is the following:

In attendance: Daniel Gettel, Chairman, Steve Simpson, Vice Chairman, Susan Brown Otto, Michael Cassaro, David Biren, David Slater, Wilfred Hughson, Walter Norris, Alternate, Victoria Vassmer-Simpson, Councilwoman. Lillian Hendrickson, Councilwoman, Jacqueline Ricianni, Attorney, and BJ Gettel, Code Enforcement Officer

Also in attendance: Daniel Sturm, Supervisor

Pledge to the flag

Daniel Gettel: BJ please let the record show that Jannetta MacArthur and Michael Weeks have been excused from this meeting and that you will be filling in for Jannetta.

I assume everyone has had the opportunity to review the minutes from the February 12th Planning Board meeting. If there are no comments, I would entertain a motion that we approve the minutes from the February 12th meeting.

Motion to approve minutes by Steve Simpson, second by David Slater

All in favor - 7

Opposed - 0

Agreed and carried

- 1) Application for a Special Use Permit and Site Plan Review for a Transient Campground Facilities for specific dates located on Yasgur Road, known as Bethel Tax Map #: 25-1-14.1 & 15, proposed by Roy Howard and Jeryl Abramson.***

Jeryl Abramson: There were questions?

Daniel Gettel: I think most of the board knows that Jeryl was originally scheduled to be on the agenda in April, and for the record, I did ask her to come to this meeting. In the past we discussed the Special Use Permit requirements, but we specifically discussed them for the campground. It is apparent that there is going to be some type of a music event at this site. I want to make sure before we have the public hearing next month that we have certain things on the record. Jeryl there are just a couple of questions on the master plan. In one place it calls for (4) four days, and in another place it calls for (3) three days. There was a Thursday included. Was that a day for people to come in?

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Jeryl Abramson: There is a setup period between Wednesday and Friday with people coming in. Basically we open on Friday.

Daniel Gettel: Is that more for vendors and people like that?

Jeryl Abramson: We do allow people from out of town to come in, if they traveled a distance, we let them come in.

Daniel Gettel: It is limited, but it would be more of a (4) four day event, August 15th, 16th, 17th, and 18th. Jacy, are you okay with that as long as it is clear?

Jacqueline Ricciani: They are entering Wednesday through Friday?

Daniel Gettel: It is Thursday they would come.

Jacqueline Ricciani: I'm sorry I thought you said Wednesday.

Jeryl Abramson: Vendors can come in on Wednesday.

Daniel Gettel: People are not permitted until Thursday.

Jacqueline Ricciani: One thing that complicates this application is that there are really two separate things. One thing is for people to be coming in for the camping on Thursday, and getting themselves setup and organized, but you also have a music event. We are assuming that is on Friday and Saturday.

Jeryl Abramson: Doesn't my application say that?

Jacqueline Ricciani: Yes. The management plan talks about it.

Daniel Gettel: On the initial site plan there was a notation about an event happening on the site

Jeryl Abramson: I think there has been a lot of confusion over the years about what we call it. I think we all know what is going on here. It is a camping event. There is music. There is not going to be any kind of major stage. There isn't going to be any kind of heavy-duty metal performances. There isn't going to be any of that. It is basically people bringing in their own bands, their own music, and we basically allow them to perform that way. It is not hired music. It's the people who are coming there that are putting on their own show.

Daniel Gettel: As far as the dates go, do you think it would be fair to say that would happen on Friday, Saturday, and Sunday, not on Wednesday and Thursday?

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Jeryl Abramson: Absolutely

Daniel Gettel: That's fine. I think that is where we are going with that. Trying to limit what dates they are. Like I said, your master plan does talk about an event. One of my main concerns was parking. I know your master plan calls for additional parking behind the barn and the front field. Do you or your engineer have any idea of how many cars might be placed in those areas? I'm not familiar with how big the areas are. I know you have parking for 935. Could you just give us a number for the additional?

Jeryl Abramson: It's about 1,000 cars.

Daniel Gettel: Does that include all the areas, or just the area that is shown on the site plan?

Jeryl Abramson: I'm not sure what you are referring to. We can accommodate approximately 1,000 cars, and camping.

Daniel Gettel: In the past you have used all three fields?

Jeryl Abramson: Yes.

Daniel Gettel: So we are talking about all 3 fields for the total of 935.

Jacqueline Ricciani: It is pretty well documented on the site plan, even back by where the CES tanks are, they have provisions for cars.

Daniel Gettel: I wasn't sure if the 935 was just the parking along the front. At the last meeting we did discuss Glenn (Smith's) question about potable water. I do think, just be prepared for it, that the Health Department might require that you provide potable water, not just bottled water.

Jeryl Abramson: The Health Department has never bothered us about that before.

Daniel Gettel: They might because of the camping.

Jacqueline Ricciani: Your engineer has it on the site plan.

Daniel Gettel: And it is in the master plan.

Jeryl Abramson: It is about \$800 or \$900 for the tanker. If I don't need it for the Board of Health... It is not a town issue. It is a Board of Health issue. If they require it, I will do it.

Daniel Gettel: I just want you to be aware of it. I do think it is going to come back. In the past you had a Special Use Permit that expired after a year. I would like to run through what the conditions were for

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that permit so that we can at least get it on the record, so the board is aware of it. It's going to be used as a framework for any approval that we do after the public hearing. These conditions shall include, but may not be limited to:

- 1) *The Special Use Permit shall be valid for a period of one year for one concert series to be held on specific dates. The Special Use Permit shall be renewed, subject to the provisions of the Town of Bethel Zoning Law, prior to any additional concerts taking place. Such renewal to be the responsibility of the applicant.*
- 2) *The applicant shall maintain liability insurance covering the event and camping. The applicant shall provide the Town of Bethel with a Certificate of Insurance naming the Town of Bethel as a co-insured party. The amount of said insurance shall be no less than \$1,000,000 as referenced in the Management Plan.*
- 3) *The contract information regarding security services is on file with the Building Department, as is the information regarding trash and portable toilets. We will require contract information for the EMTs and other service providers listed in the Management Plan prior to July 15, 2013.*
- 4) *The applicant shall obtain, no later than July 15, 2013, all required Town, County, State and all other Governmental Agency permits and approvals, if any. This shall include some indication from the New York State Health Department that their camping requirements are met as required to address our code.*
- 5) *The applicant shall, no later than July 15, 2013, provide the Town of Bethel with copies of, or an e-mail link to, all ticket sales literature or sites which shall clearly indicate that fireworks, glass containers, illegal drugs, and pets shall not be permitted on the site.*
- 6) *The applicant shall otherwise comply with all other requirements previously imposed by the Town of Bethel and the courts.*
- 7) *The applicant shall, as necessary, act to insure that traffic movements on NYS Route 17B are not impaired by enacting the traffic control procedures outlined in the Management Plan.*
- 8) *The applicant shall permit the Town of Bethel Building Inspector and the Town of Bethel Constables to conduct site inspections, at their discretion, to insure the conditions set forth in the Management Plan, the Site Plan, and this Special Use Permit are being complied with and that all vendors possess appropriate licenses.*
- 9) *The applicant shall take affirmative steps to mitigate any impact on agricultural uses by:*

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- a) *Ensuring that there is no trespassing onto adjoining properties.*
 - b) *Monitoring the buffer zones along any adjoining farmland to ensure that they are unoccupied by persons, vehicles, or debris of any kind.*
 - c) *Prohibiting the use of fireworks or creation of other similar noises likely to disturb farm animals and enforcing these restrictions at all times.*
 - d) *Erecting temporary fencing, only as required, to restrict entry to the site from adjoining properties and vice-versa. This shall be completed no later than August 5, 2013.*
- 10) *The site and surrounding properties shall be fully cleared of all event and camping related debris, equipment and temporary structures no later than August 26, 2013.*
- 11) *That all fees be paid to the Town of Bethel prior to the issuance of this Special Use Permit.*

It pretty much goes along with what they did in 2004. We do have to come to some consensus on noise and lighting. In the past I believe it was required that all speakers be pointed away from adjoining homes and towards the ground. All amplifiers shall also be turned off at a certain time.

Lighting is proposed to be via portable towers, and we have to remember that in the middle of August the sun sets a little before 8:00 pm. I do question if the amount of lighting could be safely reduced or restricted after a certain time.

Jeryl Abramson: The speakers are going to be little; they are facing down, and east. So there is nobody..... I can't hear it from my house. When the sound comes out it bounces to the ground and it absorbed before it goes out.

Daniel Gettel: It doesn't travel. In the past approvals you had said that you turn off the amplified music after a certain time.

Jeryl Abramson: I think the town code goes to 2 am on the weekends.

Jacqueline Ricciani: There is no time in the code. It's what is reasonable.

Daniel Gettel: I do think the amplified music should be turned off at a certain point, and in the past you were given to 2 am.

Jacqueline Ricciani: You may want to make Sunday different than Friday and Saturday.

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Daniel Gettel: They should be gone by Sunday. Are you okay with 2 am? The public may feel differently. We have to keep in mind it is going to be light until 8pm.

Jeryl Abramson: I am going to get the generator lights. We point them away.

Daniel Gettel: It has to be safe for the concertgoers too.

Jacqueline Ricciani: There is some lighting in the woods also, in the site plan.

Jeryl Abramson: It is temporary.

Jacqueline Ricciani: That is with generators also?

Jeryl Abramson: Yes.

Daniel Gettel: That is for safety reasons.

Michael Cassaro: I know we don't have any jurisdiction over your private agreement with Mike Taylor with the tanks, but I think it would be a good idea to notify him about this so that he knows. So that he's not going in and out of there with big trucks.

Jeryl Abramson: I have spoken to him about this.

Jacqueline Ricciani: I understand that you are not sponsoring bands or anything else but is there going to be some sort of organization as far as, like one band at a time. I just don't get a good sense. Is it just the campers? I guess my question is you have more cars and potentially more attendees than campers. It comes to like 3,000 people. Are they going to be just coming and going during the day? What is that going to do to your traffic, your traffic attendants, and your parking? I'm getting the sense that it's not necessary for everybody coming in to set up their tents. They have a great weekend. Then on Sunday everybody leaves. It seems like a lot of people will be coming, but it seems like Saturday and Sunday during the day you are expecting people to come hang out for awhile, and then leave.

Jeryl Abramson: I don't expect them to do anything. They do what they want to do. They come in. They buy a wristband. They come in and park. If they want to leave, they leave, and then they come back with the same wristband. That way they can go to Kauneonga Lake and have dinner, or they can buy gas, or they can go to Wal-Mart and go shopping. They can come back or they can go to the show at Bethel Woods.

Jacqueline Ricciani: And that is great. On your management plan it talks about when heavy traffic is coming in, it's going to be 3 lanes in, and 1 lane out, and the reverse. I'm thinking that during the day, on Saturday, that's probably not going to work.

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Jeryl Abramson: Why not?

Jacqueline Ricciani: When are you going to switch the lanes for people?

David Slater: She keeps saying this is a camping site. If you have 200 campsites, 6 people at a campsite, that is 1200 people. You are probably figuring about 100 to 200 vendors?

Jeryl Abramson: No.

David Slater: 50 people vending?

Jeryl Abramson: 30 vendors.

David Slater: So we can assume that at the most there will be 1230 people on your site maximum. You are going to sell 1230 wristbands, and you are done? How is this going to be regulated?

Jeryl Abramson: We know how many parking spots we can accommodate.

David Slater: But you have a campsite and if you have 6 people per campsite at 200 campsites that is 1200. I think that is what is Jacy is asking. What is going to happen to all those excess vehicles coming and going if you have accommodated 1200 campsites with people and now you have another 1,000 people coming in just to do whatever? Where does that parking go?

Jacqueline Ricciani: Yes. I am pretty much wondering.....

Jeryl Abramson: I don't know why this is so difficult. What I am confused about. I know how we do things, and I don't understand what you are asking.

Jacqueline Ricciani: What is your plan to accommodate traffic and parking on Saturday for people that are not camping?

Jeryl Abramson: They'll all be camping.

Jacqueline Ricciani: So the only people that are going to be there are people that are camping?

Jeryl Abramson: Whoever buys a wristband, however long they want to stay.

David Biren: You don't know if they are going to be camping or not.

Jeryl Abramson: No, and I don't care. If they want to camp, they can camp, and if they don't they can go home. There are a lot of local people that come.

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Susan Brown Otto: So after 935 then that's it? You will only sell tickets to 935 people?

Jeryl Abramson: There are 935 parking spaces. How many people fit in a car?

Jacqueline Ricciani: Let's say that there are 500 cars, and those are the campers. You are expecting another 400 cars coming and going?

Jeryl Abramson: No.

Jacqueline Ricciani: So you think all 935 cars are going to be campers?

Jeryl Abramson: I don't care. If you invite 100 people to your house, they could come to dinner or stay overnight.

Jacqueline Ricciani: But I can't accommodate 100 cars coming and going.

Jeryl Abramson: But I can.

Jacqueline Ricciani: But how?

Jeryl Abramson: The same way. It's the same numbers.

Jacqueline Ricciani: There is just going to be one lane of traffic coming in and one lane of traffic coming out and parking attendants keeping track, or are these people....

Jeryl Abramson: No, it's presales. Anything that is not presold, if we have vacancies, we let them in. When we are full, we are full.

David Biren: How about the people that you sold to?

Jacqueline Ricciani: You're okay with this?

Jeryl Abramson: They have reserved parking.

Daniel Gettel: They are buying a parking space.

Jacqueline Ricciani: Not necessarily a camping space. You've got to be selling more than 1200 wristbands.

Jeryl Abramson: I'm looking at the parking. What difference does it make how many people are coming if I know how many cars are parked. Then I will find out how many bands I'm selling.

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Jacqueline Ricciani: So you don't think people coming and going up and down Yasgur Road all day on Saturday is a problem?

Jeryl Abramson: No, it never has been. Most people stay. There are people who do leave and come back. It's not a Flea Market. It's not like people are going to come in and walk around and then leave.

Jacqueline Ricciani: People are going to come and stay?

Jeryl Abramson: Yes. They do go out, but then they come right back. Basically it is a camping experience. Just like any other campground. They go out in the community. They do things in the community, and they come back.

David Biren: That leaves a parking spot empty, and then you are going to fill that spot.

Jeryl Abramson: Oh no. I didn't know that is what you meant. When a car leaves, that spot belongs to them.

Jacqueline Ricciani: Thank you. So you are not going to fill that spot with the next car coming in.

Jeryl Abramson: No.

Jacqueline Ricciani: So it's not like a regular parking lot. That makes sense.

Jeryl Abramson: That's why it didn't make any sense.

Jacqueline Ricciani: There is nothing in there that tells us that people have their own parking spot.

Daniel Gettel: Who are the parking attendants? Is a contract you are going to have, is it going to be local?

Jeryl Abramson: It's in-house.

Jacqueline Ricciani: You will have enough parking attendants? That is the other thing. Your site plan does not show the location of the gate or the ticket booth.

Jeryl Abramson: It does. I could show it to you. (showing on map)

Jacqueline Ricciani: The management plan talks about having security that is going to search as best you can, to make sure people aren't bringing in any contraband or anything and making sure they have their wristbands. I am just concerned that there will be cars backed up down 17B while they are doing all that.

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Jeryl Abramson: We drive them off of 17B. It is quick. (Showing on map where gate is). They look in the trunk, back seat. It is really fast.

Jacqueline Ricciani: You did say you were going to try to presell a lot of the tickets.

David Slater: What is the maximum amount of people you are expecting at this site at one time? The numbers say that you have 935 vehicles, 5 people per vehicle that is almost 5,000 people.

Jeryl Abramson: Not every vehicle has 5 people.

David Slater: But every vehicle can, that is what a lot of people will say.

Jeryl Abramson: The average is 2.5 people per vehicle.

Daniel Gettel: I believe in the past meeting you said 3,500 was the most you have ever had.

Jeryl Abramson: I anticipate between 2,500 and 3,000.

Jacqueline Ricciani: But you are asking for permission for up to 5,000.

Jeryl Abramson: Only because that is code of the mass gathering.

Jacqueline Ricciani: That is 10,000 actually. You're not getting that.

Daniel Gettel: In the past you said 3,500 was your max. Anything else from the board? Jeryl this is due for a Public Hearing April 9th. I know the notifications have gone out. The only suggestion I would give to you is that we did ask your engineer to reach out to the State because there was a problem with the numbers that were submitted to the State. I don't know if that has been addressed or not.

Jeryl Abramson: I think Greg is handling that because no one really understood the question, including my attorney.

Daniel Gettel: Christine Klein from DOT had a concern about the numbers that were submitted as part of the application. I think it was something your engineer.

Jeryl Abramson: I'm not even really sure what the issue is.

Daniel Gettel: The submission came from us to the state.

Jacqueline Ricciani: Christine is reading it from the management plan.

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Jeryl Abramson: So they are saying it is a maximum amount of vehicles during peak hours is going to be 80?

Jacqueline Ricciani: That is what your engineer is saying.

Jeryl Abramsom: Yes, that is the maximum, and that is overestimating, so what is the question?

Daniel Gettel: She had a concern with that number and I don't really want to get into the 239 tonight. I just want your engineer to reach out to her so they can talk about the numbers before we introduce that into the record.

Jeryl Abramson: Why don't I talk to Greg tomorrow. I'll see what he wants to do.

Jacqueline Ricciani: If the DOT has concerns about the traffic or the event than that is going to impact this board and they are going to have to address the DOT.

Jeryl Abramson: I understand that. I don't think their concerns are going to impact anything.

Jacqueline Ricciani: Again, I want to clarify there is a provision in the camp code for open-air concerts and certain requirements that go along with that. Not difficult actually. If you are going to have a stage it has to be at least 150 feet from a property line. Lighting has to be directed away from adjoining, and comply with the code. If you are going to use a public address system, which I don't know if you are, there is certain noise requirements that it has to comply with.

Jeryl Abramson: We aren't having a public address system.

Jacqueline Ricciani: From my perspective in order to comply with the Town Code, you would need another Special Use permit for the outdoor concert. It isn't any additional work for you, because it is all part of your site plan, and now we have the additional information we need. It is just a matter of the resolution that needs to be written and the conditions that need to go with it. So just so that we are clear, you are seeking permission to have an outdoor venue concert?

Jeryl Abramson: Yes.

Daniel Gettel: So we are talking camping with an event. They are two Special Uses. We will try to combine the event with the camping so I don't have to read through everything twice.

Jacqueline Ricciani: Right, like I said it isn't any additional work for the applicant. It just comes to me to draft two separate resolutions because the code treats them separately, one for campground, and one for recreation. The conditions will most likely be the same.

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Jeryl Abramson: Okay.

Daniel Gettel: You will be first on the agenda at 7:30 pm on April 9th.

2) *Application for a modified Site Plan to relocate approved dormitories for Camp Divrei Yoel located on Divrei Yoel Drive, known as Bethel Tax Map #: 13-1-4.2, proposed by Camp Divrei Yoel.*

Randy Wasson: In 2005 this camp received site plan approval and a special use permit for the construction of four two-story dormitories. They subsequently constructed two of the four. That is what you see here (showing on site plan), along with the septic system and water supply, and driveway into the site. They would like to construct the remaining dormitories, but they found with the two existing, which are two story and large and hold quite a few kids, that they are more manageable if they are single story separate structures. So they are trying to accommodate the same number, but in four single story structures. I think BJ also had some concerns about that. I think from a Health Department standpoint, as well as a Building Department standpoint, they would be considered safer. These are the four proposed buildings. The two that were not built originally aren't shown here, but they are right behind here. We are looking for a site plan approval.

Jacqueline Ricciani: Here's the thing. When you look at that one portion that is enlarged and highlighted on the right, (on the map) then look at the entire camp on the left, then the question comes up has the camp been substantially completed. This board might be able to say when you look at the entirety of it that the only things they haven't done are two buildings out of twenty five. Maybe they have substantially been completed.

Daniel Gettel: I don't have an issue with this application, but the simple fact is it is making it safer and the buildings are substantially different than they were originally proposed. The only fact is that it is twice as much ground area that is being disturbed, but you give it up for the safety factor of having kids in a one-story building, and having the children be better handled by the camp counselors.

Jacqueline Ricciani: I can't find anything in this code about modifying, or amending a site plan.

Daniel Gettel: The problem is the site plan was originally approved eight years ago. It doesn't necessarily mean that something that is eight years old can't just be reapproved.

Jacqueline Ricciani: I'm just trying to figure out if they need a public hearing.

Daniel Gettel: It is my understanding that Section 345-31 G (2) states that the Planning Board may waive the requirements of a Public Hearing except for those applications for approval set forth at 345-31

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C (1a, b & c). 345-31 C (1a) is for structures, which exceed 1500 square feet. Therefore we cannot waive the Public Hearing. The neighbors in that immediate area have a right to know what is going on at the camp. Jacy, are you suggesting that we handle this as a Special Use with site plan review, or as a site plan modification?

Jacqueline Ricciani: I'm not finding site plan modification.

Daniel Gettel: I don't have a problem treating it as a site plan review with a Special Use in this one area.

Jacqueline Ricciani: My inclination is that it's not a Special Use if they got the Special Use in the past and they have substantially completed the construction pursuant to that site plan and that a Special Use, which I am told does not expire, then it is just a site plan review. You have to do SEQRA.

Daniel Gettel: We can treat it as a site plan with a public hearing and a SEQRA review but as a modification of the site plan. Randy, you have one issue with the DEC. They would like us to look at the environmental before we move on with the application?

Randy Wasson: That is correct. They have asked us to clear up some permit issues, the SPDES permit for the sewer. We have taken care of that. We have submitted the application. We have also submitted the SWPPP and they wanted to review that. The one thing that is outstanding is they can't technically begin to review without SEQRA at this point.

Jacqueline Ricciani: Who needs this review?

Randy Wasson: The DEC.

Daniel Gettel: If this is not a problem with the board, I will read through this. We don't have to do Lead Agency because it is a short form.

Jacqueline Ricciani: There is no county property within 500 ft?

Daniel Gettel: There is no county, there is no Ag. We can move on with this. I don't have a problem getting this out of the way.

Daniel Gettel (reading through the Short Form EAF):

A)	<i>No.</i>
B)	<i>No.</i>
C1-C6)	<i>No.</i>
C-7)	<i>None.</i>

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D) No.
 E) No.

Motion to grant this application a Negative Declaration based upon the Short Form SEQRA by Steve Simpson, second by Susan Brown Otto

All in favor – 7

Opposed - 0

Agreed and carried

The next item would be to grant this application a Public Hearing. The next available meeting would be Tuesday April 9th. We already have a Public hearing scheduled for 7:30. I would suggest that the earliest we schedule a second hearing would be for 8:00 pm, if not later.

Motion to grant this application a Public Hearing for April 9th, set to begin at 8:00 pm by Susan Brown Otto, second by Wilfred Hughson

All in favor – 7

Opposed - 0

Agreed and carried

- 3) ***Recommendation for a Zone Change and an application for a Special Use Permit for a Performing Arts School located at 597 West Shore Road, known as Bethel Tax Map #: 21-1-1.20, proposed by Granite Growth 56, LLC.***

Daniel Gettel: Can you give us your name with a brief description of your proposal?

Eric Frances, Chief Financial Officer and General Manager of Bethel Woods: As we have grown, our educational programming has grown over the last couple of years. We have run into issues where we are fighting for space within Bethel Woods. What we wanted to do was run programs that are two weeks each and the property that is located adjacent to the Performing Arts district is an ideal space to do a lot of the programming. It would be done during normal business hours, and it really is for the kids to practice, build costumes, to get ready for a performance which will be held in the Events Gallery at the Museum at Bethel Woods. With a program like this which runs from 9 am -5 pm, if we have a concert and have the parents to come up Hurd Road to pick up their kids, it will be chaotic. We are trying to find a spot that is close and not far. This particular house, if you are not familiar with it, is right across from the Hay Maze. It is setback into the hill there. This is the performing arts district. The first program is in July.

Daniel Gettel: For the record, we cannot act on this Special Use Permit application tonight as the school is not permitted in the current zoning district. The applicant has petitioned the Town Board to have the two parcels annexed into the Performing Arts Center Development District, which would permit the

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school as a Special Use. The Town Board is currently reviewing this proposed zoning change, and has proposed Local Law #2 of 2013. Rita (Sheehan) was kind enough to provide us with the specifics for the Local Law, which we must act on tonight. If the Town Board enacts Local Law #2 we could then proceed with the review of the school as a Special Use with a Site Plan review. We can't act on it until then.

Eric Frances: I imagine we can work around it.

Daniel Gettel: The building plan I did review. There are a couple of alterations that need to be made to make the building more handicap accessible. There aren't any major changes. As far as water and sewer goes, there will be less usage than when it was used as a residence.

Susan Brown Otto: My only question is the parking and the traffic. So it is 4 pm. Where do the mothers come to pick up the children.

Eric Frances: It is a privately owned driveway. There is a good turnaround, even for fire trucks.

Daniel Gettel: At this time I would entertain a motion that we recommend to the Town Board that they proceed with the adoption of Local Law #2 of 2013.

Motion by Mike Cassaro, second by Susan Brown Otto

Roll call vote.

Mike Cassaro: Y

Susan Brown Otto: Y

Steve Simpson: Y

David Biren: Y

David Slater: Y

Wilfred Hughson: Y

Daniel Gettel: Y

All in favor

Daniel Gettel: Vicky is there anything on the Town Board agenda that we should be aware of?

None.

If there are no additional comments from the Planning Board I would entertain a motion that we adjourn.

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Motion to adjourn by Susan Brown Otto, second by Steve Simpson

All in favor – 7

Opposed - 0

Agreed and carried

Respectively submitted,

Gannetta MacArthur
Recording Secretary