

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 May 14, 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 that time was the following:

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

Excused: David Biren, and Jannetta MacArthur, Recording Secretary

Seating: Walter Norris, Alternate

Pledge to the flag

Motion to approve minutes from the April 9, 2013 meeting by Steve Simpson, second by Mike Cassaro

All in favor – 7

Opposed - 0

Agreed and carried

Daniel Gettel: Tonight we have a public hearing. The public hearing is set to start at 7:30pm. If anyone is interested in speaking, I would ask that you raise your hand when we open the public hearing. I am going to ask Mr. Wasson, the applicant's representative, to make a quick presentation and after that we will open the public hearing and I will ask for public comment if anyone is interested. Please address your questions to the board.

1) Public Hearing for a modified site plan on a conservation subdivision located on NYS Route 17B, known as Bethel Tax Map #: 40-1-6 and 40-1-7, proposed by Redwood Estates. (Wasson)

Randy Wasson: My name is Randy Wasson. The application is for site plan approval. This project is located on 17B. This application was previously approved for 13 homes located in the center of the parcel, plus a community building. From the original project, nothing has changed since the approval of 2011. This project, which is "T" shaped here, (showing on map) is approximately 9 acres and will share the existing driveway or common driveway with a separate corporation, but the same ownership, Sunflower Bungalows. The driveway, loop road, storm drainage, everything is unchanged. The utilities, being water and sewer, are unchanged. The approved plan lists 13 units, (showing on map) a pool inside a building, and a community building where the 14th building is now proposed. The community building is proposed to be moved to here (showing location on map). This is the .33 acre lot that was purchased, that is now proposed to be incorporated into this site plan to achieve essentially the same density, as the original approval. That is really it. Everything is unchanged in size.

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Motion to go into public hearing by Susan Brown Otto, second by David Slater

All in favor – 7

Opposed-0

Agreed and carried

Daniel Gettel: If anyone is interested in speaking about the Redwood Estates application, now would be the time.

(No response from audience)

Daniel Gettel: While we are in public hearing, I think we should address the written comment that came in. We did receive a number of letters which I think we should address during the public hearing. We received letters from Bruce and Susan Jacobsen, Susan and Stuart Novy, and Lynden Lilley. Letters from both Jacobsen and Novy raised concerns with regard to construction being completed at the site. In response to those letters we reached out to Glenn Smith, who is the Planning Board Engineer for this project, and asked him to do an inspection of the site to address the concerns raised by the neighbors. All three of these letters have been on file as has Glenn Smith's reports so I won't read each letter individually into the record. After reading Glenn's report and speaking to him today on the phone I am confident that the site is being properly maintained. Glenn's report does point out that although the property line is marked that the contractor may have misinterpreted the corners in the area where the Redwood Estates rear property line takes a jog. Randy if you would point to that on the map. The contractors didn't cut any trees, they thought they were on the property line, but some debris spilled over to the neighbors. Greg Sementz did go out to take a look at it. He also agrees that it was more of a misunderstanding, a misinterpretation of the boundaries and that it should be relatively easy to clean up. If we do approve this application tonight, the cleanup of that area is going to be one of the conditions of our approval. If we do approve a 14th unit, we will not issue a building permit until that is cleaned up. It might actually be cleaned up now as I understand they were working on it today. We also received a letter from Lynden Lilley who is an immediate adjoiner in the area where the community building is proposed to be relocated. His letter was written in support of this application. BJ for the record, you had another adjoiner come in to your office that wasn't able to be here tonight but did voice that they were in favor of this, that they weren't opposed to the addition of the 14th unit or the relocation of the Community Building. They are an immediate adjoiner on 17B.

Daniel Gettel: We did hear back from the State as part of the M239 review. They sent us back the typical response. We also heard back from the County today, being local determination. I think we should receive and file all of the letters.

Motion to receive and file letters from Jacobsen, Novy, Lilley, Glenn Smith's report with attachments, and the State DOT and County M239 review letters by David Slater, second by Mike Cassaro

All in favor – 7

Opposed – 0

Agreed and carried

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Daniel Gettel: If there are no further comments, we should go back to our regular meeting

Motion to go back to regular meeting by Mike Cassaro, second by Steve Simpson

All in favor – 7

Opposed - 0

Agreed and carried

Susan Brown Otto: I just have a question with regard to Black Lake Estates. Can this be accessed to Black Lake Estates?

Daniel Gettel: It is in Black Lake Estates. I don't believe it was originally part of Black Lake Estates. It was just a parcel that happened to be there when they developed Black Lake Estates. If they came in tomorrow and asked BJ for a building permit it is her opinion that she could give them a building permit if they could prove they can meet the setbacks. Even though it is an undersized lot, it is still considered a buildable lot. So, they do have a right to a house on that parcel. If we were to approve this application tonight we would want to stipulate that they acknowledge the fact that they are no longer going to be part of Black Lake Estates, that the condominium doesn't have any rights to Black Lake Estates.

Susan Brown Otto: What about the acreage on the conservation subdivision?

Daniel Gettel: It actually works out to be the same as what was originally proposed when they did the other units. It averages out to 0.65 acres per unit.

Randy Wasson: It is 0.65 acre per unit.

Daniel Gettel: When you average everything out, it is pretty much what they had the last time.

Susan Brown Otto: Do they have to keep that land vacant now? So they can't build.....

Daniel Gettel: It will be considered part of the conservation. It would have to be kept natural. No construction, no clear cutting, no disturbance.

Susan Brown Otto: Is there any park fees we can collect?

Daniel Gettel: We looked at that, and we can't do it. I don't exactly remember why, but you can't do park fees on condominiums. We did specifically look at that. At the last meeting we did have a brief discussion about open space, and what was the intent of the conservation subdivision regulations. Section 345-24 states that "The conservation subdivision regulations are intended to enable and encourage the flexibility of design and development of land in such a manner as to promote the most appropriate use of the land."

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Daniel Gettel: In this case I feel we are encouraging the applicant to build in an area where municipal services are available as opposed to building on an undersized lot. There is also a discussion about open space. Open space is not mentioned until later in those regulations and that is under maintenance. The code reads we “should be maintaining the natural scenic agricultural open space or other characteristics of the open area, or open land.”

Daniel Gettel: At this time we are maintaining the natural condition of the portion of the open land, as opposed to clear cutting the undersized lot. I do believe we are properly interpreting the zoning. We also had concerns about the location of the community building at the last meeting. Please keep in mind the community building is being built on a parcel that fronts 17Bm but it is proposed to be 250 feet to 300 feet off of the road. It has been restricted to 32 x 60, and you, Randy, have stated in the past that it is proposed to be 25 ft high. It is never going to be a large building. In the past we have restricted that to only be utilized by the families within the development, so if we approve tonight, it would only be utilized by 14 families. It is not open to the adjoining property, Sunshine Cottages or the public. It is private for the residences. If we consider this request we should require several things, which we discussed prior to the meeting. Some of them may have already been addressed.

1. The new parcel shall remain forever wild. No improvements shall be constructed on it, nor shall it be altered in any way without the permission of the Town of Bethel Planning Board.
2. That this new parcel be annexed to the existing condominium parcel and that any benefit the parcel may have had, if any, with being located within Black Lake Estates be abandoned. That the applicant understands they completely abandon any rights to Black Lake Estates.
3. That a statement is placed on the plan that stipulates that the new parcel shall not be used to gain access to Black Lake Estates, or vice versa, it works both ways. Black Lake Estates shall not gain access to Route 17B.
4. The stockade fence that was approved as a condition of the original submission along the rear line of the parcel that immediately adjoins Black Lake Estates be jogged to run around the perimeter of the new parcel on the three sides that adjoin Black Lake Estates. This fence shall not contain any gate, and shall be installed prior to the issuance of any Certificate of Occupancy.
5. That the applicant meet all the conditions of the original approval prior to gaining any Certificates of Occupancy. This would include the driveway easement, driveway maintenance agreement, the Homeowners Association document, and a Transportation Corporation details that Jacy needs to review.
6. Any disturbed areas outside the boundary of Redwood Estates are restored to a preconstruction state prior to a building permit being issued for the 14th unit. This shall be at the discretion of Gregg Sementz.

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7. That the developer be required to install the additional landscaping shown on the most recent set of plans as proposed to screen the community building from Route 17B. The developer is also to provide \$2,500.00 cash or a bond to the Town to cover this landscaping and the landscaping shown on the originally approved application for a period of one year before receiving the Certificate of Occupancy.

Daniel Gettel: Is there anything else from the board, any comments?

Susan Brown Otto: As I recall there was an issue about whether they..... I remember several years ago when we approved this there was a discussion about signage on 17B. At the time, if I recall correctly, there wasn't going to be any sign.

Randy Wasson: There isn't going to be a sign.

Susan Brown Otto: Secondly, with regard to buses and camp children, and buses dropping off kids, sometimes in the summertime you have buses that drop children off, then there isn't a place for the bus to turnaround.

Daniel Gettel: They did address that at the last Planning Board meeting. The issue with buses really has to do more with the adjoining Colony than this one. There is a bus turnaround on this plan. They share a driveway. They will be able to pull off the road much more freely, with the approval of this driveway.

Susan Brown Otto: Are they going to pull in, or just pull over on 17B.

Daniel Gettel: Randy if you could just point on the map where the turnaround is.

Randy Wasson: The turnaround is right here (showing on map).

Daniel Gettel: There was also a comment that the dumpster was to be relocated. It is still in the rear. It's not visible from the road. I know you proposed additional landscaping to screen the community building. Pretty much what we asked for at the last meeting has been addressed. I did ask Randy for an environmental assessment form. At this time, I will read through the Short Form EAF. They are just looking at the modification of the site plan. The total land affected is 9.23 acres, which is the entire parcel. Proposed action complies with existing zoning and land use restrictions. Present use of land in the vicinity is Residential and Park/Forest. Does action involve a permit approval, or funding, now or ultimately from any other governmental agency? Yes. The Town Planning Board Amended Site Plan approval, the Sullivan County 239, and DOH water supply approval are still pending. Does any aspect of this action have a currently valid permit or approval? Yes, the Town of Bethel Planning Board for the original site, and the DEC has approved the SPDES permit and SWPPP plan. As a result of proposed action, will existing permit/approval require modification? Yes, by the Town of Bethel.

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Part 2

- A. Does action exceed any Type I Threshold in 6 NYCRR, part 617.4? No.
- B. Will action receive coordinated review as provided for Unlisted Actions in 6 NYCRR, Part 617.6? No.
- C. Could action result in any adverse effects associated with the following?
- C1: Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waster production or disposal, potential for erosion, drainage or flooding problems? No, not with the addition of one unit.
- C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? No.
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? No.
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? No change.
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? No.
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? None.
- C7. Other impacts including changes in use of either quantity or type of energy? None.
- D. Will the project have an impact on the environmental characteristics that caused the establishment of a crucial environmental area? No.
- E. Is there, or is there likely to be, controversy related to potential adverse environmental impacts? No.

Motion to grant this application a negative declaration by Steve Simpson, second by Susan Brown Otto

All in favor – 7

Opposed – 0

Agreed and carried

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Daniel Gettel: If there are no other questions, I will ask Jacy exactly what motion she feels we need to make. It is a modification of the original site plan, how would you like to handle it with the conditions that I stated.

Jacqueline Ricciani: It is a modification but I think this resolution is to approve the entirety of that. You are approving the landscaping and everything else, even though it is already in place, I think there should be a resolution to approve and include what already exists.

Daniel Gettel: So a resolution approving this plan as submitted.

Jacqueline Ricciani: This is going to be in addition to the prior resolution which still exists. I just want to be clear what is happening tonight is not going to super cede what already took place, this is in addition too.

Motion to approve this site plan as submitted with the understanding that this does not super cede any other approval that was submitted for the original application. The prior conditions are still in place, they still need to be satisfied in order to receive any Certificates of Occupancy, as do the additional conditions discussed earlier tonight for this resolution by Steve Simpson, second by Mike Cassaro

Roll call vote:

***Mike Cassaro – Y
 Walter Norris – Y
 Susan Brown Otto – Y
 Steve Simpson – Y
 David Slater – Y
 Wilfred Hughson – Y
 Daniel Gettel – Y***

Motion approved

2) 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.

Mr. Drapkin: The application is actually a community building on the corner of West Shore Road, and Hurd Road. It is 9.69 acres. There is currently a single family residential dwelling there. We have submitted a site plan. We would like to convert it to a community building which will principally be used for educational and recreational services in connection with the events gallery at Bethel Woods. When we are doing programming at the Events Gallery or Bethel Woods, children are rehearsing, they

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are preparing their programs. There are times when there are other activities going on at the same time. This facility would actually be a place where the kids, (where they would be of course supervised), would be preparing their props, rehearsing their play in order to put on their performances either at the museum or at the Events Gallery. We think the conversion of the residential facility to a community building is a natural progression of what we are intending to do, to bring more educational and recreational activities, more visitors and more use of the Bethel Woods facilities. Any questions?

Daniel Gettel: I would like to state for the record that we saw this proposal back in March. At the time we couldn't review it, as it didn't fit in to our zoning. The Town Board subsequently annexed this parcel into the Performing Arts Center Development district which permits the school. Now we can review it. It is an existing building, there are going to be very minor changes to the appearance to the building. I don't think anyone is going to really notice as far as the exterior of the building goes. It does have a very generous driveway, very generous parking, and a very generous turning lane for fire coverage or for the drop off of kids. It is pretty much an ideal site for this. It is located near Bethel Woods, but as was said in the past, it is not on a road where you couldn't get out if there were a concert going on. You wouldn't have them there on a concert day if there was going to be a problem getting them out, obviously.

Mr. Drapkin: This will be done during the daytime. Is there are any modifications or restrictions of use that you would like to see?

No answer from the board.

Daniel Gettel: The Town Board did declare their intent to be lead agent, and did grant a negative declaration on this. They specifically gave it on the zoning change. I believe it is understood that we are doing an uncoordinated review, since they have already given the zoning change a negative declaration. I don't think we have to do lead agency, because we have our own separate short form. The question is do we have to do the 239 review?

Jacqueline Ricciani: I think we do. If the County was looking at it as a zoning change, just for the zoning change. This application is for the use.

Mr. Drapkin: It depends on how it was written.

Daniel Gettel: It doesn't change anything. It doesn't affect the time lines. We have to make sure that it gets out to the County. I know their board has reviewed it before. Does the board have any questions?

Susan Brown Otto: How many children will there be.... What is the capacity?

Mr. Drapkin: There will not be more than 50 children.

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Susan Brown Otto: According to what I see here there are just two toilets. I see there is a handicap ramp, where is the handicap lavatory?

Mr. Drapkin: (showing on plan).

Susan Brown Otto: So there are three lavatories. Are there any children size lavatories?

Mr. Drapkin: They are like residential.

Daniel Gettel: Something like a kid would use at home.

Susan Brown Otto: In school.....

Daniel Gettel: I believe they did renovate a bathroom to be handicap accessible. Anything else from the board? If there is nothing else we can act on the Public Hearing. I cannot waive the Public Hearing.

Motion to grant this application a Public Hearing for June 11, 2013 at 7:30 pm by Susan Brown Otto, second by Steve Simpson

All in favor – 7

Opposed – 0

Agreed and carried

3) Application for a 2 Lot Division located on Behr Road, known as Bethel Tax Map #:1-1-65.2, proposed by Andrew Karadontis

Jared Hart: We are subdividing 3.1 acres, from a roughly 60 acre piece. This is located on the corner of Behr Road. He is my uncle. We would like to build a house. There is already an existing driveway, so we could have a right a way. The existing property already has pipes for the drainage. There is a well.

Daniel Gettel: Is there a right a way to the remaining land?

Jared Hart: Yes.

Daniel Gettel: You will be extending the existing driveway. I provided Randy Wasson with a copy of the plan. He is one of our town engineers. It is a large parcel. We don't need to review sewer or anything like that. Randy, if you could just give this a look. I don't really have any comment, it is pretty straightforward. It is a minor subdivision. Unfortunately, we can't waive the Public Hearing so we would have to schedule a Public Hearing for next month. Randy, if you could give this a quick look, we will have them back at our next meeting.

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Motion to grant this application a public hearing for June 11, 2013, to begin at 7:45 pm by Susan Brown Otto, second by Wilfred Hughson

All in favor – 7

Opposed – 0

Agreed and carried

4) Sign Review for Dollar General, known as Bethel Tax Map #:37-1-15.3, proposed by Mid Hudson Neon Signs

Daniel Gettel: The site plan along the front. Is this the sign shown here at the intersection?

Rick Jordan: It is supposed to be at the entrance. On the 17B entrance. On the property, not on the road. Just to the west of the orange arrow.

Jacqueline Ricciani: Can you just draw it on my plan so I know what I'm talking about?

Rick Jordan: Sure (drawing on map).

Daniel Gettel: It can't be in the State right of way. Just for the record it is in the area where the first parking space is on the left, between the entrance and the parking space.

Jacqueline Ricciani: It is further down than that.

Daniel Gettel: My point is it can't be on the State right of way. It has to be back further toward the parking lot.

Rick Jordan: Actually, wherever the first parking spot was, it is halfway in.

Jacqueline Ricciani: The sign is in a parking spot?

Rick Jordan: No, that's the parking spot....

Daniel Gettel: If the parking spot is 20 ft deep, it is 10 ft in the parking spot. So it is half way up the length of the parking spot?

Jacqueline Ricciani: He said it wasn't in a parking spot, but it was midway between the parking spot.

Daniel Gettel: It is centered on the parking space, parallel to the parking spot.

Susan Brown Otto: How are people going to see it when they are driving east? When you are driving east you are supposed to enter Royce Road, how you see the Dollar General sign?

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Daniel Gettel: Let Susan ask her question Jacy, lets have one question at a time.

Susan Brown Otto: If there is only one sign, in order to enter the store when you are heading east, you have to turn down Royce Road. You can't enter here. Should there be a sign over here (Royce Road)? How are people driving east going to know they have to turn on Royce Road?

Daniel Gettel: The problem with this application is Dollar General refuses to have this reviewed as part of the Site Plan application.

Susan Brown Otto: They are not going to know. They have to mark it.

Daniel Gettel: If the sign is located in the entrance area, parallel to the parking spaces, it would have to be perpendicular to 17B. That is what I envision.

Mike Cassaro: You are assuming that there are parking spaces here, but the parking spaces are here.

Daniel Gettel: There were originally several spaces in front of this building. That would make sense if that were the location.

Susan Brown Otto: There is no way people coming east are going to know to turn onto Royce Road.

Mike Cassaro: I think for visibility purposes, this is a good sign, but then they are going to need a directional sign for parking by the corner.

Susan Brown Otto: You are going 55 mph...

Daniel Gettel: I agree with a Susan, you also need something at the intersection. Whether it be directional, even if it is an arrow the same colors of the Dollar General, to give people the idea that is where they are supposed to enter.

Mike Cassaro: A directional entrance sign. Even if it is lit. Especially in the winter.

Daniel Gettel: Do you know if they have such a thing?

Rick Jordan: I'm sure they will come up with something.

Daniel Gettel: I obviously don't want two 4 x 8 signs, one at Royce Road, and one at 17B, 100 feet apart. I do think some directional sign has to be put in at the intersection.

Jacqueline Ricciani: Will that be on the Dollar General property?

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Daniel Gettel: Other chains have directional signs.

Jacqueline Ricciani: Ideally it would be on the other side of the road, but that isn't going to happen.

Susan Brown Otto: What happened with the Jeff Bank sign, when headed east?

Daniel Gettel: They don't have a sign.

Susan Brown Otto: They have the red light on, it is 40 mph there.

Daniel Gettel: When they first opened, they had temporary signs there. They were up the first year of operation. They then disappeared. That might be an option. They would have to maintain those signs too, at the intersection of Royce Road and 17B.

Susan Brown Otto: The people going through the CITGO Station, is that going to be blocked off. Whoops I missed the turn?

Daniel Gettel: They are in the parking lot, they are going to have to turn around and go out. My point is that is what the Jeff Bank did.

Mike Cassaro: This is not a good situation at all.

Jacqueline Ricciani: I think a bank is different than a Dollar General.

Rick Jordan: How about a reflective sign. It doesn't have to be high. It will be illuminated at night. Like a normal directional sign. That would work.

Mike Cassaro: Anyone going east is where the problem is. Their lights are going to have to hit that sign.

Susan Brown Otto: At 55 mph per hour.

Daniel Gettel: Unfortunately you are planning on opening July 1st, and Dollar General gave you the wrong site plan.

Jacqueline Ricciani: It wouldn't be complete anyway, if they want something on the corner.

Daniel Gettel: It's not even that, we don't have the actual location of the proposed sign.

Jacqueline Ricciani: It wouldn't matter. The board is now requesting an additional sign.

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Daniel Gettel: We could approve the site plan with the condition that they add a sign at the intersection.

Mike Cassaro: They are going to have to put something there temporarily anyway. Cars are going to be zipping around all over the place trying to get in there from that direction.

Daniel Gettel: How does the board feel about trying to resolve this? They have given us everything we have asked for up to tonight. Just for the record, BJ and I have been going back and forth with this. For the last month. Originally it was a lollypop sign. We shot that down. Then there was strictly a monument sign with no base, which we shot down. Then it had an aluminum base, which we liked, but asked that the base be made to conform to the appearance of the building, which is what Mike (Cassaro) suggested. That is where we are today. As far as the sign on the building, I realize is the standard sign, but by scale it seems to fit the building. I think it is the right scale for the building, and we aren't going to ask you to reinvent the wheel and have corporate come up with a special sign for the Town of Bethel.

Jacqueline Ricciani: On two sides?

Daniel Gettel: Yes, because there is a corner entrance. I am okay with the scale of the signs, and the signs that were submitted. It is just the location. Mike (Cassaro) is the expert. It is Mike's business, and I defer to Mike. He seems to feel they are the right size.

Mike Cassaro: In the past we had those signs for Bethel Farms. They were 4 x 8. They were fine.

Daniel Gettel: It is a 4 x 8, and it is on a switch. It can be turned on and off.

Susan Brown Otto: Is it artificial stones, or stone wallpaper?

Rick Jordan: It isn't wallpaper. It is a texture. It is veneer.

Susan Brown Otto: It isn't pea stone.

Daniel Gettel: This is the stone we requested.

Susan Brown Otto: There is no planter here.

Daniel Gettel: The simpler the better. That is up to the board. There will be additional landscaping on the property. Do we know where the other landscaping will be?

BJ Gettel: On the side of the building.

Daniel Gettel: But it won't be blocking the sign.

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BJ Gettel: No.

Daniel Gettel: Anything else from the board? I'm okay with the materials and the size presented. It is just a question of the location. There is no public hearing for signs. We recommend to BJ whether or not to give a permit. We are going to have to defer them to the June meeting because we don't have the actual site plan.

Susan Brown Otto: If it opens July 1st, and our next meeting is June 11th, and I mean, planning of the sign.....

BJ Gettel: A 4 x 8 sign you are in agreement with, correct? The only thing you don't know is the exact place. Even if you were to put it off to June 11th. You just need to know the placement on the site plan. They are going to run electric to it.

Mike Cassaro: I can't imagine that they will put trees in front of that sign. Right on the right of way line. If there were trees in the way of the site plan, we would have to tell them to remove them. I think it will resolve itself.

Daniel Gettel: Can we state that the monument sign be located at the 17B entrance to the Dollar General approximately 10 ft off the westerly side of the driveway, set perpendicular to Route 17B, so it is visible from both sides, as long it is not blocked. We can make a stipulation tonight to give him the approval, to tell him where we want this sign to be placed. If there is a question, they can come back to change it. Logically, it can only be in one spot. It has to be located perpendicular to Route 17B, and what you are telling us it is halfway up the parking lot, that is 10 ft off of the entrance, so if we stipulate that we approve the size and scale of the sign with the condition that they be turned off at night, which is what we have to do for our zoning, and that the monument sign be constructed perpendicular to Route 17B at the entrance of 17B and the Dollar General and constructed 10 feet off of the westerly side of the entrance.

Jacqueline Ricciani: What do you mean 10 feet off of the entrance?

Daniel Gettel: Ten feet westerly of the westerly side of the entrance.

Susan Brown Otto: Do we have to state that this is going to be another sign?

Michael Cassaro: They should have at least an 18 x 36 arrow entrance sign, with maybe the Dollar General logo, until they are able to get a state permit.

Daniel Gettel: Or to come back before the Planning Board for a permit for a sign at the intersection.

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Daniel Gettel: Can we make a recommendation to BJ that she issue a permit for the signs to be located on the building, that they be attached to the building and be the size, scale and color that were submitted, with the condition that they be turned off during non-operating hours?

Motion to make a recommendation to BJ that she issue a permit for the signs to be located on the building, that they be attached to the building and be the size, scale and color that were submitted, with the condition that they be turned off during non-operating hours by Mike Cassaro, second by Wilfred Hughson

All in favor – 7

Opposed – 0

Agreed and carried

Daniel Gettel: I would then entertain a motion to approve the monument style sign in the shape, materials, and size as proposed to be located at the intersection of the Dollar General driveway with Route 17B. The sign will be situated perpendicular to Route 17B approximately 10 feet westerly of the westerly side of the entrance driveway and to be located off of the State right of way just within the bounds of the Dollar General lot, and that the sign to be shut off during off hours.

Susan Brown Otto: So this is illuminated right?

Daniel Gettel: Yes.

Jacqueline Ricciani: On the westerly side of the entrance. But then how far back from the right of way?

Daniel Gettel: I would say just off the right of way.

Jacqueline Ricciani: So you don't care where in that area?

Daniel Gettel: No, as long as it doesn't block site distance we are fine with it. Does anyone have a comment on it? Obviously that is where it has to be. It wouldn't be visible anywhere else. Would someone like to make the motion?

Motion to make a recommendation to BJ to approve the monument style sign in the shape, materials, and size as proposed, to be located at the intersection of the Dollar General driveway with Route 17B. The sign will be situated perpendicular to Route 17B approximately 10 feet westerly of the westerly side of the entrance driveway and is to be located off the State right of way just within the bounds of the Dollar General lot. The sign is to be shut off during off hours by Mike Cassaro, second by Susan Brown Otto

All in favor – 7

Opposed - 0

Agreed and carried

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Jacqueline Ricciani: The only condition that it is off when the store is not operating?

Daniel Gettel: Right. And it obviously has to meet the sign criteria. It can't be flashy, not a nuisance, it can't distract drivers. It is all in our sign ordinance. The other thing is that we either strongly recommend to Dollar General, or require, that a sign be installed at the intersection of Royce Road and 17B. Mike, if you would give a suggested size.

Mike Cassaro: Something like 18 inches x 48 inches.

Daniel Gettel: We are talking about something temporary. We are not going to be approving something permanent without seeing it. Temporarily we will be approving a sign at the intersection of Royce Road and NYS Route 17B. A sign to direct people who are driving eastbound on Route 17B to the entrance of Dollar General off of Royce Road. The simpler the better. How about for 6 months. I do think Dollar General has to have something there when they open to direct people to Royce Road, to have people drive the right way.

Jacqueline Ricciani: I know you want to start at the beginning of the summer; do you want to go to the end of the summer season?

Susan Brown Otto: Six months.

Mike Cassaro: There was a sign used for the Jeff Bank. It was on the eastbound lane before you hit Jeff Bank, that had the no left turn, so that people knew that when they saw the Jeff Bank they were not to make a left turn in that entrance. That sign still sits there. Wherever it is it would make sense so that people know they cannot go in that entrance.

Susan Brown Otto: I think Jacy made the comment that at the bank, you just don't have a lot of people just dropping in. Unlike the Jeff Bank people are coming right out of a traffic light, so maybe they are stopping at the traffic light, so they are just starting to accelerate to the 40 mph speed limit, there is no left turn. Here they go 55 mph, it is similar.

Daniel Gettel: I don't agree with Susan about the 55 mph. I know the speed limit there is posted 55mph. I know she has concerns about this intersection, this area. In reality people cannot drive 55 mph with a traffic light right there. I don't think it is the norm that people are driving 55mph.

Jacqueline Ricciani: Especially people going in that direction. If they are coming in the other direction, you know...

Daniel Gettel: I know people are trying to beat the light. I also had a conversation with the State and understand that when the Dollar General Store is built, and when the town actually puts in their park, they will reconsider the 40 mph speed limit. As a Planning Board.....

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Mike Cassaro: We also have to put in the no left turn sign.

Susan Brown Otto: Is that temporary, or permanent?

Mike Cassaro: That should be permanent.

Jacqueline Ricciani: Okay, so then there is a no left turn sign on the island for eastbound traffic, correct?

Daniel Gettel: Entering the property. And one for people exiting so they know.

Susan Brown Otto: You are going to have to have a sign on Royce Road.

Daniel Gettel: Those are going to be permanent.

Jacqueline Ricciani: They will have to be there before the opening.

Daniel Gettel: Correct. I would entertain a motion to place permanent no left turn signs mounted at the entrance, one on the island.

Jacqueline Ricciani: What is going to be on the other side of this sign for the people who are coming westbound? Nothing?

Daniel Gettel: That is the way Jeff Bank is. BJ, we will give you a separate motion to require those two signs.

Motion to recommend to BJ that she issue a permit to place permanent no left signs, one mounted on the island, one at the exit at the entrance, by Mike Cassaro, second by Susan Brown Otto

All in favor – 7

Opposed-0

Agreed and carried

Jacqueline Ricciani: We still don't have a motion for the temporary intersection sign.

Daniel Gettel: We are going to require prior to opening that a temporary sign be placed at the intersection of Royce Road and Route 17B to be 18 x 40. With the understanding this is only a temporary sign, and you are to reappear before the Planning Board for a permanent solution to direct people down Royce Road within 6 months. It can't be a cardboard sign. It needs to be a break away post.

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Motion to recommend that BJ approve a temporary sign to be placed at the intersection of Royce Road and Route 17B. The sign is not to exceed 18 inches x 40 inches in size, with the understanding that this is only a temporary sign and that the applicant shall reappear before this board within six months for the review and approval of a permanent sign to be located at this location by Susan Brown Otto, second by Mike Cassaro

All in favor – 7

Opposed – 0

Agreed and carried

Daniel Gettel: Is there anything from the Town Board?

The meeting was last week.

Motion to adjourn by Steve Simpson, second by David Slater

All in favor - 7

Opposed - 0

Agreed and carried

Respectively submitted,

Jannetta MacArthur
Recording Secretary