

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 April 17, 2012 at 7 PM at the Duggan School, 3460 State Route 55, and White Lake. A regular meeting of the Planning Board followed on the same date at 7:30 PM. On the agenda at this time were the following:

In attendance: Daniel Gettel, Chairman, Bill Brey, Vice Chairman, Susan Brown Otto, Steve Simpson, David Biren, Michael Cassaro, Wilfred Hughson, David Slater, Vicky Vassmer-Simpson, Councilwoman, Daniel Sturm, Supervisor, Jacqueline Ricianni, Attorney, and Jannetta MacArthur – Recording Secretary

Excused: BJ Gettel, Code Enforcement Officer, Michael Weeks, Engineer

Pledge to the flag

***Motion to approve minutes from the March 13, 2012 Planning Board meeting by Wilfred Hughson, second by Steve Simpson***

***All in favor - 7***

***Opposed – 0***

***Agreed and carried***

*Receipts for mailings received – turned in by Steve Altman*

- 1) Public Hearing for renewal of Special Use Permit for Lipman Flea Market, located at the corner of 17B and Pine Grove Road, known as Bethel Tax Map #: 37-1-21, proposed by Steve Altman.***

***Motion to go into public hearing by David Biren, second by Bill Brey***

***All in favor – 7***

***Opposed – 0***

***Agreed and carried***

Daniel Gettel: Mr. Altman, I don't know if you want to speak about the Flea Market, or if you just want me to run through the changes. You are really just asking us for a number of changes with regards to the past permit that you have. There are no site plan changes. There are no changes in the operation. At this time we are looking at a change in the operating hours, you are supposed to close at 6 pm, based on the new permit you are looking for an extension on that. Also, last year you did need a parking attendant, we required one on busy weekends. Route 17B has now been posted for no parking, some of the parking problems have gone away. Since you are making those changes, we decided to open a public hearing. As a board we also suggested that we set a maximum number of vendors at 35, which is what it was set at last year, but that was only on weekends. We are suggesting all week long, stick with the same maximum, instead of eight on Wednesday's and different days and different times. For the

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public's knowledge, we are looking at setting the flea market hours a little later. Like I said they were asked to close at 6 pm. I believe at the last meeting, Mrs. Lipman, you were requesting dusk or 8 pm. The problem with dusk is a little different. It's a little hard to enforce.

Mrs. Lipman: Exactly. There are vendors there that need extra time. Especially the barbecue people, they cook an awful lot for dinner. It is one of their busiest hours. It is completely unfair to them. Then there is the gentleman that has the fruits and vegetables. People stop by; they need food at different hours, and a little bit later in the day than 6pm.

Daniel Gettel: Does anyone from the public have any comments

Charles Greenhouse – 17B – I think the Flea Market makes the area look a lot nicer now. They have put a lot of money in it. A lot of time and effort. The planting, the landscaping, it looks a lot better than some of the other business' that are on 17B. There is parking, so that eliminates some of the problems with traffic. It was always an empty lot, now it is being utilized as something that is a little nicer, brings people to the area. It is not a hazard to any of the traffic. It is pretty well controlled from what I saw. It is getting better every year.

Daniel Gettel: It has been a learning experience for all of us. Thank you.

Steve Altman: We are talking about closing at the end of the year. I was just speaking to Mrs. Monihan, the weather was so great this past winter, they could have sold barbecue. I don't know if they could just get a special use permit, which allows them to sell all year long, or if you want to permit them to utilize without having to get the special use permit.

Daniel Gettel: We will discuss that as a board outside the public hearing.

Diane Monihan: I am the mother of the barbecue man. I am here to speak on behalf of my son. Unfortunately when you said October 31<sup>st</sup> was the last day, we had a huge snow storm. We had to leave the following weekend; the town let him stay there. We would like to stay later, because the winter was warm. We would like to stay later in the evening, at least until 7:30 pm for the dinner crowd. Otherwise my son is moving, and leaving town.

Bob Barrett – Smallwood – I am here on behalf of myself and my wife, not any organization. I feel the Flea Market is not an intrusion. It is an improvement. It looks a lot better than when it was an empty lot with cars for sale, parked tractor trailers, and different things of that nature. It also enhances the fact the Smallwood sign, which has been there for quite a while now; I think it blends in nicely with the location. I don't think it intrudes. If you are in Smallwood, and you want to get out, there are five other ways to get out without being inconvenienced at any time. I look favorably upon your decision. Thank you.

David Slater arrived 7:39 pm

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Leonard Williams: - I am the fruit and produce person at that Flea Market as well. As everybody knows, it gets busy in the afternoon there, and we need extended time in the evening, for the working people. It is tough, it is all perishables. Mine is a little more crucial, I wanted to let everyone know it is valuable for the extended hours, beyond the time you already had posted. I just wanted to make that clear, that it is beneficial for us.

Lillian Hendrickson: I hope the shoe salesman comes back. He sells great shoes, at great prices.

Daniel Gettel: We can't require that.

Barry Schwartz: It just gives me a little bit of pleasure to be in favor of something, and standing in front of my neighbors. There is so much, not that I have been opposing, but I am very adamant about one particular monster issue that we are all dealing with. So I just wanted to get up and say I am in favor of something. Our family and our guests enjoy the flea market and would like to support it.

***Motion to close the public hearing and go back into the regular meeting by Steve Simpson, second by Susan Brown Otto***

***All in favor – 7***

***Opposed – 0***

***Agreed and carried***

Daniel Gettel: Mr. Altman we had discussed prior to the meeting, the time limits. We are proposing from May 1<sup>st</sup> to September 1<sup>st</sup> when it is lighter out, everybody pack up and be out at 8:00 pm. September to whenever your final day is, we change that to 7 pm. Would that be acceptable?

Mrs. Lipman: Definitely so.

Daniel Gettel: As a board we are pretty much in agreement that those would probably be better hours for the flea market. It will be from May 1<sup>st</sup> to September 1<sup>st</sup>, will be open until 8pm, and September 1 thru October the hours will be until 7 pm. As far as the parking attendant, I agree with you it seemed like you policed the site yourself last year. You have the same vendors there week after week, it does seem like parking did improve. If we approve this project, it will be with some of the same conditions as the last approval. Let's discuss closing dates. How does everyone feel about extending into November? I personally don't have an opinion, but if anyone on the board has an opinion, I would like to hear it.

David Biren: I feel until October 31<sup>st</sup>.

Susan Brown Otto: What about November, hunting season

Daniel Gettel: We left it open to October 31<sup>st</sup> last year because of Halloween, because you could sell your pumpkins, sell your crafts. That was the last holiday. I don't know if two weeks would make a difference, for better or worse. It could snow next November. Obviously if it snows, it's not going to be open anyway.

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Mike Cassaro: I think that is a good point, they may be able to pick up the hunters.

Daniel Gettel: When would that be? November....

Susan Brown Otto: Hunting season, rifle season opens in November.

Mike Cassaro: If the weather is bad, people won't be there.

Susan Brown Otto: That's right.

Daniel Gettel: Any comments..... end of November? Or the first snow fall. You're not going to get into the expense of plowing the parking lot, and salting the site. I don't think we are looking at an operation like that. If it snows, it is closed. We can say November 30<sup>th</sup> or the first snow fall. Who is going to measure the first snow fall? Assuming we approve this application with changes, the resolution is going to include the conditions that the craft and flea market shall only be permitted to operate from May 1<sup>st</sup> until November 30<sup>th</sup>, hours May 1<sup>st</sup> until September 1<sup>st</sup>, opening 9 am, and the closing time will be 8pm, and from September 2<sup>nd</sup>, to November 30<sup>th</sup>, opening 9 am closing time will be 7 pm. The maximum number of vendors during the week, including weekends will be set at 35 across the board. All vendors shall be set up in their locations prior to the opening of the craft and flea market at 9 am. There shall be a manager at the site. I believe Steve you were the manager last year at the site.

Steve Altman: Yes

Daniel Gettel: The only other condition that we would have, would be that the sign for the craft and flea market shall be the only advertising sign on the property, any individual vendors as well as local business' shall not be permitted to post advertising signs at the flea market. Those are the same as last year. We did speak last month about the new sign for the Smallwood Civic Center. As a board I think we are fine with that. It's not on the road. I never noticed it. It is new to me. It's not what the intent of what the condition is.

Mrs. Lipman: Can I ask a question? Regarding signs for the vendors, can I ask what harm that is? Not every vendor has a sign. Just a couple of them.

Daniel Gettel: It does get out of hand, when everyone has 10 signs, if you have 10 vendors, and everyone has 10 signs, it does get out of hand. There is such a thing as sign litter.

Mrs. Lipman: There are only a handful of people that want to put up signs

Steve Altman: Two people

Henrietta Altman: I mean if the man wants to put up a sign fresh corn.

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Daniel Gettel: I don't want it to get out of hand. I think it was borderline last year. There were quite a few signs

Mrs. Lipman: There is a sign for barbecue; I don't know what other signs that there were

Daniel Gettel: The fruit vendor, vegetable vendor, they had quite a few signs last year.

Leonard Williams: One produce sign, and the barbecue. That was it. Everybody else is from the other communities; they come by and put it up.

Audience: There is a pizza sign for Smallwood.

Daniel Gettel: That is on the state right of way, which is something we can't enforce. We don't want the signs to get out of hand. Jacy would it be okay if we ask BJ, if BJ gets complaints about the number of signs that would be something she could speak to Steve (Altman) about, and get the number reduced. I don't know how we can enforce this. I don't know how to accommodate it without putting a limit on it.

Jacqueline Ricciani: Enforcement has always been an issue. Not just for this project, but for all kinds of things going on in the Town. I think uniformity is really important, I think that it is important to make the requirement.

Daniel Gettel: We are going to stick with the condition from last year, that the sign for the Flea Market be the only advertising sign on the property..... I think that is the best we can do.

Mrs. Lipman: On the property

Steve Altman: I was there all the time. We never had a problem

Jacqueline Ricciani: Mr. Chairman, I am looking at the town code. There is a specific section that deals with signs. Pages in fact – certain signs require a permit. Certain signs need to come before this board for Planning Board approval. People in the audience need to be mindful of that. Section 345-23.

Daniel Gettel: The only other thing I had Mr. Altman, I did point out last month that if you have a specific vendor that sets up right along the highway, in the front, closest to the road, that encourages people to stop right on the road. If that person were to set up on top of the hill, closer to your parking lot, visually I think they get the same traffic, people notice just as much, and it will encourage people not to park on 17B. I would like you, as the manager, to enforce that, especially when you have only 2 or 3 vendors there. If they are all in front, people tend to park up in front.

Jacqueline Ricciani: The site plan has that area as no vendors. You need to comply with the site plan.

Steve Altman: It is a \$100.00 ticket to park on the road. It was strictly enforced.

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David Biren: The question I had was, rubbish removal. What do you do with whatever rubbish is left?

Steve Altman: All vendors police themselves. Whatever is left we pick up. One person left a couch last year.

***Motion to grant this application a special use permit for a period of 2 years with the following conditions:***

- The Craft and Flea Market shall only be permitted to operate from May 1<sup>st</sup> until November 30<sup>th</sup>
- Hours May 1<sup>st</sup> through September 1<sup>st</sup>, 9:00 am to 8:00 pm
- Hours September 2<sup>nd</sup> through November 30<sup>th</sup>, 9:00 am to 7:00 pm.
- The maximum number of vendors during the week, including weekends will be set at 35 across the board.
- All vendors shall be set up in their locations prior to the opening of the craft and flea market at 9 am.
- One advertising sign for the flea market
- There shall be a manager at the site.

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

***Roll call vote***

***Mike Cassaro – Y***

***Susan Brown Otto – Y***

***Bill Brey – Y***

***David Biren – Y***

***Steve Simpson – Y***

***Wilfred Hughson – Y***

***Daniel Gettel – Y***

***All in favor - 7***

***Opposed – 0***

***Agreed and carried***

Jacqueline Ricciani: Just to clarify you said this was going to be for 2 years.

Daniel Gettel: Yes

Jacqueline Ricciani: So I assume we are going to mirror the language of the prior resolution so that any time after November 2014 the applicant needs to come back to start the process again if they want to renew.

Daniel Gettel: If there are no changes to the site plan, it just needs to come back before the board, if you want to make a change that opens up a public hearing as we mentioned before. You know the procedure, so it is up to you how much you want to change. If something comes up and it doesn't work

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for you, you can come back to the board, and we will see if we can accommodate it. Don't make any changes now.

Mrs. Lipman: Thank you.

**2) Application for a Hotel/Spa, 1623 State Route 17B, White Lake, known as Bethel Tax Map #: 33-5-2.1, White Lake Mansion, LLC. (Passero)**

Daniel Gettel: Just so the public knows, this is not a public hearing. This is the first time we are seeing this particular application. This is just to introduce the project to the board.

Jess Sudol – Passero Associates – Engineering and Architectural firm, out of Rochester, NY. We are a full service firm. We do our own traffic studies, we do our buildings, we do our own site development, and all that type of stuff. We are here tonight, for an informal review of the White Lake Mansion project. The project does have some history. What I would like to do is just go through a brief presentation, maybe 5 to 10 minutes, talk a little bit about the history, some things some people may have seen in the past, go over our current proposal, and go over some of the comments we have received to date. Then I want to talk a little bit about our schedule, then open up for comments. This board reviewed this project last September. It was also reviewed by the Zoning Board of Appeals in 2010. There have been different variations of the project during those reviews; there have also been different professionals involved. Passero brings a full service approach to the project in that I will be able to answer to questions on traffic and drainage, talk about the building, and that type of thing. The current proposal has three buildings. The building up front, I will refer to as the Mansion House. It is a replica of the existing mansion that is out there today. There are two buildings in the back that are essentially the same. They are each three story structures; they have three stories of living space. Each floor has twelve units. Seventy-two units total between both buildings. Each one has a basement. The basement on building A is to the west. The basement on that building will be a garage, for parking underneath for 36 vehicles. The building here (showing on map) building B, will actually have a roughly 15,000 sq ft spa, on the bottom of that. I say 3 stories, because from the front when you drive in they are going to look like 3 story buildings. They kind of have the walk out approach, similarly that if you had a walkout at your house, so from the pool, this building (showing on map) will look like its four stories, but from the parking all around it is going to look like three stories. I don't want to belabor that point to much. It is some of the work we are doing with the Zoning Board of Appeals as it relates to the height variances. Again, the ZBA did approve in 2010 height variances, one for parking. We met with the town staff about a month ago, and it was determined that the variance that was granted for this mansion building will still be applicable to our project, because we are approving the same replica that was proposed several years ago. There is a variance for building A, which will also be able to go with the land. Now the same building, building B, we need to get a height variance from the ZBA for that one because there wasn't one that was really applicable for that one. So we had a meeting with the Zoning Board last night, we will be having a public hearing May 21<sup>st</sup>. We will undertake that process with that board. As far as the buildings go, the mansion building is basically the same as 2011. A reception area for people using the facility, a restaurant that will be open to the public, a bar, an office

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space, a very small retail component, and a banquet gathering area. Again, to serve the public to a certain extent, and to serve the people using the facility. It is really a resort, similar to some of the resorts that put the Catskills on the map, 50 to 60 years ago. People can stay for a week, they can stay in their rooms, they can use the spas, they can get a massage, use the exercise room, and they can use a whirlpool. They will have specialists there. It does have a more of a health approach to it. If you choose to, they can examine your diet, determine what they feel you should eat, or if you like you can rent a room and stay, and swim, go to the bar, anywhere in between. That would be in this building back here. (showing on map) Again, this building here would be the basement. Some of the site amenities include a pool here, between the two buildings. We are going to have a lot of landscaping, water fall elements. We are really looking to develop this court area here to make the connection between the mansion building and the buildings in the back. We have provided parking around the perimeter. We have 206 parking spaces, including the garage parking. This is the same amount the variance was previously granted for. We don't need to go back and get a variance for that. We also have controlled access. We have a gate in the front and back. Just for the people who are staying for an extended period of time, to have a sense of security for people here for 5 to 6 days with cars. There may also be some buses that bring groups here in the future. But there will be a lot of people that come here that do park. The rest of it will be open to the public to use, whether it is the restaurant, or stop in and check it out. Some of the others things that we will have are drainage, storm water management, and that kind of thing. As far as the utilities go, we do have public sewer, we are aware that we will be required to extend a portion of the parcel into the sewer district. The way the sewer district is set up there is a 250 ft offset from 17B, so actually the district line goes right through the middle of our parcel. We are going through the process with the Town Board. Some of the comments we received to date, we actually received comments from the town engineer.

Daniel Gettel: Just so the board is aware, we did have a preapplication meeting a month ago. Michael Weeks was at that meeting. Michael reviewed the project; he knew he wouldn't be here tonight. Most of the comments in Michael's letter reflect what was discussed at the meeting. If you want to run through them that's fine.

Jess Sudol: I did put together a formal response. Again they dealt with some of the things, like dealing with the parking. It really dealt with a lot of elements that we planned on doing. We know this is the first step of the process, with the Planning Board, and our mission for site plan approval. Right now we have these conceptual drawings, and we have a site plan, but there is a lot of other work we will be undertaking over the course of the next month or two. Such as traffic studies they are a big thing. Our office is in the process of conducting that traffic study now. We will also be working with Mr. Weeks. When we come back before this board, we will have a comprehensive document the board can look at that has been reviewed by the appropriate personnel. One of the other things that were mentioned in the preapplication meeting, as it relates to the 17B design guidelines, is the parking in the front area here. It basically says we would like to see parking in the rear of the building, which we understand, but we have looked to minimize that parking but it does serve a crucial element of the project. It serves as our drop off point, where someone can come up, park, go in to register, and then drive around to the back. We have made an effort in our conceptual design, which we will be providing in more detail, we will be putting in a nice decorative fence, and there will be sidewalk in accordance with the guidelines. Again

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the landscaping. Also, one of the reasons why you may be concerned with the parking in the front, you don't want to have this beautiful building that you built, and the parking there. The way the topography works with the site, the building is actually going to be stepped up 4 or 5 ft, so it will be way above the parking, you are still going to have a very good view of the building from 17B, similar of what is there today. Not exact of course, but very similar.

Daniel Gettel: Just for the record, the proposed building is pushed a little bit further back than the existing mansion house, it does accommodate parking along the front. It's not like you are trying to cram it in front of the existing building. That building is probably 30 to 40 ft back further

Jess Sudol: That's a good point. The existing building is only 20 – 30 ft off the road. It is pushed back enough to work with the grade, and also accommodate some of the improvements. With respect with the topography, one of the things we have done since we have been involved in the project, we have gone through all the past plans, and we look to develop the most efficient plan for the development, as I mentioned, we have these two buildings in the back here, they are a step up the hill, we try to keep them closer together so that we don't have these large 20 and 30 ft retaining walls along the edge of the property. There will be some retaining walls on the project. They will be decorative in nature. Again as I mentioned, the area in here, (showing on map) is really our focal point in the development, where it has all of our landscaping, waterfall features. That's important with respect to the parking, if we don't put the parking here, the only other place we could put it in keeping with our variance, and the parking that we need for the project, is to flip it on the other side of the building. Now you have this nice building with a conference room and banquet hall, and now everyone has to cross the parking lot to get into the building. Basically the project wouldn't work with that layout. That is important to us. Of course one of the comments we are well aware of is the parcel history of the White Lake Mansion. Although it is not listed on the historical registry, we don't deny that the building has a lot of history in the community and Catskill region. We feel that.... what we are proposing to do is, as much as we can do, is to try to preserve that and pay homage to it by building a replica of the building. We intend on putting the original date of the construction on the building, along with 2013, or whenever the building is finished. In reality the entire project is really similar to what it was supposed to be. A resort and a destination. It is not a strip mall, condominium project, where we are knocking down and not rebuilding. It is a replica of the existing building. It is not feasible to redevelop the building. People have looked at it in the past, there is just no way financially to make it feasible due to the condition it is in, and also due to the size of it. More importantly every contractor that has looked at it says there is no way we can possibly restore this building. We are not pursuing that option. We are pursuing building a replica. As far as our schedule goes, I mentioned we will have a public hearing with the Zoning Board of Appeals to button up the height variance on this building on May 21<sup>st</sup>. Between now and May, our office will be preparing all the technical documents for the town engineer, your board, and all the other involving municipalities to review. Such as what is the pumping rate of the well, what does the water quality look like, storm water pollution prevention, is a big thing these days. I'm sure you hear about green infrastructure design, traffic studies, lighting, we plan on providing very detailed plans in accordance with what seqra requires at the state level. We will be filling out a long form; we will have a packet that is about a foot thick of information, so that when the time comes, the board will hopefully say we have provided the required information. Then set a public hearing sometime in the summer,

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which will give everyone the opportunity to review the documents as we move the project forward. We do recognize that we have a several month process ahead of us. We are at the early phases now, but we wanted to come before this board to show you where we are, and most importantly to show how committed we are to this project, we have the designing nailed down, we feel we have a great design team, and we are truly committed. I would like to open it to any questions you might have that we can address over the next month or two.

Daniel Gettel: I would like to address, different from projects in the past, this parcel will have access to Rt 55, along the parcel that you own.

Jess Sudol: Thank you for bring that up. (Showing on site plan), I meant to talk about that, but I didn't. The project did not have access to Rt 55 previously. It actually had two curb cuts on 17B. Anyone familiar with that area knows that it isn't necessarily the volume of traffic that is the issue; the fact is that there are all of these little humps in the road. Especially at 17B, and 55, which created a traffic impediment, it is important because previous designers had two access points going out there. We know from previously working with State DOT they try to give us two curb cuts anyway. They try to keep curb cuts minimized and control their access. So we went out there, did some studies and said what is the best location for this entrance that you can see down into the village into White Lake, and also see up past the intersection of 55, up to the top of the hill. We put one intersection at 17B. We know we needed emergency access. We have extended access to Rt 55, so that we can come in from both ways. The majority of the traffic will use 17B.

Daniel Gettel: You also put a well in about a month ago, can you speak a little about the results

Jess Sudol: Yes I can. Actually we did not put that well in. That well was put in; I think it was in the 1980's. When we first looked at the project in Rochester, I have been driving by the site my whole life, I had no idea there was a well there. We started planning as if we had to drill a well. The first time we went out to the site, we realized there was a well there. We didn't know the characteristics of the well. We didn't know how deep it was, didn't know what the flow rate was. We did have a well driller on the site, so we could start to get some preliminary tests, so we could start to design our water distribution system. We haven't received quality analysis yet to date to say what kind of treatment we are going to be doing, whether it is ultraviolet, or chlorination or anything like that. We do know that it pumped out 25 - 30 gallons per minute. As we were pumping that rate, it was as much as the pump could handle. Even with that we couldn't draw the level of the water in the well down. So that is certainly good news for us. We will be putting in a second well. The single well could very possibly serve the entire project, but for a project of this scale, we are going to put in that second well. So we have a redundant water supply, just in case something happens, and you have to shut one down for a period of time. It will probably be a little bit further in the back. Our preliminary idea is to put the pool out here and build a little bit off the back to put the mechanical equipment in there, have the well close by, and run everything through that area.

Daniel Gretel: How do you accommodate the sprinkler systems?

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Jess Sudol: We install sprinkler systems in there, we basically do a calculation that says okay, for this type of construction, we need x amount of gallons per minute for a certain duration. Now I have 30 gallons per minute come out of this well, and 30 come out this well, now that doesn't quite get us there. So what we do is install a storage tank which is sized based on the amount of water that is required.

Daniel Gettel: I assume it is in one of the basements.

Jess Sudol: It may be, to be perfectly honest with you, don't know yet.

Daniel Gettel: Can you describe the units as far as ownership and size? That was one thing we didn't discuss at the preapplication meeting

Jess Sudol: It is not a hotel. They are suite style rooms. They do have kitchenette's, they do have a little living room. They do have a separate bedroom. I think you can see that on some of the plans. 900 to 1100 square ft. They are a good size. They are designed to stay for a week, and be comfortable. As far as the ownership goes, it is called a fractional ownership. It is similar to a lot of other developments here in New York. We developers are familiar with. Basically you purchase and get to use one of the units for a certain amount of time. So each unit could have 12 owners. It is similar to a time share, but not the same. That is just the units. The most important thing is the spa. This building, the entire site, will be under ownership of Mr. Pavel Efraimov. They are committed to this project. They are committed to this project. It's not building one building, selling each unit for \$200,000, and making a 10% profit. They are going to own this entire facility, and the ownership of these units, (showing on map) they only want to use for one week, when people come to the building, say Jess has 2 weeks available, if you want a week, that would be a return on my investment. Or if I choose I can use the whole two weeks. The strategy with that is, even if none have sold, it is still open to the public, you can still rent it, and it is just nice to get more people and to have equity in the project. That is how it is set up. I don't know if everyone understands that.

Jacqueline Ricciani: Jess, will there be a management office on site for renting and for people who are just coming?

Jess Sudol: Yes, there will be a reception area. There will actually be a management office and a reception area. We are looking at 100 – 120 employees, part time employees on site. There will be a cleaning staff, receptionist, cooking staff, management, people working in the spas, people taking care of the pool. There is going to be a very strong presence on site.

Daniel Gettel: I question the ownership, because it has come up before. Does it affect our review of the project as far as who owns the units?

Jacqueline Ricciani: It doesn't affect this board's review. However there are others things the town attorney would look at, for example if they do need to get approval through the attorney general, if it is that condo kind of HOA. It is something the applicant will have to deal with down the road.

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Bill Brey: Is there a maintenance fee for each week.

Jess Sudol: For the owners? No. It's not like a time share or a condo where you might pay \$200.00 every month. At least for the first 5 years there will not be a fee.

Daniel Gettel: I would also like to point out, if we did require the appearance of buildings A and B more or less match the mansion house, the buildings could have been a lot shorter. Proposing the roof lines that you did is one reason why the buildings are so tall. In fact there is quite a bit of building that is going to be attic space.

Jess Sudol: The eave right here, which would be the ceiling, is 39ft.

Daniel Gettel: But since we asked you to make the buildings match the mansion house, with this style roof and the same style siding, that is one reason why the buildings are so tall.

Bill Brey: Are you going to sell preconstruction?

Jess Sudol: It is difficult to sell preconstruction. If the opportunity presents itself, we certainly will. There are people that are interested in putting down payments down. That little detail starts to get out of my realm.

Benjamin Fremnore: We would have to go through a formal process. Public offering. I'm sure we will be at that point after we acquire a building permit.

David Biren: Any green certification going with this?

Jess Sudol: It's not going to be a lead certified project. We are going to use a lot of green stuff for the site, but we are not going to pursue green certification. The reason for that the paperwork and administration associated with assuming that certification is laborious without much pay back. But because they plan on owning this property indefinitely, there are things that we are looking at like solar panels, like green roofs, water filtration systems that do have a return.

David Biren: Can we minimize blacktopping, things like that.

Jess Sudol: We have minimized some of that, like putting the parking under the building.

David Biren: You can also use different types of material instead of blacktop.

Jess Sudol: We could. There are course pavements, grid pavement systems, all things like that we can look at as part of the SWPPP process. We will certainly looking into those.

Daniel Gettel: Since this is the first time we have seen it, at the other meeting I asked you to work closely with Michael Weeks. Pretty much all of the details are going to have to go through Michael.

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You addressed the number of units that was proposed, it is 72. In the past do you remember the number?

Jess Sudol: 84, then 81.

Daniel Gettel: That was a substantial drop.

David Biren: I have some problems with the parking in relationship to the fire company getting in here. There might be some tight spots.

Jess Sudol: There may be. One of the things we do, is we actually have an animation program, where I will work with the fire company, get the biggest truck, we can actually plug that into the program, and drive the fire truck around the site, and see where the tight points are. Once we determine those, we will make adjustments as needed. If we have to take out a spot out, and stripe it in to make more of a radius, we will certainly do that, and share with this board and the fire department.

Susan Brown Otto: With the height, will they need an aerial, does White Lake have an aerial ladder

Daniel Gettel: Monticello covers White Lake.

Susan Brown Otto: What about the signage, where is the sign.

Jess Sudol: We will probably have a sign here, at the entrance to the project. One thing we will be submitting with our next application is a detailed sign package so you can see where it is, what it looks like, the landscape associated with it, any kind of lighting may or may not be associated with it.

Daniel Gettel: Obviously we are going to require a long EAF. In order for us to declare lead agency, we need a long EAF. That is a document we should get... we actually meet before the zoning board next month. Our deadline is 2 weeks before the meeting.

Jess Sudol: We can submit the long form. Most of the questions we already know the answer to. As far as talking about routing and seqra determination, anything like that.

Daniel Gettel: Just keep in mind as far as the time table goes, we do need 30 days to declare lead agency, and then act. The reason that you received Michael Weeks comments, typically what Michael does is, prior to our meeting he reviews the project. As a courtesy to the applicant, and we have your email, since the meeting was kicked back a week, they normally don't come out until the day of the meeting. We don't expect you to address the comments at the meeting, but at least you are aware of them and are familiar.

Jess Sudol: We do projects every where in New York State. What we usually like to do is if there are any hot button items you would like to talk about.

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Daniel Gettel: Most people question how are they supposed to answer the question that they are just hearing about it at the meeting. I just wanted to explain to you that is how it works. We normally get Michael's comments at the meeting. And Michael will be the review engineering for this project.

David Biren: We need you to submit lighting plan.

Jess Sudol: We will have a lighting plan.

Daniel Gettel: Our zoning is pretty specific. We did discuss what kind of signs this board likes at our meeting. Another concern that has been brought up in the past and Jacy I think we need to address is we have to insure the mansion house does not get torn down, and then they abandon the project. There has to be some kind of ..... whether it is attached to the building permit, there has to be some kind of way to insure that you don't come in knock down the mansion house, and then decide you are not going to do the project.

Jacqueline Ricciani: That has been something that has been kicked around, but we never got to the point with any of the prior applicants to actually have a productive conversation as to how to accomplish that, but that is something that this board, and this entire town is interested in.

Jess Sudol: I fully understand that. I don't necessarily have a suggestion how we do that right now, but I would like to think a little bit about that on our end. Maybe we can get together to present to the board.

Daniel Gettel: It is something we want to work out, it is important for this site. Work closely with Michael and BJ, and watch your deadlines.

Daniel Gettel: That was the last item on the agenda tonight. Vicky, anything with the town board?

Vicky Vassmer Simpson: Yes. The town board meeting is on April 26<sup>th</sup> on Thursday. The Local Law #1 is going to be coming up for a vote. It will be held in the gym.

Daniel Gettel: March 22<sup>nd</sup> is a training, and on Monday April 30<sup>th</sup>, at the CVI bldg – 3 hour session. Register by 4:30 pm. That is all of the training coming up.

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

***All in favor – 7***

***Opposed-0***

***Agreed and carried***

8:35 pm

Respectively submitted,

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*Jannetta MacArthur*

Recording Secretary