

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 8, 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, and Vicky Vassmer-Simpson, Councilwoman

Excused: Michael Weeks, Engineer, Jacqueline Ricianni, Attorney, and Jannetta MacArthur – Recording Secretary, Jess Sudol – Engineer for the applicant

Pledge to the flag

Motion to approve minutes from the April 17, 2012 Planning Board meeting by Wilfred Hughson, second by Steve Simpson

All in favor - 7

Opposed – 0

Agreed and carried

1) 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: A full EAF was requested. Although the application does not meet or exceed any of the Type 1 thresholds listed in Section 617.4 of the SEQR regulations. We are not talking about municipal land use planning, changes in use that would affect twenty five acres or more, granting zoning changes, or the transfer of land by a municipality. The application is for the construction of residential units, but we are not talking about units where we do not have zoning in place or 50 units not connected to municipal sewers. We are not talking about a commercial development that would have a land disturbance of 10 acres or more, use 2 million gallons of ground water per day or have parking for 1,000 cars. We are not talking about a non-residential facility that would 100,000 square foot of gross floor area, or a building that would exceed 100 feet in height. We are not in an agricultural zone. The site has a historic marker but the site is not listed on the National Registry of Historic Places nor to the best of my knowledge has it been nominated for that list. Preliminary we are talking about an unlisted action.

Motion made by David Biren and Second by Susan Brown to declare the Planning Board

All in favor - 7

Opposed – 0

Agreed and carried

Dan Gettel: A proposed Traffic Impact Study was also submitted for our review. The scope would include:

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- 1) The TIS will be conducted in accordance with NYSDOT design requirements per the attached checklist.
- 2) Will conduct manual Traffic Counts at both intersections of Route 55 and State Route 17B during the months of April and May.
- 3) A Level of Service Analysis will be conducted for both Route 55 and State Route 17B intersections as well as the proposed entrances to the projects.
- 4) The Route 17B Corridor Study will be examined for local recommendations and traffic counts and compared to the results we find in the field. This will include a comparison of traffic from the months studied outside our collected data.
- 5) The potential impact of Bethel Woods events will be examined as they relate to the traffic associated with the White Lake Mansion project.
- 6) The potential for mitigation along 17B will be discussed based on the results of the study.

The one thing that I would add is the entrance/exit off of Route 55 near the Takourian property should be studied as well. BJ please relay that to Mr. Sudol.

Motion to adjourn by David Biren, second by Steve Simpson

All in favor – 7

Opposed-0

Agreed and carried

7:45 pm

Respectively submitted,

Jannetta MacArthur

Recording Secretary