

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 September 11, 2012 at 7 PM at the Duggan School, 3460 State Route 55, White Lake. A regular meeting of the Planning Board followed on the same date at 7:30 PM. On the agenda at this time was the following:

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

Excused: BJ Gettel, Code Enforcement Officer, and Michael Weeks, Planning Board Engineer

Pledge to the flag

Motion to approve minutes from the July 2012 Planning Board meeting by Steve Simpson, second by Mike Cassaro.

All in favor – 7

All opposed – 0

Agreed and carried

- 1) ***Application for an expansion of a summer camp located at 212 Mount Hope Road, Swan Lake, known as Bethel Tax Map #: 8-1-3.2, Malche Yisroel, Inc. aka Camp Kasho. (Adler)***

Daniel Gettel: You don't need to introduce the project. Obviously we have seen it before. At the last meeting we asked you specific questions about the population, and that the population has been added to the plan. You have added that to the plan, but there are some concerns because you say that the total population is 375. When you actually add up the numbers they don't add up to 375, we would like you to check into that, make sure the numbers match the maximum, unless there is a reason they don't.

Chris Brunjes: I'm not sure.

Daniel Gettel: You are 6 short. Is there a reason there are 6 missing?

Chris Brunjes: I must have just hit something wrong on the calculator. It is an easy fix.

Daniel Gettel: Check the populations that you have listed for the camp. Just for the record, BJ has seen this plan and the maximum population does reflect the numbers she has and the number of beds seem to match what she has. I think we are satisfied with what you gave us. A question came up from BJ yesterday. Unit #30, she has down that it is supposed to be condemned. You have people living in it. It is half of a duplex. If you intend to have people living in it, we do ask that you have that building repaired by next year. I'm not sure of the specifics of #30, but BJ did seem to agree that it could be fixed up and used. It is kind of hard to tear down half a unit, and leave the attached unit standing, if you

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want to fix up the other half.... The other thing we wanted to discuss is that there are electrical violations in some of the units. It is not uncommon for some camps to have electrical violations, but we are going to make it a condition that if your client decides to proceed with the project that prior to receiving a CO for the new dormitory, that all of the electrical violations in all of the units be addressed to BJ's satisfaction. David did you have a question about the number of beds, obviously there are a large number of beds at this facility. There are more beds than people I believe, but did you have a concern?

David Biren: Yes, question for you, some will use building #30 even though it is condemned. 6 beds, 7 is the population, how does that work?

Daniel Gettel: Do you have people sharing beds? I'm not saying it is a bad thing.....

Chris Brunjes: Not that I know of. It could be if the population has an infant, it could be the infant is sharing a bed with the parent instead of the crib. As we discussed at the last meeting, each infant is considered an adult. When David Taub went through each unit, and asked them how many people, no matter the age, are staying in this unit, and he gave those numbers. That is more than likely the reason why, because BJ Gettel verified the bed count when we went through and did a unit-by-unit inspection to see how many bedrooms and how many beds were in each unit. When we did the population count, we were told it doesn't matter what age, even if they are a day old, they are considered a person. Without looking into it, I can't say with 100% certainty that is the reason.

Daniel Gettel: Cribs are included in your bed count obviously

Chris Brunjes: Yes.

David Biren: Also, from what I counted it seems to be that you have about 50 extra beds versus population. Why do you need an extra dorm?

Chris Brunjes: They would like to have the extra dormitory, as you can see from the bedroom counts, that a lot of the units do have many beds inside the units. So by having an additional dormitory they can relocate some of those children that may come up with their parents. They can go to choose to live in the dormitory instead of the house. That will ease some of the congestion in some of the units. How exactly that will break down in each individual unit, I cannot say, but that is the intention of the client, David Taub. The dormitory will not be increasing the population; it is just going to be relocating some of the existing children and moving them into the dormitory space.

David Biren: And this population was taken when?

Chris Brunjes: I believe August 12th. When he (David Taub) went through and actually did the counts.

David Biren: Because the beginning and end of the summer it is a greater population than now.

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Chris Brunjes: It is not greater, because during the beginning of the summer they do have some children come and stay with their parents on the first weekend that are not there for the full summer, then they relocate. My understanding from David Taub is that on the first weekend not everyone is up anyway, so this is the maximum population they have experienced at the camp. This is not including day campers.

David Biren: How many of those do you have?

Chris Brunjes: That varies between 25 and 50. David Taub says it varies from day to day, so there is no way to nail down exactly how many individuals there are.

Daniel Gettel: Is that in the sewer report you already handed in? 43-day campers?

Chris Brunjes: Yes

Daniel Gettel: David, they are in the report, they are not listed as living in the units.

Chris Brunjes: I don't know if the board would like to see, I just received yesterday the septic meter readings that were submitted to the Department of Health. It is to verify what was done in the report, the readings remain the same, an average of 6,500 gallons per day, but it peaks at less than 10,000 gallons. For some reason, on rainy days it means there is probably some infiltration that needs to be addressed but it is still only half the maximum capacity of the system. Right now there are 375 people give or take 25 – 50 day campers, not even including the day campers, but it can hold twice as much of all the population west of Mt Hope Road, which comes out to be a little over 300.

Daniel Gettel: We will receive and file for the record, if you turn in the paper.

Motion to receive and file untitled meter readings for Camp Kasho dated 7/9/2012-8/25/2012, by Bill Brey, second by Susan Brown Otto

All in favor-7

All opposed -0

Agreed and carried

Daniel Gettel: Also for the record, Randy Wasson has seen the plan. He did ask that the population be put on the map in a chart form like this. It is a nonconforming use. They are going by the special use requirement, it is a little different than the other review. They met their special use requirement.

Jacqueline Ricciani: You will have to run through the different criteria when it gets to that point.

Daniel Gettel: We have enough to schedule a public hearing. Prior to this meeting we did speak about scheduling this for the October 9th @ 7: 30 pm. Does anyone have an issue with that?

No one

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Motion to schedule a public hearing for Camp Kasho on October 9th @ 7:30 pm by Mike Cassaro, second by Steve Simpson

All in favor – 7

All opposed-0

Agreed and carried

Daniel Gettel: Chris you will be responsible for notifying the adjoiners. BJ will be back Monday, make sure you get in touch with her. The notices have to go out 14 days prior to the meeting. We will see you October 9th

Chris Brunjes: Are there any issues that the board would like us to look into and address?

Daniel Gettel: I believe the main concern at the past meetings has been the population, which I believe you have addressed.

Chris Brunjes: And I will adjust those numbers and fix them so they read correctly, the population count?

David Biren: And address building #30.

Chris Brunjes: I will make a note of it, and I will inform David Taub tonight that before the CO is issued, that he has to get that resolved and all the electrical issues. I don't know if you brought it with you, sheet 2 of 2, there have been no changes to it; I wanted some clarification on the building bulk table. I could not fill in everything, because I believe it was mentioned at the last meeting it is a preexisting nonconforming use. I don't want it to be an issue.

Daniel Gettel: It is a preexisting nonconforming use; you can't fill in a lot of the bulk requirements, because there is no zoning for it. I don't believe it will be an issue, if it is we will let you know prior to the meeting. See you October 9th.

2) White Lake Mansion, LLC (Sudol)

Daniel Gettel: Tonight was supposed to be the public hearing for the White Lake Mansion House, if there is anyone in the audience that is not aware of it, the applicant asked that this not be discussed this evening as a public hearing. I do have a written request. I will read into the record. (Read letter from Jess Sudol into record, request to reschedule the public hearing to October 9, 2012).

Motion to receive and file letter from Jess Sudol by David Biren, second by Steve Simpson.

All in favor – 7

All in favor –0

Agreed and carried

Daniel Gettel: The only item we have to discuss is to reschedule the public hearing for the White Lake Mansion House. As I said during the last application, the next available meeting is October 9th. We

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scheduled Camp Kasho for 7:30pm; we could consider scheduling this for 8:00 pm. This gives us a chance to discuss Camp Kasho, and perhaps another client; we would actually open the public hearing for the White Lake Mansion House at 8:00pm. Does anyone have an issue with that?

Motion to grant a public hearing for the White Lake Mansion House on October 9th at 8 pm by Bill Brey, second by David Biren.

All in favor – 7

All opposed –0

Agreed and carried

Daniel Gettel: The client has been advised that he will be required to renotify the adjoiningers with the mailings. BJ will readvertise the legal notice. That is all we have on the agenda.

Vicky Vassmer Simpson: At tomorrow night’s town board meeting, we will be addressing the Kauneonga Lake Sewer District’s boundaries.

Motion to adjourn by Steve Simpson, second by Wilfred Hughson

All in favor – 7

All opposed –0

Agreed and carried

7:50 pm

Respectively submitted,

Jannetta MacArthur

Recording Secretary