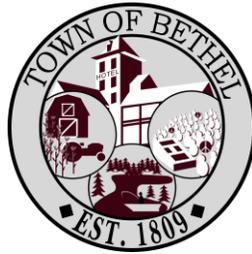


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Town of Bethel Planning Board

PO Box 300, 3454 Route 55
White Lake, NY 12786

The Town of Bethel Planning Board held a Work Session on August 6, 2018 at 7:00 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, David Biren, Susan Brown Otto, Wilfred Hughson, David Slater, Jacqueline Ricciani, Attorney, Bette Jean Gettel, Code Enforcement Officer, Glenn Smith, Engineer, Daniel Sturm, Supervisor, Vicky Vassmer Simpson Liaison, and Jannetta MacArthur, Recording Secretary.

Excused: Michael Cassaro, Robert Yakin. Quorum present.

Pledge to the flag

Daniel Gettel: Please bear with me a minute. Our recording secretary isn't here yet, so if I act like I am talking to Jannetta I am pretending she is here.

Motion to approve the minutes from the July 2, 2018 Planning Board meeting by Steve Simpson, second by David Slater.

All in favor – 6

Opposed-0

Agreed and carried

- 1) Application for a summer camp to be located at 347 Old White Lake Turnpike, known as Bethel Tax Map #: 13-1-12.1 & 14-1-2.10, proposed by David Weiss(Wasson & Zeiger)***

Daniel Gettel: This used to be Camp Otronoye. We have Mr. Zeiger and Mr. Wasson presenting tonight.

Jay Zeiger: We have been here previously, since then we have been to the ZBA, and the ZBA granted multiple variances. They are listed on the site plan. It says requested variances.

Daniel Gettel: Jay, could you hold on a minute. BJ, the site plans, were they distributed? If you could pass out a few more because we don't have them.

Jay Zeiger: Anyway we had a whole bunch of requested variances. They are all listed here. The variances were granted. I don't remember the modifications, but you have the notes there.

Daniel Gettel: It is my understanding after reading the resolution you were before the Zoning Board for a number of months for setback variances, and the discussion of the acreage. The applicant purchased 11.9 acres of adjoining property which made the 25 acre minimum. That became a moot point because you met that requirement.

Jay Zeiger: This is the report.

Daniel Gettel: It is my understanding that you were granted the requested variances, the only conditions being that all fees be paid and that the two parcels that make up the proposed camp be combined. The combination was never done, but you and I discussed that during the work session. It is something that was requested, but I don't think it should hold up our review as long as it is completed before... as long as the County paperwork gets submitted before we make any decision on the application.

Jay Zeiger: I'll send you an email, as I explained. Typically we wait until after the site plan is approved.

Daniel Gettel: Jay I think you would agree that when you acquired the property there were a lot of problems with setbacks. That went away. It is not that you built buildings in the wrong place. They were all preexisting buildings. It is not a new facility clearly.

Jay Zeiger: That is why the ZBA approved those variances.

Daniel Gettel: Some of the variances are 30 feet, but some are almost on the property line. Back in the day that is how they built things.

Jay Zeiger: The key was that using it as a hotel, which they can continue to do, all the buildings are there. Anything in the code to change it to would need these types of variances.

Daniel Gettel: The change of use is what drove the changes.

Jay Zeiger: Correct. But I will make a request for the combination.

Daniel Gettel: And as far as the use, this is one that David Slater always loves, because they are already using it as a camp even though we have never reviewed it as a camp. It is a preexisting nonconforming use. I like to point that out. So Jay, they are using it now this season and I believe probably last season too, a similar use to a summer camp. I don't want to call it a summer camp.

Jay Zeiger: We used it as a hotel, similar to a camp.

Daniel Gettel: The record can't pick up, but Jay has a grin on his face. So this is something that is presently being used as a summer camp. We discussed, during the work session, that at another application where we had a public hearing we did get a lot of comments on this property in particular when we had the public hearing for the Swan and Swan Lake. The last one we had. One of the neighbors specifically complained about the busing of students, the busing of staff, and the lack of maintenance on the property, the lack of maintenance of the sewer system. I believe you would find that in the minutes of the Swan and Swan Lake's last public hearing. That was about a year ago or year and half ago I would think. I believe Randy was there. It was one of the extensions, probably the last extension that we gave them. We got a lot of complaints because this property was in operation at the time. What you have before us now is a site plan that was generated for the Zoning Board but it doesn't really meet the requirements of Section 345, the Site Plan section or the Special Use section. We are going to have to treat it as a Special Use. Randy, is there any topography available for any of this? What are your thoughts on topography? I know it is deceiving that it is a lot of property, but a lot of it across the street is steep. I don't think you provided it did you?

Randy Wasson: No.

Daniel Gettel: Do you think it is something that is available? Glenn, do you have any comment on that? I know there are more records available now than there used to be.

Glenn Smith: No. I asked about the sewer and the water, and the condition they are in. The topography would definitely be a help, especially across the road.

David Biren: I thought there was topography available a year, year and half ago on this land.

Daniel Gettel: I think if you go through the file, you will find some information on it.

David Biren: That would be helpful.

Daniel Gettel: Jay we are calling it Camp Ormosha?

Jacqueline Ricciani: That was in the past. We are calling it David Weiss as far as I know. That Camp Ormosha was a different contract that was prior to David Weiss purchasing.

Daniel Gettel: Jay that was a name that was used back when the Zoning Board was meeting. At that time there was a proposal for 147 campers and 50 staff. Does that sound about right for what you have there now?

Jacqueline Ricciani: That is what is on the occupancy chart now.

Randy Wasson: 197.

Daniel Gettel: Ben Halverstam is in the audience. He is shaking his head no. What is your population?

Jay Zeiger: Right now David Weiss is running the camp.

Ben Halverstam: The population I don't know exactly how many.

Daniel Gettel: He's got the 197 on there that he is saying is not right.

Jacqueline Ricciani: It is kind of the same occupancy we have been seeing for a couple of years.

Daniel Gettel: So moving forward we are going to want a better count of numbers of staff and number of kids. I know there are always many more staff then we think a public school would have. The student teacher ratio is outrageous in some of these places.

David Biren: Are you busing in also?

Jacqueline Ricciani: No day campers?

Ben Halverson: I don't know.

Bette Jean Gettel: They are busing out.

Daniel Gettel: Jay what we spoke about before the meeting was that since we have the unique occasion where the property is presently being used as a camp, I would suggest that if Glenn is available in the near future while they are operating, that Glenn, Randy, and BJ go to the site, take a look at the number of people, try to get a handle on how many kids are there, what their operation is, what the water and sewer flows would have to be to accommodate that. We will touch on Glenn's letter in a minute. I know Glenn mentions the SPDES which would be tied to the water demand. There are a lot of those things that we are going to need. Randy you are familiar with the site plan requirements, Site Plan and Special Use. You are going to have to edit the map. I am not too concerned about topography let's say on the 11 acre piece, but on the areas that you are talking about where the existing buildings are or the area across the street, just illustrate how steep it actually it is. Are you proposing any additional recreation or are you going to say your kids don't play?

Randy Wasson: We are going to have to have something, but we don't have an idea yet.

Daniel Gettel: That would have to probably be on the 11 acre piece, if you are proposing. I am assuming just because of the topography you probably could just expand it as needed.

Randy Wasson: We've had some discussions on that. Nothing definitive yet.

Daniel Gettel: Glenn do you want to run through your letter, or do you want me to run through it?

Glenn Smith: I'll just touch on it quickly. Most of the engineering stuff I'm sure Randy has no problem with. We are basically treated it as a new camp, because it was never a camp before.

So we need a report on sewer flows, waste water flows, water flows, more information on the onsite water supplies, storage tanks, distribution system, provide the Health Department of water systems since the change of use of the prior hotel. We will need their approval.

Daniel Gettel: Randy is there one well, two wells, or a number of wells? I'm assuming there are a number.

Randy Wasson: I think there are three.

Glenn Smith: As you mentioned they have to provide evidence of the current SPDES permit. I saw the pictures that BJ sent last week.

Daniel Gettel: There is a maintenance question on the sewer system.

Glenn Smith: Include a flow table SPDES permit maximum discharge, proposed wastewater discharge for the future camp operation. The flow is obviously tied into the number of people using the camp and living there. The Town Building Department should comment on any existing violations or other issues found on the property or in the buildings. Future plan should include more detail to include recreational facilities, parking lots, walkways, proposed landscaping, fencing, emergency access drives to the building so you can get a fire truck or ambulance to the buildings.

Daniel Gettel: Can I take a step back then? On Item #3, the existing violations, I would like the three of you to discuss that. Don't leave everything on BJ. I would like that to be part of your report to the board. I don't want to leave everything on BJ because I think as Town Engineer you should report to the board.

Glenn Smith: I'm sure there are prior violations that have not been addressed.

Daniel Gettel: I'm sure she will be more than willing to share those with you.

Glenn Smith: Basically the initial plan should have information on sewer, water, fencing, road access, emergency vehicles, site lighting, bus access, and parking. I know that was mentioned, where they park, where they discharge. Site topography as you mentioned also. Drainage, and it should show the waste water collection system piping and manholes. There is nothing on the plan now. We didn't know where those lines were. Those two parcels should be combined to 33.39 acres total. That was basically it.

Daniel Gettel: Jay, I think we are pretty clear where we have to go with this. Randy do you want to talk to Glenn and BJ about setting something up or do you want to reach out to them via email. However you want to do it. In fact, I would like you to reach out. Glenn is that okay?

Glenn Smith: Yes, that is fine.

Daniel Gettel: I don't want to wait until oops they just left yesterday, and we missed it by a day. Since they are open and operating I would like to take a look at it while they are actually

operating. BJ, you are good with that? It should be sooner rather than later?

Bette Jean Gettel: Yes, because most of the camps are shutting down in less than 10 days.

Daniel Gettel: I think that is doable. Are there any comments from the board? I think we are pretty preliminary on this. I know the Zoning Board saw it for quite a while. There wasn't a lot they could do with it, like I said they were preexisting buildings. The change in use triggered a change in zoning. One building was torn down, I don't know why. Building #13 was torn down?

Bette Jean Gettel: It has not been torn down yet.

Daniel Gettel; Do you know the condition of that, and why that is so different from the others?

Jay Zeiger: He (Ben Halverstam) doesn't know why.

Bette Jean Gettel: Building #13 is the original house for the prior owners. It is a two story building.

Daniel Gettel: Is it in rough condition?

Bette Jean Gettel: It could be used. It is too close to the road and they wanted it torn down.

Daniel Gettel: I know the Zoning Board, as part of their review, was that building #13 was going to be removed. I am not on the Zoning Board. I did not go to the meetings. Just let us know about that. Jacy if it is a condition, I don't know how to treat it if they decide to not tear it down if they said to the Zoning Board they were going to.

Jacqueline Ricciani: The Zoning Board acted with the understanding that building #13 was going to be torn down. It was not considered for a variance. It does not comply with zoning. If they don't tear it down they are going to need to go back to the Zoning Board.

Randy Wasson: It was represented to be torn down.

Daniel Gettel: Okay, so we are going to go with that.

Jacqueline Ricciani: That has been on the plans for a while. It is nothing new.

Daniel Gettel: So Randy, for the record, we are talking about Section 345-30. It is the Special Use procedure. Section 345-31 is the Site Plan conditions, and you are going to have to talk about landscaping and lighting. I don't know about parking, loading, and access, but there is also a section on that. If you go into the Special Use procedures they also ask us about over concentration of uses in a district. I kind of wonder when enough is enough for camps in Swan Lake, especially on these roads. That is something we have to consider. Glenn you know what I am talking about in our review, there is an overconcentration clause, and when do we say hey you know what? There are enough camps in Swan Lake.

David Biren: Especially with the buses coming and going.

Daniel Gettel: Just making you aware of this because it is something that does come up. The landscaping standards Section 345-16, I don't see any real changes. It's not like it's a visual like a Daytop or a new camp like on Segar Road.

Randy Wasson: It has grown up and preexisting vegetation, mature vegetation.

Daniel Gettel: If there is any signage, I'm sure it is there already. Jay if we approve this for a specific population are we approving it for a population or for an actual group? How does this work with year after year operations? Can it be different groups every year? I don't know that it would matter to us I am just curious.

Jay Zeiger: I don't know.

Daniel Gettel: We are already hearing that the deal from previous year fell through.

Jay Zeiger: I think the group that is there now...

Daniel Gettel: If we assume that they is going to be a manager for this property, and they manage it a certain way, management is always going to stay the same unless... I guess they could always change management.

Bette Jean Gettel: We are seeing a big change in management this year throughout all of the camps in the Town of Bethel. I would not rely on managers.

Jay Zeiger: I agree. I think we can change management but our population is going to be limited to the approval and limited to the capacity approved.

Daniel Gettel: I raise that because I am going to be very careful on making conditions of approval for that reason. That you have properties changing hands, we have an agreement with one group, and then that group is to the wind, and we don't see them again.

Jacqueline Ricciani: In the past we have had applications for summer camps and the age of the population would be boys from 14-17 for example. So when you are having a camp for that age of boys then we are going to anticipate that there is going to be a certain staffing ratio and certain recreational activities and amenities. If you have a younger population of campers then it may change with respect to your staff ratio and some of the other things. I think it is important for the applicant to give us an understanding of what your camp is going to look like. What the population of the campers is because so much of that is going to determine how it is going to be managed. If you want to give us a little narrative that would be nice.

Daniel Gettel: I think we are at an understanding of where we are going to be going with this. Are there any comments from the board? Jay, I don't remember this application being before the Planning Board. I think you were denied by the Building Department and sent to the Zoning

Board. I think this is the first time we are seeing this.

Jay Zeiger: We were at the Zoning Board, and then there was a long hiatus, and then we went back.

Jacqueline Ricciani: I think you withdrew at some point and then came back.

Daniel Gettel: I assume we aren't going to have that again. Jannetta, just for the record, Jay was grinning, a mischievous grin. Randy I think you know what we need. Glenn we are pretty clear on where we are headed. Get together with BJ.

Jay Zeiger: What about a public hearing?

Daniel Gettel: We need an accurate site plan before we can have a public hearing. It is beneficial to have a public hearing before everyone goes home, but in this case it is not an option.

Jacqueline Ricciani: Unless you want to have two.

Jay Zeiger: At this point everyone is going to be going home. Some Planning Boards like it at the early stage, and if things change materially sometimes they want a second public hearing.

Jacqueline Ricciani: Some of those Planning Boards, the site plans have already been reviewed by the engineer to the point of the engineer's satisfaction before it even gets to the Planning Board. They have a different process altogether.

Jay Zeiger: We are not ready, so I am not in a rush.

Daniel Gettel: Please return your copies (board members) if you don't want them as we are having an issue of not getting copies back.

2) Application for a Light Industrial Use at the corner of Airport Road and County Route 55 known as Bethel Tax Map#: 18-1-7.11, Proposed by A Bethel Land Corp. (Gottlieb)

Daniel Gettel: Mr. Gottlieb is not presenting tonight. Arie Steinman is presenting.

Jacqueline Ricciani: Mr. Steinman, are you the president of this company?

Arie Steinman: Yes.

Daniel Gettel: Would you like to tell us what has changed since last month, how much of the plan has been expanded?

Arie Steinman: The area around the building has been expanded. We expanded it because we have to follow the storm water management plan. So, we might as well expand the area. The only change, this plan shows some landscaping, some trees being placed in the front. It also shows the requested parking, it shows the requested 10 spaces plus one handicap space. Actually 11 spaces.

Daniel Gettel: Glenn, we can touch on the parking since he mentioned it. At the last meeting we talked about a building of this size requiring 38 parking spaces. It was clearly pointed out this is not a building where somebody pulls up... it is not a rental business where somebody pulls up and looks at a piece of equipment to rent, a specific piece of equipment. It is more phone and internet business. The parking requirements don't really fit this use of this building. But we can say is that he has 11 spaces designated. If you look at how much clearing around the property, and how much drivable area, he could easily park 50 cars in the part he has, just around the building.

Glenn Smith: I think your board last meeting suggested the 10 spaces, and that is why he put them on there. But you are right he could put 30 or 40 more if he wanted.

Daniel Gettel: But we don't have to have them designated. He has 11 designated, so I don't think we need to talk about parking as an issue. I don't think we need to talk about variances or waivers for parking moving forward.

Jacqueline Ricciani: For parking, the kind of formula that is in the code is the number of parking spaces is based on square footage of the building. That is suggested. It is not mandatory. That is something that this board can rely on. You are not required to follow that. The parking regulations in Section 345-22 say may, not shall. So everything in there is just for guidance, it is discretionary.

Daniel Gettel: I think since we talked about it at the last meeting, actually it was the May meeting when it was discussed. I want to mention that we did consider it and it really doesn't fit in this instance.

Jacqueline Ricciani: And 10 plus 1 handicap is reasonable. If the board determines that that is reasonable that is fine.

Daniel Gettel: Glenn, the plan does say storm water and pollution prevention, and a SWPPP will be required. It is a little premature. Is it required because they went over an acre?

Glenn Smith: It's not premature. It has to be filed and done and DEC has to address it.

Daniel Gettel: Are the plantings actually called out on the plan, or is it just 5?

Glenn Smith: There are 5 red maples trees suggested on the frontage. I had suggested because of the residence right across the street kind of looking at the entrance of the building, you may want to suggest more plantings, you may not.

Arie Steinman: The contour is actually higher. If you go down and you look at the embankment on the property, the contour of the property, it is actually 5 or 6 feet higher than the roadway.

Daniel Gettel: I don't disagree with that, but my question was, is it actually called out on the plan, because I don't see where it suggested red maple.

Glenn Smith: It is a note on the plan, sheet 2, top right corner. It is called Frank's red maple.

Arie Steinman: The area has so much growth on it, but engineer Gottlieb recommended 5 planting of trees. I'm not going to argue about it.

Daniel Gettel: There is a generous buffer zone between this property and Airport Road. That will be maintained. There are a couple of residences on Airport Road, but we have to realize that this is the Ag zone. Actually the commercial use, in my opinion is permitted, and the residences are kind of the anomaly here because they are wedged in between the Airport Industrial Zone, this property, and, the Camp behind them. They are kind of the ones that don't fit the neighborhood, which is unfortunate. My greatest reservation is the size of the building. But I understand you need it this particular size. I don't know that this is a great fit for this lot but it is your lot, and your building, and it is permitted by zoning. I know there are other people on the board that have other reservations about it.

Arie Steinman: You have a building that is 12,000 square feet across the street that was built for metal fabricating.

Daniel Gettel: And we have other ones on the other side on Airport Road. I don't disagree. That is my thing. The size of the building and the neighbor's reaction to it. In my opinion it is permitted. Glenn, do you want to go over your comments, before I take board comments?

Glenn Smith: My first comment, the proposed access drive and equipment parking areas around the building are shown with a compacted gravel surface. It appears that the entrance drive off of Swan Lake Road will be paved approximately 35 feet back from the edge of the highway, the right of way bounds. That should be verified. It wasn't on the plan.

Daniel Gettel: Do you know if the County or State has reviewed the driveway location?

Arie Steinman: I don't know if that has come back yet.

Daniel Gettel: Glenn is this a 50 scale. I am assuming that they set the driveway 100 feet from the intersection of Schoolhouse Road?

Glenn Smith: They exceeded the Schoolhouse setback. We discussed that at the last meeting. The site distances are on there.

Daniel Gettel: So this is meant to meet the States requirements and the site distances are great in that location?

Glenn Smith: The site distances are on there and they are satisfactory.

Daniel Gettel: Just for the required, the site distance from the proposed driveway, I am assuming it is the south, from the site distance of the south it is 690 feet and the site distance from the north is 530 feet. He has a requirement for stopping distance on here for a number lower than that. It does meet the requirements for stopping distance.

Glenn Smith: That is what County DPW will look at when they issue a permit.

Daniel Gettel: So now do you suggest that they verify that the County is okay with the location before they do the SWPPP?

Glenn Smith: The SWPPP doesn't have much, as long as you have an acre disturbance it doesn't matter if it is pervious or non-pervious. The SWPPP can be done. Comment Number 2 is an entrance drive permit it is required from the Sullivan DPW, and comment 3 is a SWPPP. It is still required since it is in excess of 1 acre of disturbance. It has to be kept on file. At the meeting in May your board asked for some photos, typically of what equipment to be parked on the property, including approximate sizes and heights.

Daniel Gettel: We did get a pamphlet that we received and filed with some of that information on it. We may have some of that.

Glenn Smith: And a County 239 review is required because there are two County roads. I'm not sure if that was applied for. And of course, the County is big on landscaping also, and aesthetics.

Dan Gettel: We can see what they say.

Glenn Smith: And the last one, landscaping on the current plan includes five proposed red maple trees along the Swan Lake frontage. Although the property is substantially wooded, and whatever can be saved along the frontage, would be helpful. Mid-section on Swan Lake Road is open so the residences across Swan Lake Road would be visible to the building. There is existing vegetation along that frontage which should be maintained in place as much as possible and your board may suggest some additional trees or shrubs to supplement the screening.

Daniel Gettel: I do agree we are at a lower elevation across the street. I don't think we are directly across from a house, I think we are directly across from an open field that is owned by the house. I would be curious if this is where the State is going to approve the entrance.

Glenn Smith: You will have a public hearing at some point that will give them the opportunity to comment if they want too.

Daniel Gettel: BJ, notifications would include across the street in this instance I believe.

BJ Gettel: They are adjoining.

Daniel Gettel: Okay. Does anyone on the board has any comments on this application? Jacy, as

far as it fitting our zoning it is equipment sale, and to hire.

Jacqueline Ricciani: It is permitted.

Steve Simpson: What assurances can you give us that the project will be completed? There is a location in town on West Shore Drive where there was a project being done there years ago, to date there is an empty lot now with a couple of pieces of heavy equipment that have been sitting there for years. It is pretty much abandoned there. It has been blight for years.

Arie Steinman: There has never been a project proposed for that. Other than grading the area to create an area for quads. My children have quads. The condo residences got upset because my children had brought a couple of quads. A Breeze and a Grizzly. I walked around the lake with my wife, and the first property for sale I bought. We requested a permit at the time to grade that property. I bought it about 15 years ago. We cleared off the property. My kids ride their quads. At the time they were 14 years and younger. Now they are out of the house, and my 17 year old is still home.

Steve Simpson: So you are confident that this project will come to fruition?

Arie Steinman: Yes. It will be a completed project.

Jacqueline Ricciani: Did you say there is abandoned equipment on there? Instead of storing it there, can you store it here?

Arie Steinman: The Board had asked me not to store anything on this property. We also used it if we need to clean up some of the runoffs there. We have had a call that it should be maintained. We have actually used that equipment to benefit the Town and the neighbors.

Jacqueline Ricciani: Is this a residential neighborhood?

Steve Simpson: Yes. It is on West Shore Road.

David Biren: I have never seen the piece of machinery used. When was it used?

Arie Steinman: I believe it was about two years ago in April.

David Biren: I would like to see it moved and off the property. It doesn't belong there. It is a residential area. People drive by there to go to Bethel Woods. People that don't live in the area. It doesn't look proper, going to use the lake. It is totally inappropriate. First of all the grass should be cut and maintained. You own the property.

Arie Steinman: There are no residences on that property. There are no buildings.

David Biren: It doesn't look right, if you want to be a good neighbor. There are deer ticks. You have high grass, and animals go through there.

Arie Steinman: It is 15 acres. It is a lot of grass. Over the years we have tried to keep it clean. We have found people parking there to get to the lake, and dumping their garbage.

David Biren: I drive through that area every day. I would like to see that piece of machinery gone. I think it is a blight.

Arie Steinman: I'm sorry, what does that piece of property have to do with this?

David Biren: Because it is a piece of property that you own, a piece of machinery that sits there, winter, summer, fall, all four seasons. It shows that you may not be taking care of this property. If you build it, if you don't, I don't know if you will finish this property it may be indicative of the way you do business. I don't know what type of a businessman you are.

Arie Steinman: This property on Airport Road and 55 will be finished. Will you let me move it to that property on Airport Road in the interim?

David Biren: I want to see it gone from our town.

Arie Steinman: The reason I'm buying and we are putting up this building, is because to store equipment where I am. I'm in Brooklyn, and I run out of room, and I want to build a service building here, to get out of Brooklyn. If I have room for that machinery, which could probably earn me some money in Brooklyn or New York, I would happily move it there.

David Biren: I find it interesting for you to travel 120 miles a day to maintain machinery.

Arie Steinman: I also have a residence here, and I have 22 other pieces of property. So I intend to get out of my office and spend most of my time up here.

David Biren: So if you live up here, the 22 properties, why do you want to maintain a piece of property on West Shore Road that you don't want to clean up and take care of? I am not the only one that feels this way. We all would like to see it cleaned up. We want to make sure you don't do business that way, start a building and walk away from it.

Arie Steinman: I don't intend to not finish it.

Jacqueline Ricciani: You indicated you didn't want to have outdoor storage?

Arie Steinman: I did not say that.

Daniel Gettel: That's not what he said.

Jacqueline Ricciani: So you do intend to have some outdoor storage.

Arie Steinman: Yes.

Jacqueline Ricciani: So what was the problem with moving that equipment on West Shore Road,

and storing it here on the Airport Road property?

Arie Steinman: In May's meeting they asked me not to store anything there until approval.

Jacqueline Ricciani: I understand that. The plan you are presenting to the board, whatever equipment you have over the winter whatever that is not being used you plan to store it all inside the building?

Arie Steinman: No. In May they said I can't. In May's meeting they asked me not to store anything there until we got Town approval.

Jacqueline Ricciani: You are talking about currently. I apologize, that wasn't my question.

Daniel Gettel: In the May meeting, we talked about off season, there might be items parked behind this building. But it doesn't benefit you having pieces of equipment sitting on this property when it should be making money elsewhere. So clearly you have every incentive not to have pieces stored here. You are losing money every time.

Jacqueline Ricciani: I wasn't talking about currently. I was talking about as part of the project so as part of this project it is to construct this large building, but you also plan to store some equipment behind the building outdoors.

Arie Steinman: Yes.

Jacqueline Ricciani: So when this project is done, whatever that equipment is on West Shore could you move it to this location?

Arie Steinman: Yes, if they allow me to, I can move it there next week. It is up to this board.

Daniel Gettel: There is a section of our code that says you shouldn't disturb this site with anticipation of getting another approval. That is where that is coming from I think. Glenn, as far as lighting goes, Tim (Gottlieb) should show some security lighting on the building I assume.

Glenn Smith: Yes, they will need parking lot lighting.

Daniel Gettel: You talked about security lighting perhaps on the building?

Arie Steinman: The rendering showed....

BJ Gettel: The rendering did show.

Daniel Gettel: It typically shows on the site plan. I will ask Glenn to put that on his list. It is just a couple of triangles he has to show.

Arie Steinman: It shows all around the building.

Daniel Gettel: It should be on the site plan. It is for security purposes, it shouldn't light up the Airport. Are there any other comments from the board? We have an application in front of us that may have mixed reviews. I think it is important to get the neighbors involved for a public hearing. It is required in our zoning. Glenn, we are pretty much locked into a plan. We can send it to the County for a 239 in this format and see what they come back with. They can come back with suggestions. We may want to address that at a public hearing. The next meeting is September 5th. It is a Wednesday, because of Labor Day being on Monday.

Arie Steinman: Is there anything that I have to do?

Daniel Gettel: If Tim is back, there is a certified mailing of the neighbors. BJ provides the list, and the applicant does a certified mailing return receipt requested of the neighbors that she gives you. It is usually people within 500 feet. It will be basically the neighbors across the streets.

Arie Steinman: If she can email me that list, I will make sure my office takes care of it.

Daniel Gettel: As long as it is certified return receipt. Glenn, we have a short EAF and we decided that was adequate, am I right?

Glenn Smith: Yes.

Daniel Gettel: We don't have to declare our intent to be lead agency, because it doesn't matter for a short form.

Bette Jean Gettel: The County and the State will review the 239.

Daniel Gettel: So we don't have to do lead agency tonight because it doesn't matter for a short form.

Motion to grant application a public hearing for September 5th and send the application to the County and State for an M239 review by Steve Simpson, second by David Slater.

All in favor – 6

Opposed - 0

Agreed and carried

3) Application for a Solar Project to be located at 608/636 Old White Lake Turnpike, known as Bethel Tax Map #: 18.-1-25.2 & 26.1, proposed by BQ Energy.

Alicia Scott – BQ Energy is an energy company located in Wappinger Falls.

Jacqueline Ricciani: Are you an engineer?

Alicia Scott: Yes, I do have an engineering degree. This is our first time in front of the Planning Board, so I have some documents for you so you would know some more about us.

Daniel Gettel: We could have done a power point.

Alicia Scott: BQ is based in Wappinger Falls. We are in Dutchess County. We are a development group that only works on renewable energy on landfills and brown fields. We have been doing that since 2002. We have been very successful at it. We mainly focus on solar right now. Our projects can be less than 5 megawatts. The project we are proposing tonight is 2.7 megawatts. We have quite a few projects in the works. We just finished one in Beacon, NY last month. We have one in Esposus, and now we have one in Paterson.

Daniel Gettel: Are they all on landfills?

Alicia Scott: They are all on landfills. This project we won through a competitive bid process in the late winter. The projects that we build on the landfills, we use special equipment that doesn't pierce the landfill cap, so we use bowl foundations that are concrete and sit on top.

Daniel Gettel: That was one of my comments. You can't go more than 12 inches in the ground, is that correct?

Alissa Scott: That is correct. And we don't. Our cables are about 12 inches down, and if at any point on the landfill there is not enough surface material, we will go down as far as we can.

Daniel Gettel: I'm sure there is plenty of fill. I don't think they will find any problems, I don't think.

Alissa Scott: We are calling it White Lake Solar. The project is a 2.7 megawatt ac solar project, which is on the current landfill, and part of it will be on the retired gravel mine next door. It will be a community distributed solar project which means members of the community will be able to buy in. We have already started the interconnecting process with NYSEG. We hope to hear from them in September.

Bette Jean Gettel: 2018 or 2019.

Alissa Scott: 2018. I know sometimes they take a long time. What we gave you tonight is a Long EAF form, and our intention is for you to look at it and declare Lead Agent so we can start a coordinated review with the lead agencies we have listed on the second page. We believe a negative declaration is the way to go on this.

Daniel Gettel: In this case Glenn Smith has a long history with the town working on this landfill and has also represented the town board in that instance. We are reaching out to an alternate engineer to represent the Planning Board. His name is Jason Pitingaro. He was not able to attend tonight's meeting, but I do have his contact information and I will be contacting him after this meeting to set up some kind of review to go over this project in the future. He will be reviewing it. I did look at the long EAF. I just have a couple of comments. Under B(e) County Agencies you checked no you don't need any but you list the IDA as an interested party, so that should just be a yes. The IDA would be included. Why I am pointing these out is that probably

before we send it out for Lead Agency, before we declare our intent to be Lead Agency, we should correct it before we send it out to all of the agencies. I can provide you with a list. Glenn, I know that you are going to be put on the spot a little bit because you are our engineer, soon to be retired from this project. She should also contact the FAA, I believe, because we are in such close proximity to the airport.

Glenn Smith: How high will the panels be, 12 feet, 15 feet if that? I have voluminous files on the gravel bank, which Jason may like to have.

Daniel Gettel: I would like to have you (Glenn), Alicia and Jason meet about the project but I do think we need an independent engineer.

Glenn Smith: I agree. The gravel bank currently has a valid mining permit for the town until 2020. Part of the requirements, when it expires or if the town is not going to mine it anymore, is there is a plan that has to be followed, grading down the slopes, planting grass, there is a lot of grass and weed on the land now. I spoke to Mark (Millspaugh) the other day. He needs to speak to the DEC.

Daniel Gettel: Glenn, you don't think they are an interested agency, but as a courtesy they should be contacted? We required it on the other application, as an interested agency.

Susan Brown Otto: Wasn't there yardage or feet?

Daniel Gettel: They are much closer now in this case. Under C2b, Watershed Management Plan, you list Delaware River commission comprehensive plan. It says it is identified as a yes. The Delaware River Watershed is also not one of the interested agencies, which is fine. My question to Mr. Sturm, how does this work because they are not developing the entire parcel. I believe the town's parcels add up to 59.2 acres, the two combined? The lease doesn't give you control to the entire 59.2 acres, am I wrong? How is that going to work? They are not developing the entire 59.2 acres.

Daniel Sturm: Using the entire landfill acreage and then you are going to the neighboring parcel, which included the sand and gravel mine and a piece of ... it's still the two parcels total. The 7 or 8 acres here and about 2 or 3 acres here, give or take.

Daniel Gettel: Is the lease going to cover 59 acres? Does the town want to expand the park?

Daniel Sturm: They will only need 10 to 11 acres, which is the entire landfill property plus 2 or 3 acres neighboring, which will be behind the pool and camp which is back toward Route 55.

Daniel Gettel: The way the EAF reads now they control 59.2 acres, which ultimately is going to be a lower number. As far as the EAF goes, I don't think it is a problem, but on the EAFit should be the ultimate lease area.

Daniel Sturm: It probably shouldn't be on the EAF. I didn't read it extensively. They don't need control over 59 acres if I'm not mistaken.

Alicia Scott: Correct. We wouldn't need control over all the acreage.

Daniel Gettel: Do you know how many acres you do need control over?

Alicia Scott: I am going to guess, less than 14.5 acres. Usually it is 5 acres a megawatt.

Daniel Gettel: That is what we were told by some solar applicants, but not in the recent past. I tend to believe that number because we keep hearing that number. I would like to look at the actual control of the site, which is D1b. Glenn, as far as disturbance, they have 0.798 acres of pervious, which should be the actual panels themselves when they are laid out I would think.

Glenn Smith: Usually with a solar project they don't really exceed the one acre threshold with the SWPPPS.

Daniel Gettel: But under disturbance of one acre, you checked yes. That is D2e1. That should be a no, not a yes if it is 0.179.

Alicia Scott: Yes.

Daniel Gettel: Under Land use and surrounding project site, which is E1b, is the section, on page 9. Do you see on the bottom it says other closed landfill LF? Is LF landfill? So its 5.5 acres on the landfill?

Alicia Scott: So 5.5 on the Landfill.

Daniel Gettel: I missed the key on the beginning on that so that's fine. I was going to question the 12 inches depth. Glenn, are we in agreement it is an unlisted action because we are not parking 50 cars, or disturbing... as far as reviewing agencies go we should reach out to them if we declare our intent to be lead agency, at least the interested parties. We should reach out to them, the County, the DEC, the Town Board.

Glenn Smith: The DEC has to be part of it anyway because of the gravel mine issue. They have to resolve if it is going to be closed. That has to be part of this.

Daniel Gettel: They are an interested party so BJ should include them in the list as well as the Town Board, since they are the lease holder.

Alicia Scott: We also have to get a permit from the DEC to use the landfill.

Daniel Gettel: It is a minimal disturbance.

Alicia Scott: The DEC requires you maintain it with grass.

Daniel Gettel: It has a minimal disturbance of land that has already been cleared. I don't think there is a lot of clearing of trees. It is probably just scrub brush.

Alicia Scott: It is just grass. The DEC requires that we maintain grass.

Daniel Gettel: You are not going to bring in goats are you?

Alicia Scott: No. Goats jump on the solar panels.

Daniel Gettel: That is a very good answer. The project site itself has a minimal visibility from any street. Are they stationary panels or do they track the sun?

Alicia Scott: Stationary.

Daniel Gettel: Steve you are a board member that may have some interest in this.

Steve Simpson: I was wondering, I am curious, how is NYSEG going to connect? It says 5 poles coming to the site. Is it going to be the usual closer, primary meter?

Alicia Scott: That is usually how we would do it. We would bring the inverters into a switch gear and then usually there is a closer.

Steve Simpson: The poles are going to be on the right of the existing driveway. It is going to go past the metal dump, and then it drops off underground, just about where the metal dump is, so is that going to be relocated at the dump?

Dan Sturm: We haven't gotten to that yet.

Steve Simpson: There is going to be a 12 inch depth, right? Obviously we are going to be crossing that area.

Alicia Scott: The whole configuration has to be determined by NYSEG.

Daniel Gettel: I think it is something that has to be worked out in the future.

Steve Simpson: This is the perfect project, 2.7 megawatts. Is there room for future growth?

Alicia Scott: I think there is more capacity in the area in general, but 2.7 megawatts came from NYSEG. So to put in any more than that...

Steve Simpson: The cost, yeah. Good.

David Biren: How many houses does this equate to?

Alicia Scott: I think a couple of hundred.

Susan Brown Otto: Does the engineer you mentioned, does he have expertise in solar?

Daniel Gettel: Yes. I forget the three that he mentioned that they are working on now, but there are three in Orange County. He is the town engineer for a couple of other towns.

Susan Brown Otto: He's not just a general engineer. Okay. You mentioned here that you have a 30 million dollar credit from the New York Green Bank? The Green Bank is a critical component of Governor Andrew Cuomo's energy division. To what degree is the funding aspect, with it being an election year, whatever, is it something that the project is going to continue on whatever happens to the election?

Alicia Scott: I don't think it will be a problem, we do have other options. We have partnerships with private banks which we have used on past on projects. For whatever reason, we do have other options

Steve Simpson: Is there a deadline that we have to have this up and running to get funding?

Alicia Scott: Not that I am aware of. This is going to be set up as a meter, which is a new program through New York State, so it is little bit different.

Daniel Gettel: I do think we can move ahead and declare our intent to be Lead Agency. We are the most logical. It doesn't mean, there is going to be deadlines when we declare our intent to be Lead Agency, if the becomes a problem, that is it 62 days after declaring, we are going to declare our intent to be Lead Agency to get the project moving along, but if something stands in the way, I'm sure you would be willing to waive the 62 day requirement time if you need to.

Alicia Scott: I'm sure that won't be an issue.

Daniel Gettel: Because if we declare our intent to be Lead Agency, then the applicant ends up dragging their feet, not that you are going to, but 62 days later, we're back...

Motion to receive and file company information from BQ agency by David Biren, second Wilfred Hughson

All in favor – 6

Opposed - 0

Agreed and carried

Daniel Gettel: If you could just update that form a little bit, I can reach out to you and get you a list of what my comments were. If it makes sense to you make the change. I don't want to force you into making a change, but it seems that some things should be tweaked a little bit. BJ, do you have their content information?

Bette Jean Gettel: Yes.

Daniel Gettel: So we can send them my list on my comments. I will give you the information on Jason Pitingaro. I just had a xerox of his business card, but I will ask him to reach out to you through BJ's contact information,

Bette Jean Gettel: We had talked about who all you wanted it sent to.

Daniel Gettel: I think we are going to use the list on the interested agencies on the back. Would NYSERTA be an interested agency Glenn?

Glenn Smith: I don't think so.

Alicia Scott: Eventually we would apply

Daniel Gettel: They just don't answer that's all. Do you think they are going to want to be Lead Agency?

Bette Jean Gettel: DEC, NYSERTA, SPEDES, is on that list.

Daniel Gettel: Jacy, under unlisted actions, what is your thought on that?

Jacqueline Ricciani: It is definitely an unlisted action but I know I have seen other agency lists that BJ has. It has the fire companies on them, and all the locals. I just don't want BJ sending out too many, there are like 20 agencies on her list.

Daniel Gettel: I think we are going to cut the list down. It is a courtesy that we send them to the fire departments, and we usually do reach out to them and get their input on the applications, but as far as environmental review, they are not really set up to do that.

Jacqueline Ricciani: There is law enforcement on her list. There is a lot of stuff that I think that can really be...

Daniel Gettel: BJ, I think we can come up with a list of agencies.

Bette Jean Gettel: Because you do have the Delaware River Water Basin here because of the Mongaup. You are going to need that one.

Jacqueline Ricciani: Do you want to figure out now what agencies she needs to send to?

Daniel Gettel: I would like to look at BJ's list so we can talk. We will figure it out.

Bette Jean Gettel: We will work on a list.

Daniel Gettel: It will be determined by the Town and the Applicant.

Motion to declare our intent to act as Lead Agency by Steve Simpson, second by David Biren

All in favor -6

Opposed – 0

Agreed and carried

Daniel Gettel: Glenn, I don't want to keep putting you on the spot, but there are certain solar requirements that they have to touch on in order for us to do a full review, before we send to the County, because it is town property, but the road there is State Route 55, so it would have to go to the County anyway. Before we can send it to the County for a 239 review you have to meet at least the minimum of our solar section of code, which means you have to touch on Site Plan and maybe Special Use. I'm not sure of the Special Use.

Glenn Smith: The Town of Liberty boundary lines runs along the north side of this property too.

Daniel Gettel: Are you familiar with 239? It is where the County weighs in with suggestions. We don't have to take their advice, but they give us suggestions.

Alicia Scott: I'm not personally familiar with it.

Daniel Gettel: It is a mailing, based on your location. Since you are close to a municipal boundary line the County chimes in. Since you are close to the State Road, the State chimes in. It is just another procedure. We need to have perhaps a more detailed site plan in order to submit that.

Jacqueline Ricciani: And there are quite a few things that are listed in our code that needs to be included with the application. Section 345-39 paragraph G lists everything that needs to be included in the application. That is just for Solar Farms. Special Use is 345-30. You are going to need Site Plan approval also, so that is Section 345-31 and Section 345-39 is solar. Cover all of those sections.

Daniel Gettel: Those are what we consider in order to approve a project. We have to run through the Special Use criteria. There are a number of questions. You have most of the topography and you are not proposing buildings or lighting. You are going to have to have a fence, but we don't need details on the fence except for the height. I imagine 6 feet, barbd wire probably?

Jacqueline Ricciani: There is a fence detail on the plan.

Steve Simpson: I didn't see the barbed wire.

Daniel Gettel: Is that all you need from us? I will ask BJ to send it to you in a list. Have a good evening.

4) Application for a 4-lot subdivision to be located on Soule Road, known as Bethel Tax Map#: 13-1-6.3, proposed by Yampola Yeshiva Teacher Corp. (Ross Engineering)

Zach Szabo: I am Zach Szabo (presenting).

Daniel Gettel: What has changed since the last time you were here?

Zach Szabo: We have provided much more detailed grading, an actual design for sewer and septic systems. We have added a couple of retaining walls. The overall plan shows the severity of the slopes. We tried to move the septic system on Lot #3 away from the steep slopes. That's why the deep tests and pit tests are to the left.

Daniel Gettel: I don't think that is an issue that would hold up any approval, but it is something you should address before we give you a final. Who is Ross Winglovitz? I'm going to read his letter into the record. He lists what changed, reading letter from July 23, 2018 from Mr. Winglovitz - Engeneering & Surveying Properties – Letter on file in the Town Building Department.

Daniel Gettel: My only comment was, at the last meeting there was an error on the northerly property line, the distances were wrong. On my plan the distances were just removed. They were not added back, so they weren't corrected, they are just missing now. I can't tell you it's wrong, it's just not there. I do think they did a nice job on delineating the slopes. We don't get that quite often with the shaded slopes. That is something they did a nice job on. Glenn, do you want to touch on your comments? Jannetta is going to want you to come up though.

Glenn Smith: You received my comments. On Lot #1 it shows a drainage ditch along the driveway which appears to terminate into the drilled well location. Please provide additional information on how the runoff will be directed away from the well and around the house with adequate separation from the septic area. Comment #2, the 100% septic expansion area shown for Lot #4 isn't even 50% of that leach field area as currently shown. A similar comment applies to Lots #2 & #3. Comment #3 on sheet C-2, a six-hole distribution box is called out for Lots # 3 and #4 in the leach fields, although the systems are shown with junctions goes in series with no distribution box indicated. Comment #4, an additional percolation test is recommended in the new septic system leach field location on Lot #4. Comment #5, the septic system table on sheet C-3 indicates that all of the septic systems shown on the plan are for four bedroom homes. There is a five bedroom home proposed. If you go bigger, it may not fit.

Daniel Gettel: When you get a building permit, if this is the case, you would have to supply the Building Department with a new sewer plan when you submit.

Glenn Smith: For the building permit. The current plan C-2 shows a 140 foot retaining wall along Lot #4, the entrance drive, 50 foot of retaining wall at Lot #3 house drive. Approximate top and bottom elevations should be provided, which is if you have this plan, you have to submit to the Building Department. Comment #7, the typical driveway cross section detail for the lots only shows 2" of asphalt over 6" of gravel. I'm kind of saying that is a lot to break up and crack within a couple of years. I would suggest at least 2" of asphalt binder course under the 2" top course which is pretty much common around here.

Daniel Gettel: It is not a requirement but a suggestion.

Glenn Smith: Right. If it breaks up, it is not your problem. Comment #8, a drainage ditch is

recommended along the westerly side of the Lot #4 entrance drive since the upgrade property pitches down toward it.

Motion to grant this application a public hearing for September 5th by Susana Brown Otto, second by Wilfred Hughson.

All in favor – 6

Opposed - 0

Agreed and carried

Daniel Gettel: We can't really give you a time. It is a Wednesday. BJ will provide you with a list of people to notify. Glenn, I think we are good for a public hearing for September. Jacy, I don't know how the notice is going to read, since we have another public hearing.

Jacqueline Ricciani: The notice can say for 7:30, it will be on the agenda.

Daniel Gettel: We'll put them both at 7:30 and you'll just follow the other. See you on the 5th.

5) Administrative – Discussion and Recommendation to the Town of Bethel Town Board on Local Law #2 of 2018 – Revision/Addition to Section 345-15 (Accessory Use) of the Town zoning.

Daniel Gettel: I'm sure that everyone received a copy of this, either an email from me or Rita. She put a hard copy in everyone's box. What happened is that we asked the Town Board to consider giving us some kind of waiver ability in the Accessory Use section because it is kind of tying our hands with the hotel sections. Jacy, I think this kind of gives us the ability to waive certain requirements for specific instances.

Jacqueline Ricciani: Only certain accessory sections.

Daniel Gettel: In the case of Prodigy or Sanctuary, whatever they are called today, they are their own neighbors. Who are we really protecting them from telling them they can't build within 150 feet of a property line? In this instance the Town gave us what we asked for. In the past they haven't always done that. In this case they have.

Jacqueline Ricciani: It isn't just for hotels. It is any nonresidential project. The local law is very good. It sets specific criteria to be in place in order for you to be able to allow something that doesn't... I am reluctant to use the waiver word, you can waive the requirements.

Daniel Gettel: So since the Town Board gave us what we kind of asked for. I would entertain a motion that we recommend that the town board adopt Local Law #2 of 2018.

Motion to recommend that the Town Board adopt Local Law #2 of 2018 by Susan Brown Otto,

second by Steve Simpson

All in favor – 6

Opposed - 0

Agreed and carried

Daniel Gettel: BJ you or I will prepare a letter to the Town Board tomorrow. We also have a problem that arose recently. Jacy and I talked about it today, but we did agree that we should get it on the minutes for tonight. In March, according to Terresa Bachner, we had approved the latest subdivision section of Chapin Estates, and the way the subdivision code reads, their conditional subdivision approval runs out 180 days after the approval if they have not met all of the conditions. They have not met all of the conditions, and their approval is set to expire on September 4th, which is one day before our next meeting in September. The problem was created by us moving our meeting back two days to accommodate Labor Day, so we did want to put it on the record that there is a question of the Labor Day holiday falling when it does and it will push us back, but we have every intention to have this project on the September 5th meeting. It is up to the board if we decide to extend it or not. We are not going to say it expired on the 4th, and we are meeting on the 5th to come back and start over. With other projects in the past we have given that a little bit of leeway. They are coming back in September for the extension of this, and the other approvals are coming up in October. We are asking them to update us on the other approvals that were granted. We keep extending those approvals. We want the board to be aware of this. I don't think there is any action we need to take tonight.

Susan Brown Otto: Years ago we had an issue. He was on the one side of White Lake, he was referencing the one project in White Lake. It had to do with a project on Kauneong Lake and He was several weeks or months and it was a big deal at that time, counting days and deadlines. I think the record should clearly state this has been done due to the Labor Day holiday, and the this one day this exception is being granted, so somebody else can't come and say well, it is a soft deadline as opposed to a fixed deadline.

Daniel Gettel: Susan, I think they will also notice that the extension of the approvals of the others have a clause in there, that if the intent to expire at our August meeting, or at our October meeting, so we don't count days. We are meeting the intent of the law, but we are not tying it down to counting days.

Susan Brown Otto: It was a big issue. It went on more than a meeting.

Jacqueline Ricciani: Any of your subsequent approvals, any of your subsequent extensions of time, can be for as long as you want. So when they come back on the phase 5 that is expiring in September, they are going to ask for another 6 months, and you can give the six months. You can give them more, you can give them less. It doesn't have to be like Dan said at the March meeting or the April meeting. You don't have to do a specific number of days.

Daniel Gettel: I think for the record, we are better off that way I want the board to be aware that is a problem that occurred because we moved our meeting. We had already posted our meeting on the 5th, we just didn't think about that in advance. Vicky the Town board meeting is?

Victoria Vassmer Simpson: This Wednesday, we have a light agenda.

Daniel Gettel: Nothing that deals with our Planning Board specifically? Mr. Sturm, welcome to our meeting. I know that you don't like to miss our meetings. Do you have any comments?

Dan Sturm: I am excited about the Solar Project. The fact that we are going to use some of our town's unused space, we are excited, and we appreciate your help.

Steve Simpson: Dan you have my vote. That is the preferred way to do it.

Motion to adjourn by David Slater, second by Wilfred Hughson.

All in favor – 6

Opposed-0

Agreed and carried.

9:05 pm

Respectively submitted,

Jannetta MacArthur
Recording Secretary