

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 October 28, 2014 at 7:30 pm at the Dr. Duggan Community Center, 3460 State Route 55, White Lake. A Special 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, Michael Cassaro, David Slater, Wilfred Hughson, Walter Norris, Alternate, BJ Gettel, Code Enforcement Officer, Jacqueline Ricianni, Attorney, Daniel Sturm, Supervisor, Vicky Vassmer-Simpson, Councilwoman, Bernie Cohen, Councilman, and Lillian Hendrickson, Councilwoman

Pledge to the flag

Excused: Susan Brown Otto, and Jannetta MacArthur

Seat: Walter Norris to fill Susan Brown Otto's seat

- 1) Application for a Transient Campground and Outdoor Recreation to be located on Best Road for specific dates, known as Bethel Tax Map #: 16-1-39, 22-1-1, 22-1-4, 22-1-21, and 22-1-22, proposed by Bethel Woods Center for the Arts and ID&T/SFX Mysteryland, LLC.***

Daniel Gettel: The only item on the agenda tonight is a Public Hearing. In a minute I will open this meeting up to a Public Hearing, at which time I will ask the applicant to give a brief presentation to the audience. If anyone would like to comment on the application I would ask that you sign your name to the list at the back of the room. I will call the names off the list in the order in which they appear, will ask that person to approach the microphone at the front of the room, state their name for the record, and make their comments. This is not a public debate, nor is it intended to be a question and answer period. At this time we are simply asking for public comment on this specific application

Nicholas Schwartz: Good evening, my name is Nicholas Schwartz. We are the engineering firm. I would like to go through a presentation, and it entails a look back at 2014. The total numbers, what 2015 is going to look like, and all of the different elements associated with the 2015 festival. With respect to the camping, that is what this application is for; it is just for the camping itself, not for the complete festival. I just want to make sure that is clear and on the record. This is the project team. It is led by ID&T/SFX, Brian Tamke is the project manager. So what did Mysteryland 2014 look like? First, a couple of festival statistics. One is that there were 16,000 patrons that were broken down to about 7,500 campers, and 8,500 day users. Associated with the campers there were approximately 2,850 camping vehicles. There were

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trucks or cars that parked. There were another 1,600 day user cars. Every time that we do one of these we look back at say what were some of things to look at and what do they want. We saw that we needed to increase the showers. Everyone seemed to want to take a shower at once, and we wanted to increase the amount of showers we had to be consistent with the DOH regulations as well as what the anticipation for the patrons is going to be. We needed to look at drainage in some areas along Best Road and in the crew camping areas to provide a better way for storm water to dissipate. Again, looking at the patrons going on and off onto the site, there were a few instances where we had folks that went ahead and were not paying members. We want to look at minimizing and eliminate that in this year's festival. So what is Mysteryland this year, 2015? We are up to 20,000 campers, and up to 10,000 day users. The festival total is anticipated to be somewhere around 30,000. For those of you that don't know, this is part of the process that goes along and is called SEQRA. It is the State Environmental Quality Review Act. The board has to do an environmental due diligence for every project they see. The main thing for this one is going to be considered a type one action, which means it needs a coordinated review. The reason it is a type one action, coordinated review, is that there is parking for more than 1,000 cars in a noncommercial use. The applicant completed the full environmental assessment form and they submitted that to the board. The board will need to review part two that goes along with it and ultimately determine significance with respect to the potential environmental impacts. Where is the camping going to happen? Last year the camping happened right off of Best Road just north of the intersection of West Shore and Best. It was really contained to the area you see here (showing on map) with the front portion of the area along Best. Parking was located this past year right in the front half of the large field north of the dogleg on Best. This year we are looking at expanding the campground area to the full upper portion of the large field on Best Road, and the dryer portions of the fields are right past the dog- leg. The other thing is last year we had crew camping here, it worked very well. It was very effective. With the improvements we are looking at for storm water we feel that the crew camping is well positioned there since it is right next to the festival. The introduction this year of a new camping area is what we are calling the Woodlands Campground. It is the old Woodstock on the Lake Campground on Darling Road. Parking for the facility this year is going to be the full fields north of the dogleg, and then also the farm field that currently has corn right now on West Shore Road. For crew camping parking is going to be up in this area adjacent to the intersection of Hurd Road and West Shore Road. Hopefully this will give you a feel for where the elements are going to be. We are going to step through those with a little more detail throughout the presentation. This looks like a jumbled mess with a lot of lines. You are going to see in a couple minutes that all these are going to look a little clearer. The Woodlands Camping area up here, we have approximately 92 camping sites there. We have the Holy Grounds Campsite, there are approximately 438 campsites there, and we have the crew camping, which has approximately 38 sites there. This is what the camping area looks like up off of Darling Road. This is the old Woodstock On The Lake Campground. We are calling it the Woodlands Campground. We are using the two existing access roads that exist there, will be clearing out some of the underbrush, installing gravel roads, and placing sanitary and shower facilities in the correct locations. This is

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going to be served by separate individual temporary water and sewer stations. This kind of gives you an idea of what the overall Holy Grounds Campsite looks like. There are two security entrances. There is one entrance here, just after the dogleg on Best on the backside of the field. There is another one here. As we move through the presentation I will try to talk a little bit about how they function with respect to traffic, and how we see the campsites filling up during the day on Friday. Again, crew camping is down here, and that is on the old Gabriel Farm parcel. When you look at the parcel itself you can see that there is a small stream that goes through there. It is on the backside that we are going to place the 38 campsites, at the base of the big hill. One of the improvements we are looking at for the crew camping is providing a swale to catch drainage that is coming off the road as well as what's coming over the hill and directing that back down into the stream. Additionally we are placing some duramats in there, which keeps everybody off of the ground. Parking, in the early part of the presentation, we had 7,500 campers last year and there were 2,850 cars that were there. This is the parking demand for 2015 and this is provided by a mobility expert that is on the team. They are setting up traffic control plans for 15,000 to 20,000 campers. They indicated we would need about 6,500 spaces. So, when we start to look at the breakdown on Best Road, in the large lot, we have about 5,748, West Shore we have almost 1,300, Hurd Road there is about 250, so we have about 7,296 spaces that are available for the festival. The reason we are a little in excess of what the mobility expert said is in all of these areas if it gets wet we may need to look at making sure that we have adequate parking, some areas may need to be used, some areas won't be used. The bottom line is if we don't need all of the parking, we won't use it. It is really kind of a formula between the campers this year and the anticipation for next year's campers, and then what we believe the sites can hold based on their future condition. This is the West Shore parking lot. This is West Shore Road, the Gabriel Farm parcel is right here. This field is currently a mix of vegetation and corn. You've got it laid out. The lines that you see are all of the parking areas in the campsites. These are the security fences. They are 42 inches high, and higher. You saw a lot of them around this previous year and we want to make sure those get beefed up and installed again. This is the Best Road parking lot here. Again you can see we are taking up a majority of the field that is there, absent the one small lot that is here. There is parking here for approximately 5,800 cars. Last year we used rope and tags for the parking lot. Something like this we may need to go to a GPS system with actual lines on the ground. One thing we are looking for, potentially, this coming year is to really designate the parking in a semi permanent way to give everyone the feeling that they know exactly how many spaces we have there. I want to talk a little bit about utilities. Utilities are going to be served in two ways. For the Holy Grounds Campsite here it is going to be served off a direct feed from the existing Bethel Woods water system. That is going to come off of a main, come up the road, come down and into the site, and it branches off. It will serve all of the shower and sanitary facilities. Sewer is on a temporary system. In each of these locations it is a gravity system out of the facility that is there. There will be porta potties in the other ones. That goes into a pump and gets pumped through a pump in waiting tankers, which are called frack tanks. That is how the majority, the area up here which we call Plaza Central, and the area of Holy Grounds, is going to be taken care of it. The brown lines delineate those,

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and the water is a mix of blue, yellow and magenta lines. You can see here there are a couple major areas where we have medical tents. We had one or two medical tents here last year. I think we want to include a few more just based on the population that is here, and at the request of the EMT folks. This is the Woodlands site. Again you can see the shower facilities, the sanitary facilities are here, and we have one medical tent up there because of the distance from the others. We have both the temporary water and a temporary sanitary frack tank there. The other thing is, when we start to look at how we service and how we actually fill the individual sanitary facilities, the shower facilities, and those other facilities that are there. We need to look at some semi-permanent roadways that go through here. They are really just paths so they are 20 feet wide to accommodate the requirements through DOH and emergency services that we provide emergency access and dedicated emergency access throughout the site. In these areas we can see a darker shaded area here. Those are actually going to be full graveled roads much like you see in any farm access throughout here. Those are going to be dedicated. You can move trucks in and out of there to service all of the sanitary facilities so that way you don't have a muddy mess throughout the entire campsite area. The other area we looked at was Plaza Central. That is the area where we are having the recreation and amusement. Last year we serviced everything off of Best Road. That was good and bad in some respects. It was good that it was a nice roadway, but there was a lot of back and forth with individuals, and camping patrons here. From a safety standpoint we didn't like it. On the lower field, on the west side of Best Road, we are installing a 20 foot wide gravel access road along the back side that will be able to take service and delivery vehicles and provide access to all of the foodservice vendors that are there and the under tent activities. That is the guts of the camping itself. How do you get back and forth when we talk about the mobility and traffic? Last year we had two flows. One off of Route 17B coming all the way and right into the parking area for the day users, and again coming up onto Perry Road, and then coming down West Shore to here. I don't think that is going to change and those are the two we are going to look at for day access. For the camping access what we have is the crew camping over here. You have your West Shore parking here, and Best Road parking here. The anticipation is that folks would come off of Route 17B, come north on Happy Avenue, and turn left to start filling the West Shore Road lot first. That would allow folks to come into and fill the southern part of the Holy Grounds Campsite first and then move up. As soon as this lot is filled that lot gets closed and people get directed up to Laymon Road, come directly to Best Road, and then come down, very similar to last year. How that reacted last year is exactly the same way we anticipate that working. Again, we will fill the lot from the nearest to the farthest, going south to north. Road closures right now, we are looking at temporary road closures on West Shore Road from Happy Avenue to Hurd Road, and then Best Road from the parking lot to West Shore Road. Those are going to be kind of flexible but I think for safety we are looking at a little earlier closure and a little later temporary closure on either side of it then we experienced this year. There were a lot of folks as we were trying to build things and get things done and it was a little difficult. That is really the presentation in a nutshell. I think at this time I would like to turn it over to the board and the public for any comments that they may have.

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Daniel Gettel: Brian (Tamke), if I could put you on the spot since you haven't spoken yet tonight. We are obviously in the first step in this approval process. Do you want to speak about the different agencies? I know last year you went through numerous agencies to allow the event to happen. I want the public to realize that we are the first step. You have been meeting with the Health Department in conjunction with us, which I think is the way it should be, but there are all kinds of other state agencies and local agencies involved including fire, medical, etc.

Brian Tamke: As Dan mentioned, this is a process that takes a year of planning. We went through the initial Special Use Permit process to use the transient campground. From there forward and in conjunction, we work with the Department of Health, we work with the New York State Police, we work with the Department of Transportation, local fire departments, EMS services, and there are a number of approvals and secondary permits that are necessary to allow these campgrounds to function. The main focus of all of this is health and safety. As we work through these preliminary plans there is a lot that comes from here forward to do this, if that suffices.

Daniel Gettel: As far as the ambulances, the fire departments, they are all local.

Brian Tamke: Last year we worked with the Kauneonga Lake Fire Department, we worked with Mobile Medic, we worked with the New York State Police, we worked with the local police as well and the Sheriff's Department, all to provide safety and security for the event. We will be working with them for this year as well in order to provide the safe standard that we set last year.

Jacqueline Ricciani: You are also having private security, right?

Brian Tamke: Yes, this is just strictly outside agencies, state agencies, we will have private security, private medical staff as well. They will work in conjunction with all of the different departments. It is a group effort.

Daniel Gettel: Just so the public is aware, I know when Nick made his presentation he did mention that we are just looking at the camping. Bethel Woods has a permit that allows them to do festivals. They could have the Mysteryland festival without us if they didn't want camping. I want the public to be aware of that. We are specifically looking at the camping aspect of it. There are certain things we can't address. Bethel Woods has its own noise ordinance. The Town Board addresses' the road closures and the Town Board addresses' all of the fireworks. I don't want to put it all on the Town Board shoulders, but I just want to point out that we will probably make recommendations to the Town Board as far as the road closures go but that isn't a done deal. We are not in agreement that we are closing any roads at this time. We were looking at limited access perhaps on some of the roads. During the buildup there are hundreds of people working on this project. It was amazing how many people were there last year. There were a lot of locals that were driving through, it was a novelty and everyone wanted to see what was going

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on. It did become a little bit of a safety issue last year.

Motion to open this meeting up to a Public Hearing by Mike Cassaro, second by David Biren

All in favor – 7

Opposed - 0

Agreed and carried

Daniel Gettel: Please let the record show that the return receipts were received.

Daniel Gettel: I have three people who have signed up to speak.

Manny Safer: I live on Lakeshore Drive. I listened to your presentation. You spoke about traffic control in your camping area. One major problem is your feed on Route 17B. We have a traffic light up here. I watched for three and a half hours as people ignored the light. That is a dangerous situation. I don't feel this should fall on our town being you are responsible for the safety of your people, as well as the community. I think you should post out of your pocket to control that traffic so you don't have people running those red lights and blocking the intersection so people from town, people coming from other areas that want to come into the area, don't have to worry about getting killed by people blocking the intersection. I'm restricting it to what you told me here.

Kristin Simmons: I don't live in Bethel. I am representing campers from last year. Last year when Mysteryland was made public a couple of us started a facebook page of all that attended Mysteryland. That facebook group, when Mysteryland first went out last fall it started with 50 people. Today it has 10,100 people, all of which intend on coming to your town, spending money, contributing to your economy. You will definitely get all 20,000 campers this year. I am confident. I wanted to come representing 7,500 campers from around the world who just wanted to say to you thank you for having us in your in town, thank you for letting us contribute to your economy, and thank you for letting us have Mysteryland at Bethel Woods. We couldn't be more grateful, and we are excited for 2015.

Rob Malone: I am Robert Malone from Smallwood. Basically I don't have any arguments here. I think everything Kristen said is right, I am all for this thing. I think it is great.

Daniel Gettel: Does anyone else from the audience have any comments. We did receive two written comments, both emails. The first is from Judy Connelly. The second is from Phillipini Realty, LLC. (Both read into the record).

Motion to receive and file written comment letters by Steve Simpson, second by David Slater

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All in favor – 7

Opposed – 0

Agreed and carried

Daniel Gettel: If there are no other questions from the public, typically we close the public hearing. Since we did receive some written comment it was suggested to me that we should close the public hearing for public comment tonight, but leave it open for written comment for an additional ten days. If that is reasonable to the board, I would entertain that motion.

Motion to close this public hearing tonight for public comment, but leave it open for written comment for an additional ten days by Steve Simpson, second by David Biren

All in favor – 7

Opposed - 0

Agreed and carried

Daniel Gettel: Are there any questions or comments from the board since everyone is here?

None

Daniel Gettel: One thing we didn't touch on tonight is that as a courtesy to this board Mysteryland and ID&T/SFX have agreed to hire a noise consultant to look at some of the complaints that were made last year as far as noise leaving the Bethel Woods site. Again, I want to point out they don't need to do this because Bethel Woods does have their own noise ordinance. Clearly we all agree that it was one specific stage that was creating the majority of the noise that went throughout town, and there is a noise consultant that has been hired to specifically look at the location of that stage and perhaps dampening that sound and controlling it a little better next year. Some people complained while some people really had no issue with it. It is something that I know of and that a lot of complaints were raised at the Town Board meeting after Mysteryland and we did want to get that addressed. It is my understanding that the report from that consultant is not complete yet and we don't want to rush it. It doesn't make sense to hire someone and then rush a report. I believe that report will be in place before the Town Board votes on the noise permit for the camping area and for the fireworks. As far as the permit goes I really have no issues. I was able to go up to the site last year and tour it with the Department of State prior to the event. It was amazing to see how many people that were there working, spending money in Bethel, all to get this project started. The Department of State had nothing but good things to say about this organization and the people that were actually assembling the stages and putting the festival together at that time. I was able to go up there while the festival was going on with the Health Department. There were some food vendor concerns that the Health Department had but as far as the camping area goes Nick pointed out there was a shortage of showers. Everyone got up Sunday morning and decided to take a shower

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at the same time. That didn't really work. They did meet the conditions that the Health Department put on them as far as the number of showers, but no one anticipated everyone would want to take a shower at the same time. That seems to be addressed. There were a couple of problems with food vendors. I think Brian has addressed most of that internally. I am sure you guys will look at the traffic light at the corner. I didn't hear that concern before, but that doesn't mean it didn't happen. As far as your traffic management plan, most of that is in the management plan. Is there anything else from the board?

No

Daniel Gettel: There was a little bit of a hiccup this year. The zoning code recently changed as far as camping goes. Last year we were allowed to approve camping for an unlimited amount of time, assuming the Health Department would grant the applicant a waiver for the 60 hour requirement. This year we are locked in. If they don't get a waiver from the Health Department to exceed 60 hours, they will be locked in to 60 hours based on our code. We can only approve up to 60 hours unless they get a waiver from the Health Department. They have every intention to get that waiver. I assume that benefits them. It makes it very hard to pull off a four day concert with a two and half day time frame. We want you to be aware of it. If we do approve this project we will probably approve it with a condition that if you don't get the waiver from the Health Department we will lock you into a set 60 hours. You will have to determine when those 60 hours will be, when it is, Friday evening or Saturday morning to Sunday evening or Monday morning. That is up to you. There is a second permit they are requesting, that is for the outdoor recreation. There is a stage, which is what we call Plaza Central, which is part of the camping area. That is not considered part of the festival. That is part of the camping area and they need a Special Use Permit to allow for a concert within the camping area. Unless the zoning is actually adopted by November 11th, prior to our next meeting, we may be looking at a Special Use Permit for that. If there is a zoning change in affect in time it would allow us to permit that with a site plan approval. It passed the Town Board last week, but the State hasn't approved yet.

Daniel Sturm: It is just a formality to get it filed with the Secretary of State for the local law.

Daniel Gettel: Local Law #2 of 2014 was approved at the Town Board meeting last Wednesday. Part of Local Law #2 was a change in the outdoor recreation requirements. It is a key to applicants such as this that are having a concert in conjunction with another event. We don't have to do a separate Special Use Permit for that event. It is going to be covered under the Site Plan and under the license for the camping. I thought it was going to be treated as a Special Use. We will know by our next meeting.

David Slater: Dan was there a question about land disturbance with the roads going in, or am I thinking of something else. Like the amount of roads, the area?

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Daniel Gettel: There was a question about a SWPPP being filed. That was filed prior to our last meeting. That is available. All of the documents are available at Town Hall. Our engineer had not had the opportunity to review it prior to the last meeting as I didn't provide him with it. It did exist. Glenn has since reviewed it. We have our own review engineer, Glenn Smith, and he has reviewed the application. I haven't heard anything negative from him. I think Brian and Nick have worked closely with him to resolve any concerns.

Nick Schwartz: Yes we have. We have updated SEQRA forms to the town to address some of his concerns.

Motion to adjourn by David Slater, second by Walter Norris

All in favor – 7

Opposed - 0

Agreed and carried

Respectively submitted,
Gannetta MacArthur
Recording Secretary