

Town of Bethel
Zoning Board of Appeals

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

The Town of Bethel Zoning Board of Appeals held its monthly meeting on February 27, 2012. The meeting was held at the Duggan School, 3460 State Route 55, Kauneonga Lake, at 7:30 PM. The agenda is as follows:

In attendance: Stephen Morey, Chairman, Richard Conroy, Jim Crowley Vice Chairman, Jesse Komatz, Robert Yakin, Cirino Bruno, Alternate, Denise Frangipagne, Councilwoman, Jacqueline Ricianni, Attorney, BJ Gettel, Code Enforcement Officer, and Jannetta MacArthur, Recording Secretary

Excused: Daniel Brey, and Robert Brown

6 members present

Pledge to the flag

Also in attendance: Daniel Gettel, Planning Board Chairman

Seating Cirino Bruno as alternate

Motion to approve minutes from December by Jim Crowley, second by Bob Yakin

All in favor – 6

Opposed – 0

Agreed and carried

- 1) Application for a Use Variance to change a pre-existing bungalow colony into a summer camp located in the RD District at 411 Old White Lake Turnpike, known as Bethel Tax Map # 13-1- 11.2 and 11.5, proposed by Congregation Eitz Prie. (Jacobowitz)***

Steve Morey: Has everyone had an opportunity to review the letter from Adler Engineering?

Motion to receive and file by Jim Crowley, second by Richard Conroy

All in favor – 6

Opposed – 0

Agreed and carried

Christopher Brunjes – Adler Engineering: I am here to represent Adler Engineering. Mr. Jacobowitz has been before this board before. If you bear with me I would like to do a little recap of the congregation, and what we are proposing. The congregation is straddled across Old White Tpke, it has two main parcels. The larger section approximately 18 acres, has the pool and the Shul. And on the smaller portion there are the residences. 17 units. There is also a leech field which is between, the opposite side of Butrick Road, which the client has a 99 year lease to use the area for a septic system. The parcel we are looking to rezone as a summer camp, is currently preexisting, nonconforming. We are hoping to have reclassified as a summer camp. If Mr. Jacobowitz puts in any additions in the future, we won't have to keep coming back to the board to seek variances. It has also become a bungalow colony. It will be more watched over by the Department of Health, for health conditions for the occupants. Mr. David Taub previously managed the property. BJ Gettel went and did a field inspection with him on June 13, 2011, since that point, Mr. Jacobowitz has taken over as the manager, and as soon as July 5th he started getting permits to take care of the outstanding violations. He didn't take proper procedures and there were certain items he began construction with and did not seek permits, but being new to the

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project, he wasn't aware of this, but his intentions were good, and he was trying to get rid of as many violations and hopefully begin operation by summer of this year. We are seeking board approval to convert this from a preexisting nonconforming bungalow colony to a summer camp. One of the items we are looking for are the electrical violations which we need to know how the board is feeling towards this, because the corrections that are made to the electrical system depends on whether it will be a summer camp, or remain a bungalow colony. Specifically the kitchen, if the board is not going to grant a change of use to a summer camp, then we are going to have to keep the kitchen, put in GFI outlets, separate breakers, and making sure everything is the proper height. If the board does grant a switch to a summer camp, then all of the kitchens are going to be removed. There are other outstanding violations. The water heaters are not properly vented. Some of the foundations that they are resting on have given way, and are tilted. We found some relief valves that were absent or being directed at a wall. All of these are issues, which can be addressed quickly and before the beginning of the season. There are some collapsed ceiling tiles, which have fallen throughout the rooms, but those can easily be fixed and replaced. BJ did bring up a concern, regarding the safety of the foundation. Our office is willing to submit a letter stating that the foundations are in no immediate danger of collapsing, and that they would be able to be occupied over the summer, and be corrected in the fall and winter. So the main violations that need to be addressed would be proper operation of the water heaters, electrical concerns, smoke detectors, which the client knows of, and is prepared to address, and cleaning up of the area. It was a little unkept over the summer. We are looking to ultimately get approval from this board to be rezoned as a summer camp, to be pointed in the right direction.

Mr. Jacobowitz: I am the manger since June 2011. I would like to describe the potential as per my personal experience. Back in 2010 this place was vacant, causing a loss for the congregation, and that is when I was brought into the picture. Being very familiar with managing properties, after working with my father for many years with his camp, here in Sullivan County, stepping into I realized however, that without much renovation, I aggressively began redoing, and refacing the property. You can take a glimpse at the preview as to what I did (passing out a booklet). On the third page, there is a large picture from the bungalow to the ground, then you see the road, you can see the other large field from across. The 2nd picture page, you can see basically the residential side, the playground for children. You can see inside one bungalow the nice kitchen and nice floors and paint, and bedrooms. Then there is the last picture; you can see the new floors that I put into myself. The walls are beautiful with fresh paint. You can see 4 pictures from the pool area. You can see the new fences. Nice metal roof material. You can see from outside and inside. Then you can see a picture of pool. A bigger than average pool. Then a picture from the gym, casino, lunchroom, which is pretty big. And from the other picture a large field used for baseball, and football. The last page is a large picture from the building, which is a multi story building, which this is actually the worst part of the entire property, which was in violations, and the construction was just done just finished 2 weeks ago, with a permit. After all of these tireless efforts, I expect to bear the fruits. After consulting professional advisors, this place is divided into parcels, large casino, extra large size pool, and basket and baseball fields. It is an ideal place for a camp for teens and their staff. The bungalow colony is not so good. Not big enough. I am trying to bring up to its highest level, and let it be a small camp.

Steve Morey: Thank you. Was this bungalow occupied and in use in 2011?

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Mr. Jacobowitz: Yes

Motion to accept to receive and file progress booklet by Robert Yakin, second by Jim Crowley

All in favor – 6

All opposed –0

Agreed and carried

Richard Conroy: Any dollar and cents figures on the comparison between the bungalow colony and the camp? As far as income one versus the other? Do you have written figures?

Mr. Jacobowitz: As far as income, there should be a big difference.

Richard Conroy: You are missing my point. You should have dollar and cents comparison, the bungalow colony versus proposed camp. That is one of the test we have to look at it

Mr. Jacobowitz: 2011, Should be double

Richard Conroy: We need figures

Christopher Brunjes: If I may, I am new to this, especially to this board, why is this necessary?

Richard Conroy: Let me read to you the criteria “ They cannot realize a reasonable return, provided such lack of return is substantial as demonstrated by competent financial evidence” That is one of the tests for a use variance. In order for us to consider a use variance, we need to see the hardship. It’s not just a matter of saying I can make more money this way, you have to have the written figures.

Mr. Jacobowitz: The bungalow colony in 2011 was not even occupied 100%

Richard Conroy: We need to have this. Do you have a ledger?

Mr. Jacobowitz: I have them somewhere. 70% it was occupied, it wasn’t written, family occupied it

Jim Crowley: BJ, how many violations are on this property?

Steve Morey: Before we get into that, do you have a copy of the letter from Adler?

BJ: Yes. You have in excess of 70 violations if I did each bungalow separately, if I did the pool, the casino, and the three-story house. You are talking in excess of 70 violations.

Jim Crowley: How can this board entertain anything until these violations are fixed. How can you proceed forward when you haven’t fixed what’s behind you.

Steve Morey: I tend to agree. If nothing were changed, would it still be operating as a bungalow

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colony?

BJ Gettel: Just so the board is aware, Department of Health regulates bungalow colonies. They do have to comply with Department of Health. His septic system has to comply with the DEC. They have to have a SPDES permit. This colony to the best of my knowledge does not have this on file at this time. They need to file for that. Do they have ample water supply, I don't know. They do have regulatory agencies beside my office they need to answer to. I do have a rating system. This particular colony had a 70% C average. C for condemnable. Is it repairable, yes. Could they come up with a report to show me how they were going to fix these units. Yes, they could have. Have they done it to date, no they have not.

Mr. Jacobowitz: Before I came in, or after I came in

BJ Gettel: Both

Mr. Jacobowitz: I would say, it was occupied 70% this summer. They were very happy, I did get 100% feedback from the people that were there.

Richard Conroy: Did they have a permit to operate

BJ Gettel: No. I did not issue them a permit. They did not have a DOH permit. Right now they have so much construction debris lying on the ground, which they have been told to cleanup, which they have yet to cleanup.

Jim Crowley: I make a motion that we don't do anything until you fix what is out there first.

BJ Gettel: If they are planning to go to a summer camp, they are talking about taking out the kitchen. Correct?

Mr. Jacobowitz: Yes

BJ Gettel: Are they making these units dormitories? Are they prepared to put in sprinklers in each one of those dormitories as stated by NYS Department of Building Code?

Christopher Brunjes: If it is required, we recently have something from DOH, it is an exemption form for sprinklers if certain criteria was met. We double-checked it, and these units don't need it.

BJ Gettel: How many students are you planning on bringing in to these dormitories?

Mr. Jacobowitz: Approximately 30 to 45 students

BJ Gettel: How are you going to be feeding them without a kitchen?

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Christopher Brunjes: Cater. There will be dining inside the casino.

Mr. Jacobowitz: The casino is divided into 3 departments. So we will have much more than enough room for it. We will cater.

Christopher Brunjes: If I may, concerning your condemning of the buildings, our office is willing to say the foundations are fine, the electrical violations, we have a quote from a local electrician to have these repaired, if those were taken care of, would those buildings be condemnable, and your mention of collapsed ceilings, we found that it was collapsed ceiling tiles, as we noted in the letter submitted by Bill Sattler, and the water heaters and electrical are easily fixed

BJ Gettel: You are going to have this done by when, when are you going to open?

Steve Morey: I think we are getting a little too much in depth here on some things. If this isn't a camp, will it be occupied as a bungalow colony for 2012?

Mr. Jacobowitz: It's not sure

Steve Morey: So you are looking to go forward as a summer camp as soon as a variance was granted, if it were granted.

Mr. Jacobowitz: Yes

Jacqueline Ricciani: Summer camps need a special permit from the Planning Board.

Steve Morey: Yes. I just want to get a feel for where we are going. Chris, you had a conversation with BJ. She said there are 70 violations there. It's like you prioritize which could be the violations there, I presume those violations need to be addressed and straightened out, either as a bungalow colony or as a summer camp.

Jesse Komatz: With the exception of the kitchen

Christopher Brunjes: If all violations are taken care, what is the board's feeling on granting the use as a summer camp?

Steve Morey: Why not take care of the violations and then come back to the board

Christopher Brunjes: If hypothetically we take care of all

Mr. Brunno: You said there is no interest

Steve Morey: It seems to me that the majority of the violations are not just electrical

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Richard Conroy: I looked at the large building, and that building is not structurally sound. This is what I do. I would say that building is a hazard.

Christopher Brunjes: Mr. Adler is willing to sign off that it is structurally safe

Bob Yakin: Is Mr. Adler a certified structural engineer?

Chris Brunjes: I'm sure.....

Bob Yakin: So, he is not a certified structural engineer. How can he submit something that says it is structurally safe?

Chris Brunjes: I believe this is

Bob Yakin: I would like to see that

Jacqueline Ricciani: One other aspect of this, you will see on the plan, they are also going to need some area variances, because the bulk requirement in the code are not met by this site plan. That is another aspect you will need to review and consider.

Jim Crowley: There is no plan; all there is is a survey.

Jacqueline Ricciani: On the plan it does show the variances they are requesting for sideline and what not.

Richard Conroy: Have you applied for an area variance?

Steve Morey: The application is only for a use variance. Is that correct?

Jacqueline Ricciani: It was, but I would say since it is noted on the plans that were submitted, even though the letter talked about changing the use, I don't think it would be fair to the applicant..... it is on the plans

Steve Morey: My question at this point is then, because the application has been made, and a presentation has been made, is the applicant entitled to a public hearing

Jacqueline Ricciani: Only if you think the site plan is complete. If you want some more information, more detail, more whatever, as long as the site plan is complete, you don't have to move for a public hearing

BJ Gettel: The site plan does not indicate any recreation.

Jacqueline Ricciani: That may be relevant in considering the area variance.

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Steve Morey: Mr. Jacobowitz, when you first came here, whatever month that was, did we look at two parcels, or were there three parcels

Mr. Jacobowitz: At that time the application was for just one parcel

Steve Morey: My questions was, did you show us a sketch with 2 or 3 parcels.

Mr. Jacobowitz: At that point I was just talking about the 2 parcels. This one (showing on site plan) was just in the conversation, but not part of the application

BJ Gettel: The third parcel is where the sewer and leech field are. That is where the 99-year lease is. If they were to achieve this variance, they would have to combine the two parcels into one tax map.

Steve Morey: Wouldn't that be the first step?

BJ Gettel: Marge will not do it unless there is a guarantee for the variance.

Jim Crowley: I made a motion a while ago. I don't see how we can proceed forward and give a variance when he hasn't complied with the 70 plus violations.

Steve Morey: What is the action of your motion?

Jim Crowley: Motion to rescind this, take it back with you, and fix the violations that are outstanding and then come back to this board. I was there, and I'm not a licensed electrician, but I have done this work before. There is bare cable lying on the ground down by the pool. I walked in the one building. You need to clean up your house first, before you come asking for more. I would fix that first, but we can proceed with this variance, if you want to proceed forward I am giving you the option

Mr. Jacobowitz: I would try to paint it a little bit different. The property is mainly very clean. Everybody that has stepped on this property is saying so.

Jim Crowley: I don't think the grass has been cut in a year. I was there just the other day.

Mr. Jacobowitz: The middle of the winter, nobody is cutting grass

Jim Crowley: It isn't growing in the middle of the winter.

BJ Gettel: The board does not have to take action unless the site plan is complete.

Robert Yakin: The site plan is it not complete for what is existing on the property? Are we saying that we need the site plan to have what they are proposing to do on the site plan?

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BJ Gettel: Correct

Richard Conroy: Are you proposing any new buildings?

Mr. Jacobowitz: No new buildings.

Jesse Komatz: No ball courts, no baseball

Mr. Jacobowitz: Of course. I mentioned that in my speech. There is a large field for basketball, and baseball, that is why it is so attractive for the teenagers

Jesse Komatz: That needs to be on the site plan

Richard Conroy: You have a handball court. You have no plan for other recreation on here. My concern is financials also

Jesse Komatz: Is the water sufficient on here, sufficient to satisfy?

Christopher Brunjes: Don't know

Robert Yakin: My two main concerns are water and sewage. Because we can't create water, you have to be able to show that you have enough capability to supply the property. Septic system is not something BJ can give you a permit for. Violations on buildings, aside from a building being condemned, they can always be repaired. Ceiling tiles are falling down, a leaky roof, that can be fixed. If you can't obtain a SPDES permit for your septic system, then you are stuck. It would be very difficult for us to change a use of a property without a SPDES permit. Without a permit to operate the sewer system, you are not on town sewer. You have to take care of this yourself.

Mr. Jacobowitz: From the Department of Health, I haven't received any issues for permits.

Robert Yakin: You have 16 units according to your site plan. Say you have 4 people on each, which are 64 people. Assume the leech field could handle that capacity, without any other information, I would think a children's camp would have significantly more than 64 people. Even though you were talking about 30 – 45 students, is that a realistic number for you? Or is that a low number?

BJ Gettel: You also need a counselor to student ratio; I don't off the top of my head remember what that is.

Robert Yakin: I haven't seen to many children's camps in the county that don't have at least 150 to 200 children there. Otherwise, how is the venture worthwhile for you?

Mr. Jacobowitz: It is teens, not children. It comes with a staff 5-6 adults Rabbi's and counselors. It is a small operation

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Jesse Komatz: How many kids do you plan to have in each building. Where are you going to house your staff? You said you were going to cater, and do some cooking in the casino. In the casino do you have a kitchen in there?

Mr. Jacobowitz: There is no kitchen at all

Jesse Komatz: You said you were going to cater it, and do some cooking in the casino

Chris Brunjes: It will be catered, and eat inside the kitchen, instead of inside the dormitory.

Richard Conroy: I'm not ready for a public hearing

Steve Morey: Do you have plans to alter this property in any way, or are you considering taking existing property and whatever violations need to be dealt with, simply converting this as it stands from bungalow colony to summer camp?

Mr. Jacobowitz: What do you mean, as is?

Steve Morey: With the buildings the way they are, there are no new buildings proposed, no changes in any of these buildings essentially?

Mr. Jacobowitz: No new buildings. Perfect the way it is.

Richard Conroy: I don't think it is ready. We can't consider those questions that we have to consider

Steve Morey: That input could still come to the board via the public hearing, or we have 2 months after a public hearing to make the decision, that input could still come to the board giving the opportunity for the applicant to get that information together. If we are going to make a motion to take no action for lack of information, we need to let the applicant know what information we do want. I know financial was one aspect, but apparently they have no plans to make any drastic changes to this piece of property. In my mind violations are a concern. I don't know if we have a right to take no action until the violations are cleared up.

Jesse Komatz: So we could ask for all of the violations to be fixed?

Steve Morey: The Planning Board is going to need a lot more information

Jacqueline Ricciani: Yes, for the special use permit, they are definitely going to need a lot more information about number of campers, number of staff, where they are going to be housing them, other activities that are going to be taking place, basketball, baseball, softball, whatever. The board is going to need a lot more of that information, septic wells, all of that. I don't know I've heard of a SPDES permit from DEC.

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Steve Morey: That is all addressed by the Planning Board

Jacqueline Ricciani: This board is looking at the use and the physical area. You can judge for yourself how significant some of these area variances are, that is something else to be mindful of. If there is other detail you want on the site plan, I agree with Steve, you need to let the applicant know what additional detail you want to see, what additional information you want.

Steve Morey: This map shows zoning information development in the RD district. All of these things that are listed, BJ, are what is required as a bungalow colony, or what would be required as a summer camp? It was already stated this was a nonconforming bungalow colony. Richard, you already have the guidelines for the Use Variance, would you mind reading to us?

Richard Conroy: reading:

Tests for a **Use Variance**:

A use variance may be granted by ZBA's only if the applicant meets certain tests. The statutory rules, which are easy to understand, specify what must be proved. In order to obtain use variances, therefore, applicants must now demonstrate that the zoning regulations have caused them **unnecessary hardship**. To show such a hardship, they must prove that:

- 1) They cannot realize a reasonable return, provided such lack of return is substantial as demonstrated by competent financial evidence;
- 2) The hardship is unique-it does not apply to a substantial portion of the district or neighborhood;
- 3) The requested use variance, if granted, will not alter the essential character of the neighborhood;
- 4) The hardship has not been self-created.

Tests for an **Area Variance**:

When considering an Area Variance, Boards should understand that they are primarily engaged in a balancing act, weighing public and private benefits. In making determinations whether area variances ought to be granted, ZBA's are now instructed by the statute to "**take into consideration the benefit of the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or the community by such grant**". Note the complete omission of the term "practical difficulties".

To be sure, it is up to Board members to apply this general language, but the statute provides additional help. It suggests that the Board, in making its determination, also consider whether:

- 1) an undesirable change in the character of the neighborhood or a detriment to nearby properties will be produced by the granting of the variance;
- 2) the benefit to the applicant can be achieved in some other way;
- 3) the required area variance is substantial;
- 4) the proposed variance will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district;

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- 5) the difficulty was self-created, which shall be relevant but not necessarily preclude the granting of the variance.

Christopher Brunjes: If I may for clarification again, going back, it seems the biggest concern is to get all of the violations addressed before coming back to this board. Our concern of getting violations repaired is specifically electrically, is the board asking that we just gamble and choose a method to repair the electric violations?

Steve Morey: I would like to see a list of violations. I know that is a hardship, but we have the Building Department, and I will take their word when I am told that there could be as many 70 violations there, I can't imagine that they are all electrical.

BJ Gettel: No they are not

Christopher Brunjes: Some of them are foundation, which again our office doesn't feel is any immediate concern of any danger for the occupants. Lack of smoke detectors, which can easily be installed, as well as CO2's.

Steve Morey: Going back to the foundations, I took a look at those buildings today, I didn't step on the property, but from the road they looked unsafe. Are you telling me that Adler Engineering is going to take responsibility should something happen there, with that letter you plan to provide to us?

Christopher Brunjes: Yes. The hot water heaters not being properly vented, most of the concerns we found when we did a walk through of the property, they are all easily remedied, and can be addressed and can be resolved by the beginning of the summer. 17 units, and each unit has consistent stuff, they all consistently have problems with poor venting for the water heaters, foundations, and everything else, it is 70 issues total but condensed it is the same consistent issues in each unit

Richard Conroy: So, if this changed over to a camp, there isn't going to be any running water in these buildings?

Christopher Brunjes: Yes, there will be running water

Richard Conroy: So you will need the hot water heaters.

Christopher Brunjes : The hot water heaters will have to be fixed. They will have a proper foundation, and be properly vented.

Richard Conroy: That is not an electrical problem. The foundation needs to be fixed, that's not an electrical problem. Those big buildings, the big building at the end, I don't know what you are going to do with that one, what is that 3 story building going to be used for?

Mr. Jacobowitz: It depends how it is going to work out. If it is going to be for campers, right now we

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just fixed the wall with a permit, it was a professional job

Richard Conroy: I looked at it, and it looked like it was fixed by scraps of wood. The tiles on the floors are coming up. The building is crooked; I think it needs more than cosmetic work. I am not an engineer, but I do building inspections for the county, and that would be on my list of unsafe buildings.

Mr. Jacobowitz: This was my first hardship when I came into this entire property. I took this building, I went to the building department, and they told me I should demolish it. I took it very serious, I went to Bill Sattler. He stated in a letter that this building is nothing to give up on. We had to fix some things, like patch the roof, patch walls, ceiling tiles, and paint, so that is what we did. We got a permit

Richard Conroy: You must have done a lot in the last 3 weeks, because it didn't look like it to me.

Mr. Jacobowitz: This was all before the season 2011.

Robert Yakin: I don't know if a leaning building disqualifies, it doesn't mean it isn't structurally sound, I have seen buildings in this county that have passed structurally integrity tests. The building is leaning, I don't know if that makes it unsafe

Jim Crowley: We are talking 70 violations though, that isn't a handful

Steve Morey: I don't know if that needs to be a concern with this board. Because if their violations are taken care of when they want to open, they are not going to get a permit from the town, and they are not going to get a permit from whatever agency. We need to address what the applicant is asking.

Richard Conroy: Why don't we schedule a public hearing and ask for the financials, and a list of exactly what you are going to fix.

Steve Morey: Anything else added or revised on this site plan for the above motion.

Robert Yakin: We have two lots we are dealing with here, the one lot is well represented on the site plan, what is not represented is the opposite side of the road, the ball fields, where the wood line is, the recreation area needs to be represented.

Jacqueline Ricciani: Are you going to want that revised site plan 14 days prior?

BJ Gettel: I have to have that. I would have to have submission from Bill's office by Monday, March 5th, because your meeting is March 19th. If you wait until April, then you are talking April 16th. When does Passover fall?

Mr. Jacobowitz: We will have by March

Christopher Brunjes: The board is asking for, on the site map, showing the whole property, and the

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recreation areas. If those are the two items then we can have by that date. I just want a clear understanding of everything that is needed. So far I just have an enlarged view of the whole property, showing any open fields or anything else, the financial a separate document. (that doesn't have to be in by March 5th)

Richard Conroy: That has to be like a profit and loss statement. Bungalow colony versus summer camp.

Steve Morey: Those are two items. I don't know that it would be unreasonable to have Bill Sattler provide a letter stating buildings are safe

BJ Gettel: The current letter I have is almost a year old. You should have a new one

Steve Morey: A letter that says the buildings are structurally sound.

Jim Crowley: The setbacks should be on the plans

Steve Morey: As Jim stated, there are issues with setbacks, as what is listed on your current site plan. We would like to see them on the revised plan.

Christopher Brunjes: What is wrong with what's there?

Steve Morey: You had it listed but it doesn't show it.

Jim Crowley: You need an area variance, so you have to show the setbacks. You have a chart here that says you have 270 ft existing, but it is required to have 600 for minimal lot depth. I want to see the scale.

Steve Morey: Have we determined if this is for next month, or is it for April?

BJ Gettel: Do you want to leave up to me, if he has everything to me by next Monday, otherwise we will put it off until April?

Jacqueline Ricciani: I'm not comfortable with that. I think this board needs to make a motion.

Christopher Brunjes: It's just those 3 items now, showing setbacks, recreational areas, and overall map showing the specifics. If it is those 3 items, that can be done

Jacqueline Ricciani: Property lines all around.

Jim Crowley: Showing the water supply and the septic. I think we should make for April

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Motion for public hearing for March 19th, with the condition of producing financial comparison for a summer camp versus a bungalow colony, borders of site plan (setbacks), recreation areas, water & sewer on site plan, letter from Adler indicating structures are sound, list of intent to repair the 70 violations by Richard Conroy, second by Jim Crowley.

All in favor- 6

Opposed -0

Agreed and carried

BJ: We started a new calendar year. There is a 4-hour training on Thursday.

Denise Frangipagne: On March 22nd, a farmland program. Basically helping people, if you have large parcels, make it available for farming. There is training to help with the agricultural things we are working on.

Jim Crowley: What time 6 pm?

Denise Frangipagne: Yes.

Motion to adjourn by Jim Crowley second Robert Yakin

All in favor-6

Opposed-0

Agreed and carried

Adjourn 8:45 pm

Respectively submitted,

Jannetta MacArthur

Recording Secretary