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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 March 5, 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 were the following;

In attendance: Daniel Gettel, Chairman, Susan Brown-Otto, David Biren, Wilfred Hughson, David Slater, Robert Yakin, Alternate, Jacqueline Ricciani, Attorney, Glenn Smith, Engineer, Randy Wasson, Engineer and Jannetta MacArthur, Recording Secretary.

Pledge to the flag

Excused: Bette Jean Gettel

Absent: Mike Cassaro, Steve Simpson, and Vicky Vassmer Simpson, Councilwoman

Seating: Robert Yakin Alternate, in Michael Cassaro's seat.

Earl Bertsch from the Town of Cohecton is also in attendance. He is the Chairman of the Town of Cohecton Planning Board.

***Motion to approve the minutes from the February 5, 2018 by David Slater, second by Wilfred Hughson.***

***All in favor – 6***

***Opposed - 0***

***Agreed and carried***

- 1) Public Hearing for a major subdivision to be located off of Mountain Laurel Trail, known as Bethel Tax Map # 55-1-9.3 & 13.1, proposed by The Preserve at Chapin Estate – Phase 5B. (Smith)***

*Return receipts for certified mailing have been received.*

*Susan Brown Otto is recusing herself for this application.*

Daniel Gettel: For the record this is the second public hearing that we have had for this application. The first was held last month prior to our granting the application a preliminary approval, and subsequent to our granting it a negative declaration under SEQRA. In a moment I will ask the applicant's representative to make a brief presentation to the audience, after which I will enter a motion to open the meeting up for public comment. There was a list in the back of the room for people to sign up if they want to speak at the Public Hearing. If anybody decides they want to speak during the public hearing, after I exhaust the names on the list, just raise your hand and I'll call you up to the front of the room to the microphone. State your name for the record, make your comments and please direct all comments to the board not to the applicant. Susan has recused herself. Glenn if you would.

Glenn Smith: Glenn Smith here for the Chapin project, Terresa Bakner the attorney for the project, and Steve Dubrovsky from Chapin Estates is here also. This is our second public hearing. Nothing has really changed since the first public hearing. It is roughly a 156 Acre parcel on the south shore of Toronto Reservoir. The Town of Highland line is at the bottom part of the drawing. It is the southern bounds of Bethel. This area in yellow here is the project site, there are 19 lots proposed. Eighteen lots are in the range of 5.5 Acres, 6-7 Acres, all through here, and the last lot, down here is a large lot which is about 56 Acres. This was left large due to several wetlands in the area. We have done perc tests on that property so it is passable, it is a passable lot. Back in 2007 there was a subdivision approved for Chapin for 180 lots. Of the 180 lots, this lot was #180, 50 plus Acres in size. All the other 179 lots were roughly 5, 6, or 7 Acres. Essentially Mountain Laurel Trails, which comes in from Pine Grove Road, comes down from Smallwood here, and then Mountain Laurel Trail branches off from Pine Grove. Mountain Laurel comes here into a cul-de-sac, which is previously an approved road. What this project proposes is to extend Mountain Laurel Trail about 5,000 feet up to a cul-de-sac at the top of the north side of the property, just south of Toronto Reservoir, and the various lots would be served off of Mountain Laurel Trail. There will be a well and septic system on each lot. We have done perc tests and septic designs for all of the lots. Mr. Wasson for the town has reviewed the plan. That is essentially it, Mr. Chairman.

***Motion to open the meeting up to a public hearing by David Slater, second by David Biren***

***All in favor – 5***

***Opposed - 0***

***Agreed and carried***

Daniel Gettel: I have one name on the list, if someone else would like to speak.... Mr. Brey if you would like to comment on the application, would you please step up to the microphone?

Daniel Brey: My name is Daniel Brey, I am a member of the Iroquois Hunting and Fishing Club, and I am a director and a representative tonight. I am also a member of the Town of Bethel Zoning Board of Appeals. The question I have for the board is how close are the houses

along the line to Iroquois?

Glenn Smith: Do you want me to answer that Mr. Chairman?

Daniel Gettel: Sure, that's fine.

Glenn Smith: The houses vary. As you come into the property, the first house is about 300 feet away (showing on the map). This is Iroquois' property. The second is about 200 feet away, and then you get to 300 and 400 feet, the majority, about seven houses here, are probably 600 feet away. The two closest ones are these on lot numbers 196 and 197. Those are probably about 150 feet or 100 feet away from the Iroquois property line.

Daniel Brey: This one up here?

Glenn Smith: That's about 100 feet, so 195, 196, 197 are the closest, about 100 feet away. Lot 186 is probably 200 feet away and 182 is probably 150 feet away from the property line.

Daniel Brey: The reason why I ask that, the hunting club has been in existence for 100 years. In New York State there is a rule that you cannot shoot a gun off within 500 feet of a house. We don't have any problem with the development, we were just hoping that any of the houses that are within 100 feet of the line, if they could possibly be moved back some, because it is going to take away from that area or whatever from hunting purposes.

Daniel Gettel: You are taking a restriction that you have on your use and trying to transfer it onto your neighbor who has a permitted use on his property, and clearly meets the zoning for that. It is almost like you are transferring your restrictions onto his property. I have a problem with that.

David Biren: How many acres do you have?

Daniel Brey: 3,000 Acres. We are just asking, I understand what the rules are.

Daniel Gettel: We have certain criteria we have to maintain. We have certain perc tests, there are reasons that they pick the locations for these houses. The person that buys the property is going to determine where the house goes. We are not going to say to the owner that this is exactly where you have to build this house on this lot. The lots are large aren't they Glenn?

Glenn Smith: They are 5.5 Acres to 7 Acres.

Daniel Brey: That isn't necessarily where the house is going to go in that lot?

Glenn Smith: That is correct. The two on lots 196 and 197 won't change much. They are narrow lots. The other lots they may want to go closer to the reservoir, it is hard to say where they go.

Daniel Gettel: But it's not going to be substantially different than it is now.

Glenn Smith: A 100 foot away maybe, depends on the buyer.

Daniel Gettel: They are not going to want to build right up on the road I don't imagine. You don't buy a property in the woods and build right up on the road. In this instance the road is on your side (Iroquois) of the property. If it were flipped, the houses could be much closer.

Daniel Brey: There is also a trail on that line, so whoever buys that there is a trail that goes up through there.

Daniel Gettel: I appreciate your comments. Anyone else? Susan, you're good? That is the only name on the list. We didn't get any written comments on this application either. If no one from the audience would like to speak?

*No one*

***Motion to close this public hearing and go back to our regular agenda by Robert Yakin, second by David Biren***

***All in favor – 5***

***Opposed – 0***

***Agreed and carried***

Daniel Gettel: Does the board have any comments? We have seen this application several times. I get Mr. Brey's concern, but it is a restriction that they have on their use. Anyone could go out on lot number 180 today and build a house, 100 feet from the property line. There wouldn't be anything anyone could say about it because it is an approved lot. It is a buildable lot. We gave this application a negative declaration at the last meeting, we did a County 239M review because it is close to the Town line, it got a preliminary review, it got a preliminary public hearing, and they got a preliminary subdivision approval. Our next step would be to grant it a final approval, unless anybody has any comments on it. We did talk about conditions if we were to approve it tonight. Our typical conditions would be:

- 1). All fees be paid
- 2). All governmental approvals be received prior to the Chairman signing the subdivision map
- 3). We are going to ask that you work with the fire districts to resolve the questions of district boundaries, it isn't a question of coverage, and it is a question of district boundaries.
- 4). Since this property was one of the original lots in the 180 lot subdivision, it is still subject to the conditions placed on the 180 lot subdivision, as needed. Some of them have been resolved.

Daniel Gettel: The applicant did go to the Town Board and get the waiver on the road specifications. That is one of our requirements. We have acknowledged in the past we do have the right to allow for roads that exceed 2,500 feet in length, and since these roads are proposed as more of a boulevard style road with cul-de-sac and turning and radius', turning radius acceptable for fire trucks, we can allow them to be extended past the limit of 2,500 feet. Are there any questions from the board?

*None*

Jacqueline Ricciani: You are going to want to bond or build. It should be a condition.

Daniel Gettel: There is a draft floating around for the resolution I don't think I've seen.

Terresa Bakner: That is in there. Maybe it would be a good idea to have Jacy read the conditions.

Jacqueline Ricciani: I think they have already been covered. Reading the conditions.

- 1) To provide security in an amount approved by Town Engineer, Mr. Wasson.
- 2) Bond or build the private roadway.
- 3) Obtaining all governmental approvals, including the wetland crossing permit from the NYS DEC.
- 4) All fees be paid that Dan mentioned, parkland fees, outstanding escrows, highway fees, fees from the prior approval
- 5) Constructing the additional improvements along the road with the additional cul-de-sacs.
- 6) Cooperating with the Fire Department.
- 7) Being subject to the original conditions of approval.

***Motion to grant this application a Final Subdivision approval with the above mentioned conditions by David Biren, second by Robert Yakin.***

***Roll call vote:***

***Robert Yakin – Yes***

***David Biren – Yes***

***Wilfred Hughson – Yes***

***David Slater - Yes***

***Wilfred Hughson – Yes***

***Motion passed – 5-0 (Quorum)***

Daniel Gettel: Good luck.

*Susan Brown Otto being reseated.*

**2) *Modification to an approved Site Plan/Special Use Permit located on 300 Segar Rosenberg Road, known as Bethel Tax Map #: 17-1-27.2, proposed by Camp Mayin Tohar. (Wasson)***

*Robert Yakin, Jr recusing himself.*

Randy Wasson and Jay Zeiger presenting

Randy Wasson: You are familiar with the project. The camp is looking to expand, increase the population of the camp. In order to do that they need to enlarge some of the previously approved buildings, and they need to add a couple of staff buildings. What I am showing you on the plan is the new site plan. What is highlighted in yellow are the affected buildings. On the site from the previously approved site plan, for example this right here, the yellow is the previously approved Shul. We outlined in red what the proposed Shul will be. Similarly, here they still have two dormitories. Instead of being 34 feet x 124 feet, they are now going to be 50 feet x 150 feet. They are in the same location as you can see, but the footprint has grown. The red line is the footprint of the proposed dorm. The yellow is what was previously approved. The same thing with the Shul. The Shul is under construction. The kitchen is unchanged. That is this building. The Mikva is unchanged, that is this. This ring of buildings here, where the preexisting bungalow colony is, some of those are proposed to be used, and some were not under the original approval. The applicant would now like to use all of those buildings, primarily for residential use for staff. The affected buildings are the ones that have been highlighted down here. It is Unit # 9, 11, and 14 thru 17. In addition, they would like to construct three duplex buildings, six units all together, in this area here for staff to serve the additional campers. I didn't highlight that, an oversight, and they want to put up a small structure for housing the kitchen staff, building #33.

Daniel Gettel: Randy, for the existing buildings, are the kitchens taken out?

Randy Wasson: No, the kitchens are still in them. For purposes for water and sewer they would be considered, based on bedroom count, as opposed to a camper population count, that is what we did previously, that was reviewed by the Health Department. That is what they wanted so frankly, that is what we were doing. It is a little bit more conservative than if you considered people that lived there as campers. I highlighted in the table the number of buildings and occupants.

Daniel Gettel: You have another map. Is that something you want to show us now?

Randy Wasson: This was the prior approved plan.

Daniel Gettel: Clearly, I would reiterate, neither one of you were here last month when we reviewed this application. Jay, I believe one of your associates was, and Randy you were not here. The Rabbi was here representing himself. For the record, Jannetta, it was approved for a maximum of 132 people, which would include a handful of staff. I don't remember the original number (of staff) that is something we went back and forth on, and it was set on 132 because that is what the existing sewer system could accommodate. That is where the magic number of 132 came from. Now it is going to a proposal with a total population of 322, with would include 72 staff, from what we heard last month.

Susan Brown Otto: Does that include the staff?

Jay Zeiger: Yes. That includes the staff

Daniel Gettel: So, it is 250 kids and 72 staff?

Randy Wasson: 224 kids and 98 staff.

Daniel Gettel: Why the sudden need to almost triple the population of the camp? This is proposed for a certain use and a certain group of people. The people haven't changed. The group hasn't changed. Why are we now almost tripling the size of the camp?

David Biren: You presented this last year to the public with a certain size.

Jay Zeiger: We have to go back to the public.

Daniel Gettel: Jay is there a need for it? Is there something driving this that we should know about? Why all of sudden... the camp isn't even built... it has never operated. All of a sudden it is expanding?

Randy Wasson: This organization has several camps throughout the County. Their demand is so great, they need more space.

Jay Zeiger: We have two in Fallsburg.

Susan Brown Otto: Wasn't there an issue with the water two years ago? They couldn't do their laundry on site.

Daniel Gettel: They can't have laundry on site because the washing machines do eat up a lot of the sewer capacity. They could not do laundry.

Jay Zeiger: You can't have central laundry.

Randy Wasson: All the bungalows can have their own residential washing machines.

David Biren: The neighbors were not happy with 132. How are they going to feel about 322? It is not going to be easy.

Daniel Gettel: I said last month it is going to be a tough sell. You are proposing it in front of the same board and it has never even operated yet. I'll say what I said last month. I think it is interesting that when we originally approved this application, I had a problem with the kitchen building, because the kitchen, Glenn, correct if I am wrong, but the kitchen building was built large enough to accommodate 300 children originally. And now magically the kitchen building is being built, and they accommodate 300 people.

Glenn Smith: I don't remember the number, but it was larger than we thought was required at the time.

Daniel Gettel: And we had the same thing with the Shul. There are four classrooms in the Shul when we had this discussion, 25 kids per classroom. We thought that was excessive. The Rabbi said they like space. Now we know why. I feel that this was their plan all along, and I can't get that out of my head because this all falls into what was originally proposed, much larger than it needed to be. The dormitories happened to be too small for what you need, and they haven't even started building the dormitories. I think it is odd that the buildings that are large enough are the buildings they are building, and the buildings that were not large enough are the buildings that they never started. I was asked a year ago, and so was the Building Department, would we consider allowing a two-story dormitory so we didn't eat up as much land area? I said no, that has to come back to the Planning Board because that is a change of a Site Plan. It changes the Special Use. Now, that leads me to believe that they wanted to double the dormitories at that time too. It just seems like this was the plan all along, and I have a problem with that. Because, we went back and forth setting the maximum population on this camp. We know... Glenn, I don't know if you are familiar with the exact property itself but there has been a lot of ground water problems with the minimal construction that they have done out there. There have been a lot of problems with ground water. Now they are proposing a new sewer system where it is going to be a shallow system with some kind of leach field, which we don't have any information on. I'm sure that is something you are going to have to work out. You are perfectly capable of doing that, but we know there is a problem with ground water there. There are a lot of hemlocks. We took a lot of time going through this for 132 kids and what we thought you needed for recreation. I'll give your client credit, they proposed on-site recreation, because it is a quiet road. When kids have off time, a lot of places say our kids don't play, that is a Fallsburg term that we don't use in Bethel. Bethel kids play. We also said our people don't drive so you don't have to park cars. Anyway, we specifically asked you to ask for recreation for 132 kids. Now you are tripling the size and there is no more recreation, you are going to eat it up with sewer systems. We are having a problem growing at our Town Park where these camps, where the kids don't play, are suddenly dropping off busloads of kids unattended at the Town Park. That is a problem.

David Biren: They are welcome to come to the Town Park, they come in vans. Eight to ten kids in a minivan. It is really unsafe. I have pictures of them. I don't know where they are coming from. The point is now you have 300 kids in an area that was originally set up for 132 people. It seems like we are being set up, we were being set up. It is not comfortable for me.



Daniel Gettel: We advised the applicant a month ago to speak to you gentleman to see how they want to proceed. Clearly you can propose this to the board. If we consider the expansion we are going to have to open it up for new site plan approval, it is a substantial change, and it is going to be a new Special Use permit. I don't know Jacy if we can edit the old one or do we start from scratch?

Jacqueline Ricciani: If the board feels this is a substantial change, then they need to do a new application. You can certainly refer to your prior approval, which I have the previously approved application. There were limitations, there were 132 people, there was a lot of discussion about what those little bungalows were going to be used for, how they were going to be renovated, and they are going to have to comply with all of the criteria.

Daniel Gettel: I recall that the buildings were going to have the kitchens taken out.

David Biren: That's correct.

Daniel Gettel: That may have changed along the lines, I don't know if that changed.

Randy Wasson: That is what we had proposed. But because the Health Department said no, their kitchens are kitchens, just because you have sink, a refrigerator, they didn't care whether they had a stove or not so we counted them as kitchens.

Daniel Gettel: So, they were factored in the sewer flows as a unit?

Randy Wasson: They were left in. There was no reason to take them out. They were accounted for.

Jacqueline Ricciani: They have stoves?

Randy Wasson: Yes.

Daniel Gettel: If it is a staff unit they can have a stove. Originally, they talked about having kids in it with no kitchens, and that changed along the way.

Randy Wasson: There was a lot of back and forth, including with the Health Department. The stove is what makes it officially a kitchen. They were going to have a refrigerator and a sink, maybe a microwave, something like that. Again, The Health Department insisted no, we are going to call it a kitchen, that is how it is going to be calculated. Your sewer flow is going to be calculated based on a kitchen, so at that point there was no reason to remove the kitchens.

David Slater: I am reading the minutes, now, as you speak. A question was asked by Dan Gettel, about the staff, will they have kitchens. Your response was, no, no kitchens. The Health Department acknowledged that in your letter. This is in the minutes from 9/18/15.

Randy Wasson: I didn't go back and review the minutes, but I can tell you that the flows are based on kitchens being in them.

David Slater: But that is what we were presented at that time.

Daniel Gettel: David, can you tell when it was approved?

David Slater: I am reading 9/18/15, I think we had two public hearings. I am just reading through the minutes quickly.

Jacqueline Ricciani: The approval was November 2015.

Daniel Gettel: So, two months later. I don't have an issue, it has to be factored into the flows and it has to be factored in moving forward.

Randy Wasson: I'm not sure but that might be referencing the issue about the flows on a per bedroom basis. What they require is 110 gallons per day per bedroom, but that also includes residential washing machines. Part of our discussion with the Health Department, was not all of these units have washing machines. So, what they said was if you took out the washer they would let us go down to 93.5, I think it was per bedroom. So that might have been what that was referring to in the minutes.

Daniel Gettel: You would be held to monitoring your water draw and monitoring the sewer flows in order to keep on your numbers?

Randy Wasson: We have in the design, we have water meters on the water supply, and we have dose counters on the sewers.

Jay Zeiger: There may have been a breakdown in communication in my office. I was away much of the beginning of February. Until I spoke to Glenn earlier today I wasn't aware that someone from my office had been here. Maria Zeno was at the meeting and never filled me in. The questions you are asking are questions....

Daniel Gettel: The Rabbi was here, he didn't provide any information on why they were doing this.

Jay Zeiger: I will speak to the organization in Brooklyn and get you the answers. They are all fair questions.

Daniel Gettel: Jay, I am going to ask the question to you. Ninety-eight staff. Are they people with specific tasks in the camps or are they 50 staff with families?

Jay Zeiger: I don't know.

Daniel Gettel: We always throw the number around, 98 staff. But, the individual that cleans the erasers every day is not considered staff in my book, but she may be the wife of the head Rabbi, or spouse. I don't want to generalize either. It is a loose term when we throw out the word staff. Clearly there was an issue with this if it is a bungalow colony, or is it a summer camp, and there is a fine line in Bethel, summer camps are permitted, bungalow colonies are not. If you are

coming up with your family, which is fine, I get that certain people that work at the camps have families, and they stay on site, you are kind of pushing the limit of a bungalow versus a camp. That is why I question the 98.

Jay Zeiger: These are fair questions. I have not heard these questions from the prior meeting, and you are entitled to an answer.

Daniel Gettel: Glenn, did you ever review this? I don't want to put you on the spot.

Glenn Smith: No, not yet. I haven't seen the plans yet.

Daniel Gettel: If you proceed, please include Glenn everything you submit to the Planning Board, directly to his office.

Susan Brown Otto: Are you going to increase the recreational opportunities on the site?

Randy Wasson: Yes. We haven't added them.

Susan Brown Otto: What?

Randy Wasson: For example, the septic system, perfect for a ball field.

Susan Brown Otto: I beg your pardon?

Randy Wasson: Where the septic area is, will make a great ball field.

Susan Brown Otto: You're serious?

Daniel Gettel: He is absolutely right, that is where the ballfield goes.

David Slater: The new Shul is being constructed now?

Randy Wasson: The Shul is under construction. The footprint is slightly smaller.

Jay Zeiger: Smaller than what was approved.

Randy Wasson: Yellow is approved. The new one, the footprint is slightly smaller. They are going to use the basement area.

Daniel Gettel: Jay, we have an interesting question, Jacy, if they are anticipating approval from a Planning Board, how can they be constructing units at a property? Are they constructing under the old Special Use permit?

Jacqueline Ricciani: The old Special Use permit is valid. They can build what they were approved for.

Daniel Gettel: We are saying don't build anything that hasn't been approved because you can't build anything anticipating an approval.

Jay Zeiger: That is understood. No, we will not do that.

Jacqueline Ricciani: Do you want the applicant to provide a narrative explaining how many people are coming and going?

Daniel Gettel: I feel that if they choose to work this way that they should give us whatever they feel is adequate to resolve our issues.

Jacqueline Ricciani: Explain their operations.

Jay Zeiger: I think your questions are pretty clear, and before ....

Daniel Gettel: We were told at the last meeting, you weren't told what your people told us, that this camp already, even though it has never operated, has a great rating and everybody wants to come to this camp. That is why this camp is so popular. Even though it has never opened and nobody has ever set foot on the property it has nothing to do with the fact that the Fallsburg camps are all over flowing, and they can't expand anymore. The only one that can expand is Bethel. We were told that this is just such a beautiful place and they all want to come.

Jay Zeiger: If they are talking of the Mayin Tohar organization, they are pretty significant. I don't know the extent of everything that they own, but obviously...

Daniel Gettel: I know they have properties in Fallsburg, and probably Thompson too. The ball is in your court, if you want to speak to your people and see how they want to proceed, but you are opening up everything to further review, starting from scratch. A public hearing, I know the public is very interested.

Jay Zeiger: Understood.

Randy Wasson: When we come back I will have some more on the recreation.

Daniel Gettel: Thanks for coming out.

**3) Application for a non-transient campground to be located at 34 Yasgur Road, known as Bethel Tax Map #: 25-1-14.1, 14.3, 14.4, 15, & 16.1, proposed by Yasgur Road Productions. (Illing)**

*Robert Yakin, Jr has been reseated at the table*

Zack Howard is presenting.

Zack Howard: We are here seeking a negative declaration for the SEQRA. We have updated the water discharge system. You should have a copy of that.

Daniel Gettel: There is a reduction in number of campsites from 272 plus 27 RV sites in Phase 1 down to 152 campsites and 27 RV sites. There has been a complete elimination of Phase 2, all 200 campsites. Is that correct? Also, the second stage has been eliminated from the proposal. Did I read that correctly? There is also no, just so the board is aware as a lot of us are seeing this for the first time, a proposal to extend a municipal sewer main to the property. It is now an on-site system. Glenn, can you briefly describe the type of system it is.

Glenn Smith: The surface discharge system, Wes could probably describe it better. The surface discharge system will treat the waste water and discharge it to a stream at the north side of the property, ultimately that is a tributary to Ten Mile River. Through a DEC SPDES permit, and DEC approval, and that type of thing.

Zach Howard: As of right now, the Department of Health is redoing the plans, and the DEC is awaiting the negative declaration on SEQRA to get the SPDES permit.

Daniel Gettel: I would have to assume that if the DEC signs off, and likewise the Health Department signs off on the sewer system that...

Zach Howard: The DEC is waiting for the Negative Declaration to sign off.

Daniel Gettel: But the Health Department is fine with that then, I assume. Wes is nodding his head yes. Zach, the problem that we have is, first of all we haven't seen this application in quite a while. I don't know the last time the application was before us. Like I said, some people haven't seen the new application until tonight. It is kind of hard for us to do a negative declaration when Part 1 was just circulated two weeks ago.

Jacqueline Ricciani: It hasn't been circulated. I haven't seen it.

Daniel Gettel: It hasn't been circulated throughout the full board yet. The question is how much do we have? Glenn, do you feel we have enough information to proceed with a negative declaration?

Glenn Smith: We got the Part 1 EAF, as I said earlier. This board is responsible for doing Part 2, after you review the Part 1. If you determine any of the items are essentially a large impact, it is this Board's responsibility to do a Part 3, which basically is mitigating any issues in Part 2, and issue a Negative Declaration or a Positive Declaration, to go that way. I don't know if you have enough information yet to do a full Part 2.

Daniel Gettel: Zack, you and I had a conversation a couple of months ago. There are two parts to this application. One is the camping aspect, and the other is the concert aspect. In order for us to do a negative declaration, we have to have information on both for the declaration. We just

can't issue a camping permit. I am going to give you my opinion since there are two applications in front of us, one for outdoor recreation as a Special Use and one for camping as a Special Use. We have to have information on both in order to issue a negative declaration.

Zach Howard: Why?

Daniel Gettel: We don't have anything in writing about a concert.

Zach Howard: Nothing has changed on that side. The only thing that has changed is the discharge system.

Daniel Gettel: If you go to the record, we have very little, if any, information on the actual concert series, when, how often you want to have an event, how many events per year, do you need noise permits? We are going to say yes you do need noise permits. I know Mr. Illing disagrees with that, but we are going to say you do. The Town Board will issue a noise permits specific for an event, and specific for a weekend.

Zack Howard: I thought the understanding was that at the beginning of each season we would apply for the noise permit for that season and have to explain it.

Daniel Gettel: That's fine, but there are traffic concerns that are still out there that the County and the State raised. There is no information submitted for traffic. The County can't evaluate whether there is going to be an impact on traffic. That is part of their 239 from July of 2016.

Jeryl Abramson: I believe we did a traffic report already. We got what we needed from the DOT. As far as our concerts, I don't believe we are having concerts. I believe we are a campground, and like the other campgrounds around we have a music series on the weekends. We will get the noise permits from the town, which was all we were told we were going to be needing. We are not doing any special events, or big concerts, this is just for the campground.

Daniel Gettel: Because you realize the other campsites can't open it up to the public.

Jeryl Abramson: We are not allowed to sell tickets. This is for campers only. That is what we have been saying.

Daniel Gettel: This is the first I am hearing of this, because there are 600 and something parking spaces on this plan.

Zack Howard: Right, the 600 some parking spaces is what we explained last time. That determines our capacity for people. We have a certain amount of campsites to accommodate, and a certain amount of people, but if we have anything going on if there is more parking necessary, our capacity is limited by the parking we have available. That was agreed on by the board previously.

Jeryl Abramson: If we decide to have a special event, like a Woodstock weekend event, we would come to the board; we would have a Special Permit for that. Basically, what we are

asking for is just the campground.

Zack Howard: I know we've had that conversation.

Daniel Gettel: You and I had that conversation. We took different things away from it then. Jacy, do we need to have an outdoor recreation review now? That was added as part of this.

Jacqueline Ricciani: That has always been a part of this. Camping, a non-transient campground and outdoor commercial recreation. I am looking at that part and it depends on how many, the minimum they will need for site plan approval for the outdoor recreation, but it depends on how many people. You are talking 152 campsites, I'm going to presume that it is at least two per campsite. I don't think a lot of people show up all by themselves.

Zack Howard: Maximum 4 per campsite.

Jeryl Abramson: It's 2.5 per campsite.

Zack Howard: That is the average number.

Jacqueline Ricciani: 4 people max. That means you would have way more than 200 people for these events.

Zack Howard: We have approximately 600 people.

Jacqueline Ricciani: So when you are having that, you need site plan approval from the Planning Board.

Zack Howard: Right. And from my understanding....

Daniel Gettel: Are you proposing that you do that similar to your Woodstock weekend?

Zach Howard: That was part of the discussion. If we were doing that, we would do a special application for that event. Which we would be allowed to do under the outdoor recreation.

Daniel Gettel: So you would do a yearly license for an event?

Jacqueline Ricciani: Ag District, is that correct?

Daniel Gettel: Jeryl are you saying if you decide to have an event, let's say outside the Woodstock event, and you come to the Planning Board and ask for a license to have an event similar to what you do now, for every event that you have?

Jeryl Abramson: If we are going over house capacity, we are getting a campground permit for 152 campsites, approximately 600 people. Let's call it that. That is house capacity. If we get to 601, or more bands than we are anticipating, anything that would impose upon the town, we will come back and have another discussion.

Daniel Gettel: Similar to....

Jacqueline Ricciani: The bulk table requires for a recreational facility, commercial outdoors, it is a Special Use permit on 25 acres. If you are going to have this activity on a regular basis then you are going to need a Special Use permit.

Zach Howard: We have already established that, and we are okay with that. We have discussed that if we are going to do a three-day event, this is part of the conversation we have had previously, if we are doing a three-day event, we would get the outdoor recreation license like you are saying that we need.

Jacqueline Ricciani: No, the difference between the permit you are talking about and the Special Use permit, the bulk table.... The difference between permit and license have very specific meanings. The same way you need a Special Use permit for the campground, according to this if you are going to have this outdoor recreation, and I can read you the definition, but open-air concerts, what this is going to be, there is outdoor recreation. If you are going to have that, and you say you are going to have a concert series, you are going to come at the beginning of season, you are going to say we are going to have these seven bands, or ten bands on these weekends, this is our concert series for the summer. That is outdoor recreation and you need a Special Use permit. Let's say you didn't have a campground, and you had this big open field.....

Jeryl Abramson: Like we do now.

Jacqueline Ricciani: Exactly. And you were going to have this concert series, and every summer or whatever you are going to have performances every weekend, every other weekend, throughout the summer. You now have an outdoor concert venue.

Jeryl Abramson: Here is where I got confused is because we were going by what Bethel Hideaway did last season. They are a campground, they had a series of concerts every single weekend, two nights a weekend, and all they did was get a noise permit. We were under the false assumption that that would be all that we would need. We didn't know that the rule was different.

Jacqueline Ricciani: That might have been what you may have seen, but....

Zack Howard: That is what we were told. I was told.

Jeryl Abramson: That's what we saw. That is what we were told. That is why we got the noise permit....

Daniel Gettel: I don't agree with that, we made it clear that Bethel Hideaway is operating under a permit that was issued long before.....

Zach Howard: That is why we established we needed the outdoor recreation....

Daniel Gettel: It is a Special Use permit.



Jeryl Abramson: Can we get the campground permit tonight, or whenever you decide....

Daniel Gettel: If you are withdrawing the outdoor recreation from the application that simplifies it.

Jacqueline Ricciani: But if you think you are going to be able to come to the Town Board and say give us a noise permit for these events I think you are going to have a hard time because you haven't been authorized to put on these kinds of events.

Jeryl Abramson: Of course. We will cross that bridge when we come to it.

Daniel Gettel: Glenn, can we issue one tonight? If we give them a chance to run through Part 1, Part 2, Part 3, for camping only, can we issue a negative declaration knowing that they are anticipating it with something else?

Jacqueline Ricciani: Of course not.

Glenn Smith: You have to look at it. It is the same property.

Jacqueline Ricciani: These concerts are going to have an impact on traffic. I am anticipating because of the number of parking spaces that you seem to have, because you cut down the number of campsites dramatically, you have this concert series, it is going to be open to the members of the public, not exclusively to your campers.

Jeryl Abramson: If we eliminate some of the parking, would that help?

Jacqueline Ricciani: We do not design the project. You guys need to figure out what you want your project to be.

Zach Howard: We are asking how we need to tweak it.

Daniel Gettel: Zack, I'm with you but...

Jeryl Abramson: It's horrible the way she talks to me.

Zack Howard: So, while we are dealing with that, she is saying that the issue is the amount of parking spaces we have. We know the project that we want to do. We have that design right here. You have an issue with that? We are asking how we can tweak that so that you would not have an issue with that.

Jacqueline Ricciani: I don't know what you're... this doesn't tell me anything about...

Daniel Gettel: We are looking at this as two reviews running concurrently and you guys are splitting it to only camping. Which I don't know, you and I had a clear conversation on that. If we didn't I apologize.

Zach Howard: The multiple conversations we've had, that I can remember the details of, which it was me, you, my mother, Dan (Sturm), we had multiple conversations where I was under the impression we would need a Special Use permit for a campground, and then we would then need the outdoor recreation license, whatever it was called, the outdoor recreation permit in order to do a three day event. And, outside that three-day event, if we wanted to do weekend music events, all we needed to do was just like every other campground in the Town of Bethel has to do, submit \$25 for a noise permit at the beginning of the season with a list of those events.

Jeryl Abramson: We were grandfathered in.

Daniel Gettel: I think there is a misunderstanding on that.

Zack Howard: Clearly there has been a misunderstanding on that.

Daniel Gettel: We've had the discussion numerous times about the Special Use and the existing campgrounds. I think you took away from that...

Zach Howard: We actually had the discussion where we were going to be the first campground that would get this license and have it set up this way.

Daniel Gettel: But it's not a license.

Zach Howard: But we would have the discussion that we were going to...

Daniel Gettel: I would love to say it is just a license, but it's not.

Zach Howard: Whether it is a license and a permit that is fine. I am understanding of that, that they are two separate things. I have that clear in my mind.

Jacqueline Ricciani: There is a different process...

Zach Howard: Understood. Can I finish my comment please? From my understanding, we needed two separate licenses or permits, license, permit whatever combination of the two, there were two separate things we needed, I am aware of that. But you had said we were going to be the first campground that would have to operate that way because the other campgrounds were grandfathered in. They didn't need to have a Special Use permit. They have their permit from whenever, and all they had to do was submit the \$25 for the noise permit. So, our solution that you came up with, me, you and Dan Sturm, sitting in a room together, was that we would get the two separate licenses or permits that we need, and from there we could submit an application for our three-day event, and get a noise permit for any additional events that we were doing that did not exceed the capacity of our campground.

Daniel Gettel: And that is correct.

Zach Howard: That is correct, so where are we having confusion?

Daniel Gettel: The problem is that you are asking us to give you a negative declaration on two things that are tied together. We can probably move forward on camping, but I don't feel we have enough information in writing in our files to address the concert series.

Zach Howard: What more information would you like?

Daniel Gettel: Some idea of how often the events would be. The maximum... I want it in writing. Don't throw it on me tonight. Something in writing for how often the events will be, are you going to have one a week, do you think you are going to have two a week, some kind of idea of what you are proposing, how many people you anticipate having as a maximum, people attending, things like that. This discussion we've also had.

Zach Howard: We've had the discussion on record in here where our capacity, I remember, me and you had this discussion, that our capacity was based on the amount of parking spots we had available. Is that not what we discussed? Am I confused on that?

Jeryl Abramson: How far in advance do you need to know about the frequency of our concerts?

Zach Howard: Do you want the next five years?

Daniel Gettel: No, but in order for us to do the Special Use permit for outdoor recreation, we have to address the basics of that, and part of that would be the population so we could at least say well at least the traffic shouldn't be a problem, or maybe it could be a problem.

Wes Illing: I have one question Dan. Are you telling these people tonight that you believe that this project, after all you have learned about this project and the fact that we scaled it back from 500 campsites back to 160 plus 27 RV spots, that you think that this project is going to have a Positive Declaration in the environmental and SEQRA process? Do you actually believe that this is going to be a Positive Declaration? Is that what you are trying to tell these people?

Daniel Gettel: Glenn, do you think I said anything close to that?

Glenn Smith: No.

Wes Illing: If there is no change, and that is a fact, there is no chance this is going to happen, a Positive Declaration, everybody knows that. The real issue is okay, okay, let's issue a Negative Declaration and get through this, or why don't you... if you can't get over that, then at least step back and say we don't want to be the Lead Agency anymore. We are going to let the DEC do their thing because they are the ones who are the environmental specialists on the wastewater discharge, or the DOH do their SEQRA process, and each agency do their own SEQRA process, that they are fully capable of doing, and then there will be no Lead Agency. It will just be a joint review, and they will do their SEQRA's independent of you and you guys can do your SEQRA on your schedule and redo the stuff that you address on your SEQRA. That's what happens when you are not Lead Agency. That's how it works. That is what the DEC is having a problem with here. They are saying, well Bethel declared themselves Lead Agency. That means they have to do the Negative Declaration before we can move forward. If they hadn't done that, we

could have issued the SPDES permit and done the Negative Declaration for the wastewater discharge. They could have done their job, but they can't do anything because you guys want to be Lead Agency. Why don't you just give up on Lead Agency?

Jeryl Abramson: If you feel that we could get a Negative Declaration tonight, or in the near future for the campground, how much more of an imposition would it be for having a stage in the woods for the people that are going to be there camping anyway. Is that really going to be an environmental imposition?

Daniel Gettel: Are you withdrawing the outdoor recreation from the application?

Zach Howard: No, we are not withdrawing. We are saying if we kept them both together, which I understand we are asking a lot to get a Negative Declaration on a SEQRA for two separate projects that you don't have enough information on after multiple years, but if we kept them both on there, and what she is asking is, if you gave a Negative Declaration for the campground side, what are you expecting to come up on the concert side that would have a negative impact on the environment?

Daniel Gettel: I don't think it is difficult, but we are not preparing the paperwork on this.

Zach Howard: But we are literally talking about a couple of stages and the layout of the concert series which we have determined we don't need multiple years in advance notice, and as long as we give it. I think it was within.... correct me if I am wrong, two weeks before the first date we are going to be doing an event.

Daniel Gettel: For the noise permit?

Zach Howard: For the noise permit.

Daniel Gettel: That is a Town Board thing. Probably two weeks before the meeting but I don't know.

Zach Howard: Two weeks before the meeting, so two weeks before the meeting is when we would need to submit the noise permit to explain when we are having events, everything we have been doing for the past few years on our noise permit, that we already get. What is going to change with that that is going to be the negative impact that you are foreseeing?

Daniel Gettel: All that I am saying is, I don't think, and I agree with your mother, I don't think it is hard for you to give us the information to make us comfortable that we are at least addressing the concert series. What you might be doing, if you add something to your management plan, if you clean up your management plan, to reflect that you now have a new number of campsites, and if you go through the file.... if you go through the file and you say okay, this is no longer accurate, now it is two hundred campsites, now it is 27 RV sites, now it's.... if you cleanup your management plan...

Jeryl Abramson: All we are doing is eliminating Phase 2. It is the same plan that we gave you

for Phase 1. We are just not extending it to the Phase 2.

Daniel Gettel: Show me something in writing that addresses outdoor recreation. In writing, what you plan on doing to address outdoor recreation. Put it in writing that you are...

Zach Howard: You are asking me to give you plans for events at this point...

Daniel Gettel: I am asking you to give some kind of idea or some kind of indication that the outdoor recreation is going to be for campers only, not outside users. If you do decide to go to outside users you acknowledge the fact you are going to have a permit, which is a different review. If you are going to have a concert event for the campers, you don't have to increase utilities because... we need something in writing to address that thing. I am not going to move forward with SEQRA unless I have something in writing to address both applications. I don't think it is difficult, but it is something that we need.

Jeryl Abramson: It is different than what we were told.

Zach Howard: Yes, you could have told us...

Daniel Gettel: I don't agree with....

Zach Howard: The past couple of weeks we have been talking on the phone.

Daniel Gettel: I hadn't seen the Part 1 yet.

Jacqueline Ricciani: You guys... you can't... SEQRA is very specific. If you present a project that has two components, the camping and the concerts, it is one project with two components, and this board is obligated to review the environmental impact of the entire project.

Zach Howard: Which they have seen.

Jacqueline Ricciani: They can't just do camping, and then two months from now do the recreation.

Zach Howard: Understood.

Jacqueline Ricciani: That's why they need complete information on both sides.

Jeryl Abramson: Can you send me an email within the next couples of days of exactly what you want in writing?

Zach Howard: I don't think that is too difficult. You can text it to me. You have my number.

Jacqueline Ricciani: If your plan is to have the concert series for the campers plus you are going to open it up to people on the outside, you can do that as your proposal. You don't have to limit yourself to just campers because that is what we have heard in the past. If you are cutting back

your number of campsites and now you decide that you want to open it up to the public, that is fine. I'm not saying that this board is going to approve it, but if that is what you want your application to be, you can present that and explain it like Dan was asking, the frequency, the people, is there going to be one parking designated for people that are camping, separate parking designated for people that are coming and going, what is the lighting going to be...

Zach Howard: So, you want all of that information?

Jacqueline Ricciani: Absolutely. We need to know everything...

Daniel Gettel: Zach, are you up here now?

Zach Howard: I am here year-round yes. Shoot me a text. Let me know exactly what you need. Again, I'll gladly send it over.

Daniel Gettel: I'm going to sit down with Glenn, we are going to run through a preliminary Part 2, and we will come up with a list.

Jacqueline Ricciani: In the meantime, whoever did the Part 1 needs to get it to BJ.

Daniel Gettel: Glenn has it now.

Jacqueline Ricciani: You do have it, okay. I don't have the new Part 1. Get it to BJ so she can distribute it.

Zach Howard: I know in the past I have submitted these plans to you guys a week ahead of the meeting. When did these plans get submitted to you?

Jacqueline Ricciani: This one is stamped in February 14<sup>th</sup>.

Zach Howard: So, in two in half weeks, nobody looked at it?

Daniel Gettel: I didn't say that.

Zach Howard: You said nobody has seen the plans. You have had two weeks.

Daniel Gettel: Glenn, when was the EAF finally resolved.

Glenn Smith: About a week and half ago. I got it from Wes.

Zach Howard: So, in two weeks nobody had time to review the plans?

Daniel Gettel: We did not review the EAF. I didn't say the plans. I've looked at the plans. The EAF Part 1 I have not reviewed.

Zach Howard: But you've had it for two weeks? I just want to make sure you've had it for two

weeks and haven't had time to review.

Jacqueline Ricciani: But no one else on the board had received it.

Zach Howard: Why?

Jacqueline Ricciani: Apparently it wasn't sent to our clerk who normally distributes it.

Daniel Gettel: I don't know if that is true.

Zach Howard: See you next month.

4) ***Application for an Hotel/Motel Facility to be located at 75 Matt Smith Rd, known as Bethel Tax Map #: 39-1-31.3, proposed by Prodigy Network.***

*Earl Bertsch – Planning Board Chairman from Cochection is present tonight.*

Daniel Gettel: Jay (Zeiger), you are here on this one too?

Jay Zeiger: Yes. We are here. This is Dale, our engineer and this is Matt, who is the principal.

Daniel Gettel: We had a pre-application meeting on this a number of months ago. There were three members from Bethel, three members from Cochection. This project is partially in the Town of Bethel, the bulk of the property is actually in Cochection.

Jay Zeiger: The bulk of the improvements are in Bethel, that is why we came here first. This is a first for all of us, because of the overlapping of two Towns getting involved. There will be questions like who is Lead Agency, whether or not or how do we coordinate?

Daniel Gettel: Unless we do our own little piece. I guess that is an option.

Jay Zeiger: In any event, after discussion, Owe said let's come here first. Let's get your thoughts and then we will go to Cochection.

Daniel Gettel: This is the first time most are seeing it, if you want to let the board know what you are proposing.

Dale Koch, PE: We are here doing a preliminary application.

Earl Bertsch: Is this the one you just sent to the Town of Bethel?

Dale Koch, PE: Yes. Essentially in July we had that great meeting, we took your feedback to

incorporate to a proper updated site plan. It has taken us a little bit longer to get back to you guys, we wanted to be respectful of your time the next time we came back to you. We have a lot more due diligence to do on the property, so here we are now.

Mat Strombelline: We have a lot more due diligence on the property. Survey work, wetlands flagging, understanding all of the parameters of the actual site. Based on this map, there is the existing house, this is going to be more like boarding rooms, commercial kitchen area, this is where a lot of the functions will actually be happening. So access will be off Matt Smith Road, coming in to a proposed parking lot, coming up through, there is the main house that is there today, there is a proposal for a 1,700 square foot yoga studio, with a basement for some storage, extra space, and a one story, 3,400 square foot inn, where approximately 20 beds will be. As you go south, along the property the continuation of the proposed road, as we continue to design, we will make sure we have fire access, and proper paving specs. As you go south along this road, this is the line, and we cross over to Cochection, we are proposing to have these clusters of small cabins. They will have running water, we are going to have to design a way to get facilities to them, and then in the middle of all these circles will be storage sheds.

Earl Bertsch: What will be in the storage sheds?

Matt Strombelline: The storage shed will have bedding, towels, supplies, linens, very very small things, so we don't have to go through the entire property for these items.

Dale Koch: We're trying to eliminate the amount of traffic going through the whole site. A lot of it is done by walking, we plan to have people driven by golf cart, and other small motor transportation. The idea of having the storage sheds just kind of helps with maintenance and everything like that. Other than that, we designed this. I know there was a comment from Glenn (Smith) he wanted to see bigger radii showing the cul-de-sacs, that they should be bigger, and the one thing, we are proposing, which are temporary Yurts, and right over by the Cochection border there is an area for some potential temporary tents.

Daniel Gettel: There is a garage on the property; is that being incorporated into anything?

Dale Koch: Yes, the maintenance garage is just on the left.

Daniel Gettel: So, the residential garage becomes more of a maintenance garage now?

Matt Strombelline: If possible our idea is to turn that residential garage into a commercial kitchen. We haven't gone through that process with DOH that would be our best use of that property.

Jacqueline Ricciani: Can you speak up, I can't hear you.

Matt Strombelline: Sure. The question was... there are two garages on the property next to the main house. There is an attached and a detached garage just north of the property. Our ideal scenario is to keep the attached garage and turn it into a commercial kitchen. That could serve as a small food and beverage area inside the main house. The main house would also have four



rooms for staff. It is a six-bedroom house.

Earl Bertsch: How many parking spaces are there in that lot?

Matt Strombelline: Yes, there are 84 parking stalls.

Earl Bertsch: There are 24 campsites, two parking places, 48 cars in that parking area, right?

Dale Koch: That is fair.

Daniel Gettel: Even though it is on the Cochection side, these are unique style cabins, is it a Yurt?

Matt Strombelline: They are 150 square foot micro cabins. Our designer is not here today, he is actually in Europe right now. He actually built one on his property as a mock up. I have a picture of what it looks like, if anyone would like to see it.

Dale Koch: There are four of them. They are 150 square foot micro cabins. They are not tents.

Matt Strombelline: Is there any objections if we lofted a bed in these cabins and put a family of four in there? A queen size bed in the lower aspect and a lofted bed for kids?

Daniel Gettel: Is that on the Cochection side? I have no problem with that.

Earl Bertsch: That would be something I have to go over with our Planner. He is going to have to tell me how we handle that in the Town of Cochection.

Jay Zeiger: Earl, is that Tom Shepstone?

Earl Bertsch: Yes, he is willing to work as a consultant for us, if and when we get into this project. He is an expert.

Susan Brown Otto: May I ask a question? Is this a corporate retreat so people come up like once in the summer or is this open... you can't rent a place for the week if you're not related to the Prodigy network? In terms of traffic...

Matt Strombelline: This is a public retreat center, and hospitality concept. There is no network. We raise capital from around the world, from thousands of investors, that is the network. This is a public retreat center where yoga and meditation and corporate workshops. It is year-round. Obviously, a Tuesday in January is going to be very limited occupancy but the idea is being year- round use.

Jay Zeiger: Susan, in the marketing aspect, if my business wanted to have an employee retreat that is one of the targeted audiences.

Daniel Gettel: Jacy, this is going to keep coming up. How do we coordinate the review?

Someone has to be Lead Agency, but on both sides?

Jacqueline Ricciani; There is only one environmental review. One of the things we had talked about and .... is your attorney Bill Chellis?

Earl Bertsch: We will probably have a special attorney for this project because he is too busy to handle it for us. We may be looking for a special attorney. We feel this is going to take some time on our part.

Jacqueline Ricciani: Okay, because one of things, and I don't know jurisdictionally how this would work, even if this board turns out to be Lead Agency, we would have to have a joint meeting, I don't know if jurisdictionally if Bethel can take action separately if they meet outside the town or if Cocheton could take action if they meet here, I'm looking at Jay to see if he has any thoughts on this.

Jay Zeiger: My only experience, I had a Dollar General. It was on the border of Wawarsing and Rochester. The main building was in Wawarsing, a good part of the parking was in Rochester. We had joint public hearings. We had one or two joint board meetings and at the approval stage they were at separate meetings. There was one EAF, and one board was Lead Agency. Over there it was a little clearer because the building was on the Wawarsing side.

Jacqueline Ricciani: In this case, I would say just from a procedural perspective, Bethel has the upper hand, because you came here first. So, we are always going to be a little bit ahead of Cocheton in the process because you came here first.

Jay Zeiger: The thought process was to start in Bethel because that is how we access the site.

Daniel Gettel: Jay it is an interesting question, if Cocheton approves it, what if we decide okay we have the access...

Jay Zeiger: I think Cocheton...

Earl Bertsch: One of the options which Tom told me, you can be Joint Lead Agents. It is very cumbersome, very inefficient, but it can be done that way.

Daniel Gettel: You see my point? We both would have to approve it.

Earl Bertsch: We have to approve separately, but get together and say what we want to approve, because otherwise it isn't going to work.

Jay Zeiger: Theoretically, Bethel can approve this, showing on map.

Daniel Gettel: We can't issue SEQRA knowing that there is more to the project.

Dale Koch: If you were Lead Agency, you wouldn't be able to issue SEQRA until Cocheton gave approval for their end.

Jacqueline Ricciani: Well no, they can't approve their end until they have completed the environmental review. I don't think that these two environmental reviews can be done separately. It needs to be done together. I have a few questions. So, you identify these tents that are kind of on the border line, this little cluster as proposed temporary tent area. How long is temporary, is that like...

Dale Koch: For a weekend.

Jay Zeiger: They are permanently temporary. They are short term stay.

Jacqueline Ricciani: Oh, short term. I thought they were just going to be on a temporary basis. They are going to be there permanently, but a short term stay.

Matt Strombelline: We will take them down in the winter. It would be seasonal, seasonal short term stay.

Jacqueline Ricciani: So, the temporary means seasonal.

Matt Strombelline: Also, two nights, three nights max.

Lance Mcercudle – Caretaker: Probably three months. June, July and August.

Jacqueline Ricciani: On the bulk table you have the cabins which is fine. You have an inn listed twice. One has ten beds with two occupants, one has ten beds with one occupant, but I only see... am I missing the second inn? I see the inn with the basement storage, twenty beds. I am having a problem matching up this bulk table to what is...

Dale Koch: Usually with the occupant calculation... we have the staff. I think we just broke up the inn saying that some of them would be two occupants, and some one occupant. We split it in half. There are 20 beds. One could be two people.

Matt Strombelline: Ten rooms though, to make it easy. The room matrix would be, you could have two beds in there, you could have one bed in there.

Jacqueline Ricciani: Twenty beds is the maximum?

Dale Koch: Some rooms may have two people, some rooms may have one.

Susan Brown Otto: There is one inn, not two inns.

Dale Koch: Just one inn, correct. I see the confusion, I apologize for that.

Jacqueline Ricciani: The bottom line is ten rooms. If there are two beds in each room, you have 20 beds. You have some flexibility there. I think that was it.

Daniel Gettel: It will be subject to a County 239M, clearly. It is on the border line. BJ has

agreed from our side to coordinate with the Town of Cochection.

Earl Bertsch: You said in those tents, Yurts, how is the sewage, how is that going to be...

Dale Koch: We have not done...

Earl Bertsch: Okay, that is a big thing. You are going to have to come up with a plan. Will it be in Bethel or Cochection? Tim Gottlieb is our engineer. I called him this morning.

Daniel Gettel: We can't even consider hiring Gottlieb to work for the Town because he isn't approved by our Town Board. There is always going to be two engineers also.

Glenn Smith: We will coordinate.

Jacqueline Ricciani: You want two separate engineers on this project.

Daniel Gettel: It is going to be coordination all the way. When is the board meeting in Cochection?

Earl Bertsch: The last Thursday of the month at 7:30 pm. Let us know a week ahead, because if we don't have anything we cancel.

Jay Zeiger: Did we send out anything to Cochection?

Earl Bertsch: No nothing.

Daniel Gettel: I am wondering if someone from the Town of Bethel should try to go to your meetings.

Earl Bertsch: Our first thing we are going to have to determine is how those structures will fit in our zoning. That is our first thing before we do anything. Because there are a couple of areas that might... depending on how they are constructed and what they are used for, and also how they are marketed. Tom thought how you market those makes a difference....

Dale Koch: Our interpretation, and obviously we will work with your consultants and attorneys, but we thought... there is going to be some marketing...

Earl Bertsch: Air B&B, I knew nothing about this, but after an hour with Tom Shepstone...

Daniel Gettel: Jacy as far as our zoning goes it is a hotel with amenities. Are there any questions from the Bethel Board?

Lance Mcercudle: I have been involved in the whole project. I would like to point out one thing. The extra cabin you mentioned, and the clusters and all that. We do need stations for electric and water. So the overall design possibly would be individual wells or septic systems, which you have perc tested already. We have had perc tests on the property, these would actually house

that well so we can protect it in the winter months. They aren't just storage, it is totally utility. You performed a numerous amount of tests on the property. We have done perc tests, not necessarily for the units on each site, but they perc tested very well. The only yurt that was proposed on the property is the one that is adjacent to the house. These are just tents. This was a temporary yurt. Outside the house for guests. It is a moveable structure.

Daniel Gettel: Jay what have we resolved?

Jay Zeiger: We need to go to Cohecton. Then I would suggest we have a joint meeting, where Tom could be there, Glenn could be there, if they want Tim Gottlieb as well, and then we can answer some of the questions.

Jacqueline Ricciani: Do we need a long EAF?

Glenn Smith: Do the long EAF.

Daniel Gettel: There is no real difference between the long EAF or short EAF anymore, we might as well ask for the long.

Jay Zeiger I did have a question Dan, talking about the yurt. We have spoken to BJ, they have, about putting one up now.

Dale Koch: We have employees who live in New York City who utilize the property on the weekends, 5, 6, 7 people, there are 10 people and, they want to do Yoga, and someone is cooking in the kitchen, they really can't do it in the living room in a comfortable environment. If we have your permission to build a 30 foot wooden yurt, BJ thought it was something we could ask for at the end of this meeting.

Lance Mcerudle: Right now the house is used by employees.

Jay Zeiger: And that is not changing. It is not open as a hotel.

Dale Koch: It is just us going out on the weekends.

Jacqueline Ricciani: This yurt is going to be used for Yoga, not for sleeping?

Dale Koch: Yoga, meditation.

David Biren: Do you take it down on the weekend when you leave?

Dale Koch: It would be left up.

Daniel Gettel: They need a building permit.

Jacqueline Ricciani: That is really outside of what the Planning Board does, if this is existing as a single-family home right now, which I think what it is, it would be an accessory use.

Jay Zeiger: Jacy, the feeling was, is when we discussed it I didn't want to have them building it and someone from the Planning Board drive by and say you know, what are they doing?

Daniel Gettel: This one you can't drive by. I've been there. If a landowner puts up an accessory building it doesn't guarantee you any approval. It is also my understanding that Cochection has issued a building permit for a storage building on their side. Am I wrong or was that just a discussion?

Lance Mcerudle: That is correct. There have been two permits issued.

Daniel Gettel: On the Cochection side, for storage buildings? Would they be built similar to a model of what Earl would be looking at?

Earl Bertsch: Greg (Sementz) didn't tell me about the building permits.

Matt Strombelline: We don't wish to move forward with those buildings at this point. We have done a lot of work internally to figure this thing out. We want to show good faith, go by the book completely so we obviously want to play by the rules.

Daniel Gettel: You are using an existing property. I don't see why a gazebo couldn't be put up, if you want to call it a gazebo or an accessory structure, as long as BJ will permit it.

Lance Mcerudle: We do need your permission written so that BJ could ...

Jacqueline Ricciani: No. This board does not tell the Building Department...

Lance Mcerudle: I'm not saying the board has to tell the Building Department that it is okay, she just wants it on record that we were allowed to do it and move forward. BJ still has to give us the permit.

Daniel Gettel: As a homeowner they have the right to do that as an accessory building.

Jacqueline Ricciani: That is not something this board is authorized to do. It is a Building Department function.

Daniel Gettel: I will try to make it to Earl's meeting, unless someone else wants to be the liaison to the Town Cochection.

Earl Bertsch: We have nice short meetings. We are lucky we get one person.

Jacqueline Ricciani: Do you have a commercial kitchen?

Matt Strombelline: No. It is not a full restaurant.

Jacqueline Ricciani: For all of the people who are in the cabins, and these twenty people at the inn, where do they eat?

Matt Strombelline: In the main house. It is not a restaurant by any means. It is just meals for the guests. A guest is coming for the weekend, they are paying a price, and it includes yoga, meditation, and meals.

Daniel Gettel: Jay, I don't see a huge problem on either end. It is just going to be a coordination nightmare.

Earl Bertsch: I don't either.

Jay Zeiger: We are okay with the Bethel zoning. We need to use Tom's creativity. We will be there on the last Thursday of the month.

Earl Bertsch: Basically, what you need to know is we need a clear definition of the structures since they are not tents, how they are being used, so that we can look at our planning and to see where it fits in our planning code. That is the first thing we need to do.

Daniel Gettel: And that it is a year-round use, I believe.

Earl Bertsch: Then you say you are taking them down in the winter.

Jay Zeiger: These are going to be permanent structures.

Lance Mcerudle: They are going to be wood constructed, they are going to be insulated to meet building code requirements, egress windows and doors, whatever are required for those. Really, they are quite small. They are 16 foot x 16 foot, with a bathroom inside of that unit. That would be the only accommodation. There is not a kitchen. There will be some type of heating system in there, water, because it is year-round use. It is very well designed.

Matt Strombelline: This is designed by the world's best architect. They built a mock up on their property in Phoenicia. We are going to take a field trip. You are welcome to come with us.

Daniel Gettel: Jacy, can I suggest after Jay meets with Cochection that you guys have a discussion or you discuss it with the Cochection attorney, and then decide the path to follow next?

Jacqueline Ricciani: I'm also going to reach out to the Association of Towns. Perhaps they can help streamline it. I was just pointing out to Jay, that on the Cochection side, they may need a variance, which will clog up the process.

Jay Zeiger: The issue is Cochection has a distance setback that is required from the parking area to the main road.

Jacqueline Ricciani: Distance from parking to main entrance.

Earl Bertsch: Yes.

Jay Zeiger: Theoretically if we need it here...

Dale Koch: From the parking space...

Jacqueline Ricciani: That is more than 300 feet? I'm thinking the existing house is the main entrance. It is the main entrance.

Dale Koch: From the Cohecton side, it is 400 feet.

Jay Zeiger: Another question for Mr. Shepstone.

Susan Brown Otto: Just for your information, it is Holy week the last week of March, and Passover is Friday, March 30<sup>th</sup>, so I am wondering if March 29<sup>th</sup>, if your meeting is the last Thursday of the month.

Earl Bertsch: Normally it is. We will have to verify that.

Susan Brown Otto: Okay, because Passover is the 30<sup>th</sup>, Easter Sunday is the 1<sup>st</sup>.

Daniel Gettel: Earl, I ask that you be in touch with BJ. She has said that she would coordinate for the two boards.

Earl Bertsch: Because of that holiday, we may change it.

Daniel Gettel: Let BJ know. Jay, after your meeting with Cohecton, you and Jacy will get together and discuss it. Anybody from our board have anything, are we good? From my perspective it looks like a good project.

Dale Koch: Thank you.

***Motion to adjourn by David Slater, second by David Biren.***

***All in favor - 6***

***Opposed - 0***

***Agreed and carried***

***9:15 pm***

Respectively submitted,

**Jannetta MacArthur**

Recording Secretary