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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 Monday, October 7, 2019 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 this time are the following;

In attendance: Daniel Gettel, Chairman, Steve Simpson, Vice Chairman, David Biren, Wilfred Hughson, David Slater, Jacqueline Ricciani, Attorney, and Jannetta MacArthur, Recording Secretary

*Pledge to the flag.*

Excused: Susan Brown Otto, Mike Cassaro, Robert Yakin, Jr., Bette Jean Gettel, Code Enforcement Officer, Glenn Smith, Engineer, and Vicky Vassmer Simpson

***Motion to approve the minutes from the September 9 2019 meeting by Steve Simpson, second by David Slater.***

***All in favor – 5***

***Opposed – 0***

***Agreed and***

The first item on the agenda tonight is a public hearing to allow for the creation of a new single family residential lot on John Bishop Road. In a moment I will open the meeting up for public comment and will ask the applicant to make a brief presentation to the audience, which there is no one in the audience to describe the application. But there are certain things we have to run through.

- 1) Public Hearing for a Subdivision Approval for a single lot subdivision to be located on John Bishop Road, known as Bethel Tax Map #: 17.-1-16.3, proposed by Barbara Putzer. (Putzer/Oestrich)***

Due to the fact that this is a Subdivision we are required to run through the environmental portion before we do a presentation. Jacy for the record we have had Part 1 of the EAF for this Unlisted Action has been on file with the Planning Board, so I will not run through that portion. It is an unlisted action. As a board we are required to complete Parts 2 and 3 as we will be acting as Lead Agency.

Jacqueline Ricciani: I think we figured that out last time that it was unlisted.

Daniel Gettel: Since it is a short form we didn't have to declare our intent. As I said I will run through Part 2 and 3 of the EAF at this time.

Part 2 reads as follows:

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?

*No. The proposed use is permitted by zoning.*

2. Will the proposed action result in a change in the use or intensity of use of land?

*No. Not a significant change. The proposal is for one new single family lot.*

3. Will the proposed action impair the character or quality of the existing community?

*No. The use is permitted in this residential area.*

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

*No. There are none in the Town of Bethel.*

5. Will the proposed action result in an adverse change in the existing level of traffic or affect infrastructure for mass transit, biking or walkway?

*No. There will be no new impact.*

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities.

*No. Any structure constructed on the parcel must meet today's energy code.*

7. Will the proposed action impact existing:

- a. Public / private water supplies?

*No. The use will require a single private well.*

b. Public / private wastewater treatment utilities?

*No. The use will involve the installation of a residential sewage system. The application demonstrates that the site will support the installation of a conventional system.*

8. Will the proposed action impair the character of important historic, archeological, architectural or aesthetic resources?

*No. None exist on this site.*

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora or fauna)?

*No. There will be no significant physical changes.*

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

*No. There will be no significant changes.*

11. Will the proposed action create a hazard to environmental resources or human health?

*No. There will be no negative impact associated with this application.*

That is the end of Part 2 of the Short EAF.

Before we open the public hearing I think it should go on the record also that we did review this application at last month's meeting, and we did grant it a Sketch Plan approval.

***Motion to open the meeting up for public comment for the Putzer Subdivision by Steve Simpson, second by Wilfred Hughson.***

***All in favor – 5***

***Opposed-0***

***Agreed and carried***

*Let the record show that the return receipts for the certified mailings have been received*

Does Mrs. Putzer still have to give a presentation since there is nobody in the audience?

Jacqueline Ricciani: She should.

Daniel Gettel: Could you state your name for the record?

Barbara Putzer: Barbara Putzer.

Daniel Gettel: And you want to propose a single lot subdivision.

Barbara Putzer: I am selling Samantha 2.25 acres.

Daniel Gettel: Samantha is her daughter.

Jacqueline Ricciani: You own the property?

Barbara Putzer: Yes.

Daniel Gettel: Jannetta let the record show there is nobody in the audience. There were no written comments received. Are there any board comments while we are in the public hearing?

*None.*

***Motion to close this Public Hearing and go back to our regular meeting by Steve Simpson, second by David Biren.***

***All in favor – 5***

***Opposed-0***

***Agreed and carried***

Daniel Gettel: Also For the record we were not required to contact the County for a 239M review. It is outside the Ag District.

We ran through the EAF Part 2 prior to opening the public hearing. None of the questions resulted in the finding that any action would result in a significant environmental impact. Based upon that review I would suggest we check the box on Part 3 indicating that the proposed action will not result in any significant adverse environmental impacts.

***Motion to grant this application a negative declaration by Steve Simpson, second by David Slater.***

***All in favor – 5***

***Opposed-0***

***Agreed and carried***

Daniel Gettel: Are there any board comments?

*None.*

Daniel Gettel: If we were to approve this application tonight we would be doing so with two conditions. The first being that all fees be paid and the second being that a fully engineered sewage disposal system plan, specific to the construction on the lot, be provided to the Building Department prior to the issuance of a building permit to allow for any construction. Typically what we require Mrs. Putzer is when they decide exactly where they want to build a house they will come in with an actual engineer sewer plan and get a building permit with a new sewer plan.

Because we don't have a new sewer plan, we know the property is buildable now; we just don't have a plan.

Barbara Putzer: We have a picture.

Daniel Gettel: Something a little more detailed for the Building Department when you get a permit. I don't know what they require, but that is typically what we require, just to make sure they are covered.

Jacqueline Ricciani: I think the Building Department is going to ask for it on new construction regardless whether it is a condition or not.

Daniel Gettel: I don't know what they ask for; she just built her house too, so I don't want to suggest what the Building Department is going to ask for.

Do you have any comments Mrs. Putzer?

Barbara Putzer: No.

***Motion to grant this application a subdivision approval subject to the previously referenced two conditions by Wilfred Hughson, second by David Slater.***

***Roll Call Vote:***

***Steve Simpson: Yes***

***David Biren: Yes***

***Wilfred Hughson: Yes***

***David Slater: Yes***

***Daniel Gettel: Yes***

***Motion passed***

Daniel Gettel: Thank you for coming out Mrs. Putzer.

Barbara Putzer: Thank you.

Daniel Gettel: Vicky is not here so there is no comment from the Town Board tonight.

***Motion to adjourn by David Slater, second by Steve Simpson:***

***All in favor – 5***

***Opposed-0***

***Agreed and carried***

Respectively submitted,

Gannetta MacArthur  
Recording Secretary

