



845-583-4350 Ext 15

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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 December 7, 2015 at 7 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, Steve Simpson, Vice Chairman, Michael Cassaro, Susan Brown Otto, David Biren, Wilfred Hughson, Robert Yakin, Alternate, Bette Jean Gettel, Code Enforcement Officer, Jacqueline Ricianni, Attorney, Vicky Vassmer-Simpson, Liaison, Glenn Smith, Engineer.

Pledge to the flag

Excused David Slater and Jannetta MacArthur

Seated Robert Yakin as alternate in David Slater's seat

Motion to approve the minutes from the November 2, 2015 meeting by Steve Simpson, second by Mike Cassaro

All in favor – 7

Opposed - 0

Agreed and carried

1) Application for a Site Plan Review for a Bungalow Colony located at 212 Mount Hope Road, known as Bethel Tax Map #: 8-1-3.2, proposed by Camp Kasho. (Fisher)

Daniel Gettel: Please let the record reflect that the applicant is not here to present this application. I don't know how the board feels about moving forward with the application. The next thing would be to give him a public hearing. Jacy, I assume we can make the assumption that if we grant him a public hearing, and it doesn't work for him, we just don't advertise the public hearing?

Jacqueline Ricciani: If we grant him...

Daniel Gettel: If we grant him a public hearing for January 4th, which would be our next meeting, if it doesn't work for him, we would just not advertise.

Jacqueline Ricciani: Right. Have him let us know. We still need an EAF.

Daniel Gettel: The applicant has been working very closely with Glenn (Smith) on addressing his concerns as our reviewing engineer.

Glenn Smith: He has been very responsive.

Daniel Gettel: I think you could make one of your comments that we need an EAF in order to even act on the application. Maybe because it is the first day of Hanukah, is why he is not here. BJ, if you would reach out to him.

Bette Jean Gettel: Not a problem. I will reach out to him.

Daniel Gettel: I don't have an issue with the application. Like I said, he has been working closely with Glenn. The camp as a whole has been working pretty well with BJ as far as having a plan to tear buildings down and replace them. Again, these are two buildings that are replacing existing buildings that should be demolished.

Jacqueline Ricciani: Since we do have Glenn's comments I think it would be good to determine if the EAF is the only thing that is needed, before the public hearing.

Daniel Gettel: Glenn, do you want me to run through your comments?

Glenn Smith: Sure.

Daniel Gettel: Glenn's comments are:

1. The current site plan is considerably more accurate than the original plan as related to existing buildings, walkways, drives, and parking locations.

Daniel Gettel: Glenn recommends the USG topo contours as shown on the original plans, also be shown on the current site plan to indicate the property slopes.

Daniel Gettel: Glenn, they did give us topo but it is on the second sheet I believe. Are you okay with it being on a separate sheet?

Glenn Smith: Is it on the 8 ½ by 11 you received? That's fine.

Daniel Gettel: They did address your concern?

Glenn Smith: Yes they did.

2. The existing summer population of the camp including campers and staff should be noted on the site plan for reference regarding sewer and water capacity.

Daniel Gettel: That is also on the plan.

3. The extreme southerly bound of the camp parcel appears to run along the centerline of Cohen and Cohen Road as indicated on the original site plan.

Daniel Gettel: It is recommended that it be shown on the current plan, or at least a portion that would fit on the drawing. I believe that has been addressed.

4. A note should be added to the site plan referencing the survey map or name of the survey company who prepared the current site plan features, and a date the work was performed.

Glenn Smith: Michael Packer was the surveyor.

Daniel Gettel: And I probably drew the original site plan of this one too.

5. A table is recommended on the plan sheet listing the various building numbers. 1-45, and 53-59 briefly describing their functions. Ex: campers, bunks, staff.

Daniel Gettel: I believe that is also on the plan now.

Glenn Smith: I believe there is a table now.

Daniel Gettel: There is a table, it is a little unclear at the scale that we have.

6. Emergency vehicle turnaround shown at the two dormitories shown at the rear of the camp does not exist, and should be constructed prior to the 2016 season.

Daniel Gettel: BJ, that does exist, doesn't it?

Bette Jean Gettel: Yes, it does exist. The driveway is there. What is there is a loop around where they can then come down the hill. When they get to that point they can come down the hill.

7. Indicate on the plan existing emergency access drive off Mount Hope Road, is a gravel construction?

Bette Jean Gettel: Yes.

8. With no kitchen/dining room building indicated on the prior site plan, indicate how and where camper's meals were previously prepared.

Daniel Gettel: We have addressed that. The existing kitchen/dining room building is being torn down. That is why it is not indicated on the plan.

Glenn Smith: So that won't affect the wastewater flow.

Daniel Gettel: No, it doesn't affect the wastewater flows, or.... The question was if they cooked on the property last year.

9. It is recommended that a grease separator tank be installed on the proposed kitchen waste pipe prior to discharge into the site sewage treatment plant.

Daniel Gettel: That is also a Health Department requirement. It will be addressed.

10. It is suggested that a copy of the current SPDES permit be provided which indicates a maximum allowable flow on a daily basis.

Daniel Gettel: Glenn is that something you are still interested in?

Glenn Smith: The DEC enforces this, and the Health Department will also, probably.

Daniel Gettel: But since we are treating it as a replacement building it doesn't increase the sewer flows. So it really shouldn't impact the SPDES.

Glenn Smith: It shouldn't, no.

Daniel Gettel: You still want a copy?

Glenn Smith: It wouldn't hurt to have a copy for the file.

Daniel Gettel: If you want to add that to your second list, then.

11. Sewer and water line connections to the new shule/classroom building should be indicated including sizing of pipes and valves.

Daniel Gettel: That is now shown on the plan.

12. Are the two-shule buildings, A & B, located on the opposite side of Mount Hope Road, on parcel 8-1-8, part of the camp operation or different owners?

Daniel Gettel: That should have been addressed by combining the tax parcels, BJ, I believe?

Bette Jean Gettel: Yes.

Daniel Gettel: That one is the one across the street, right?

Bette Jean Gettel: Yes.

Glenn Smith: By combining the tax parcels? Has that been done?

Bette Jean Gettel: Yes, they have done that.

Daniel Gettel: They requested it a while ago, but it never made it to the Town.

Bette Jean Gettel: Normally what happens with that is, they get charged the County waste fee, and the camps don't realize they have to pay that. They just assume they don't have to, so that is what the hold up was.

13. The proposed landscaping planting schedule for the buffer in front of the new kitchen/dining room shows a minimum height of proposed fir trees as 24 feet, and a maturity of 180 feet.

Daniel Gettel: Glenn, we decided that was a misprint. Do you have any concerns about the plantings being in close proximity to the road? I don't think it is that unusual.

Glenn Smith: When you look at the power lines that runs along the road, these two roads are back from there a ways. They might want to move the trees back 5 or 10 feet. That is the only thing.

Daniel Gettel: Do you want to suggest that then? I think that is one of the concerns.

Susan Brown Otto: How is it set up now with the power lines and the roads?

Daniel Gettel: It is on the kitchen side of the road, correct?

Glenn Smith: The trees are on the kitchen side. The power lines are on the edge of the road and the trees are set back. I am saying if they are going to plant these big pine trees.....

Daniel Gettel: Or you can suggest maybe picking some that don't have such a maturity height.

Steve Simpson: You might want to make a note on that to contact the utility, to get a listing of preferred trees.

Daniel Gettel: I think the concern of the board is the mature height of the trees, being so close to the power lines and the existing edge of the road, if I may speak for the board.

14. Proposed parking lot adjacent to the new kitchen should show ten-foot wide parking spaces and at least one handicap space.

Daniel Gettel: That is now shown on the plan.

15. Describe the proposed walkway indicated on the plan between the kitchen building and the existing walk near the new shule, including with the materials for construction.

Daniel Gettel: I know the walkway is shown, is the material shown on there?

Glenn Smith: Not on my plan.

Jacqueline Ricciani: What about the list that you got, the response letter that you got in list form. Do you have a copy of that?

Daniel Gettel: The response letter says he added a detail to page two.

Glenn Smith: Four inches of blacktop. It doesn't show a well-compacted crushed stone base. I'll point it out to him.

16. If any lighting is proposed on the new walkway it should be indicated on the plan with a detail of the lighting type and height.

Daniel Gettel: They have proposed no new lighting for the walkways. We did speak during the work session that security lighting should at least be put on the building, especially in the area of the loading dock and the kitchen itself. BJ, we are looking at something residential in nature, nothing that is going to shine on the road. I think there should be some exterior lighting. I don't care if they light the walkways because the existing walkways probably aren't lit since it is summer use. The kitchen is only open for dinner at the latest while it is still light out.

17. Building 38 at the rear of the property appears relatively small on the site plan, approximately 30 x 20, are those currently being reconstructed? It appears significantly larger?

Daniel Gettel: Do we know what that is, or is that a replacement?

Glenn Smith: It looked like a foundation.

Bette Jean Gettel: Is that the one on top of the hill? That is a replacement. That is the one that burned down.

Daniel Gettel: BJ, you are aware of that? Are the permits in order?

Bette Jean Gettel: Yes.

Daniel Gettel: Those are Glenn's comments. I think some of the comments raised during the work session...like I said, they have been working pretty close with Glenn, and their next step would be a public hearing. I don't have a problem having a public hearing but we are going to need some full size plans at the next meeting. It is pretty hard to act on these plans when it is hard to read them.

David Biren: BJ, do you know if buses come and go in this camp?

Bette Jean Gettel: I don't believe so. I'm not sure.

David Biren: I don't know if these entrances and exists are ample enough for buses.

Bette Jean Gettel: It is for their people. They don't bus anyone in to my knowledge.

Jacqueline Ricciani: They don't have one in the beginning and at the end?

Bette Jean Gettel: These are all families that live there, and their children.

David Biren: So the entrances are wide enough for cars even?

Bette Jean Gettel: Oh yeah.

David Biren: Are there signs, entrances and exists?

Bette Jean Gettel: Yes.

David Biren: Okay, I just want to make sure it is safe for people that drive by.

Daniel Gettel: There are really no changes they are proposing. Are there any other concerns from the board? Like I said, hopefully he will be here in January and we can resolve this if we get through the public hearing and he addresses Glenn's concerns.

Susan Brown Otto: Are there trees that NYSEG doesn't like along the road? White pine trees snap off pretty easily don't they?

Daniel Gettel: It would also have to do with the root system. A lot of them have shallow roots, and they blow right over too. If there are no other comments I would entertain a motion that we grant the application a public hearing for January 4, 2016, set to begin at 7:30 pm.

Motion to grant public hearing for January 4, 2016, to begin at 7:30 pm by Steve Simpson, second by Robert Yakin

All in favor – 7

Opposed - 0

Agreed and carried

Daniel Gettel: BJ please let him know that January 4th will be the public hearing. Also, we cannot act at that meeting if we don't have the short EAF on file for the application. He will be responsible for the mailings.

Bette Jean Gettel: Yes, I will.

Daniel Gettel: And Glenn, would you will follow up with the applicant as far as our concerns?

Glenn Smith: Yes.

2) Administrative

a. Reappointment of Wilfred Hughson

Motion to recommend that the Town Board reappoint Wilfred Hughson to another term on the Planning Board with the term set to expire on December 31, 2022 by Susan Brown Otto, second by David Biren

All in favor – 6 Opposed – 0 Abstain – Wilfred Hughson Agreed and carried

b. Reappointment of Chairman

Motion to recommend that the Town Board reappoint Daniel Gettel to the position of Chairman by Susan Brown Otto, second by David Biren

All in favor – 6 Opposed – 0 Abstain – Daniel Gettel Agreed and carried

c. Reappointment of Vice-Chairman

Motion to recommend that the Town Board reappoint Steve Simpson to the position of Vice Chairman by Susan Brown Otto, second by David Biren

All in favor – 6 Opposed - 0 Abstain- Steve Simpson Agreed and carried

d. Change of meeting night

Daniel Gettel: This was discussed during the work session and it was decided that our meetings will stay on the first Monday of the month, so we don't need a motion.

Daniel Gettel: There is training on Wednesday, at the CVI building.

Bette Jean Gettel: There is also a Town Board meeting that night. I have asked Dawn (Ryder) if there is any way they can do another night as well because it is our Town Board meeting. She hasn't gotten back to me yet.

Jacqueline Ricciani: If we can videotape it we can then replay it.

Daniel Gettel: Jacy, do you happen to know the date of the SEQRA conference?

Jacqueline Ricciani: They haven't set it up yet.

Daniel Gettel: Vicky, is there anything from the Town Board?

Vicky Vassmer Simpson: No. It will be relatively a short meeting.

Motion to adjourn by Steve Simpson, second by Susan Brown Otto

All in favor – 7

Opposed - 0

Agreed and carried

Respectively submitted,
Jannetta MacArthur
Recording Secretary