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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 February 4, 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 that time were the following;

In attendance: Daniel Gettel Chairman, Steve Simpson, Vice Chairman, Mike Cassaro, Susan Brown Otto, David Slater, Robert Yakin, Alternate, Bette Jean Gettel, Code Enforcement Officer, Jannetta MacArthur, Recording Secretary, Vicky Vassmer-Simpson, Liaison, Glenn Smith, Engineer and Daniel Sturm, Supervisor

Excused: David Biren, and Jacqueline Ricciani, Attorney

Absent: Wilfred Hughson

Seated: Robert Yakin in David Biren's place

A quorum is present

Pledge to the flag.

Motion to approve the minutes from the January 7, 2019 Planning Board meeting by Steve Simpson, second by Robert Yakin

All in favor - 6

Opposed - 0

Agreed and carried

- 1) Public Hearing for Subdivision Review for a two-lot subdivision proposed to be located at 10 Fulton Road, Bushville Swan Lake Road and Lee Cole Road, known as Bethel Tax Map #: 9.-1-30.1, proposed by Harold Yodice. (Siciliano)***

Return receipts for certified mailings have been received

Daniel Gettel: In a moment I'll entertain a motion to open the meeting up for public comment. The applicant's representative is here to make a presentation to the audience. There was a sign-up sheet at the rear of the room, but I don't believe anyone has signed up to speak.

Bette Jean Gettel: Negative.

Daniel Gettel: After the presentation by the applicant if anyone in the audience would like to speak on the Yodice subdivision, just raise your hand, and I'll call you up to the microphone at the front of the room and ask you to make your comments. It is a relatively simple application. Mr. Siciliano if you would address the audience and let them know what you are proposing. Do you have a map for the white board?

Motion to open the meeting up for a public hearing for the Yodice Subdivision by Steve Simpson, second by Susan Brown Otto

All in favor – 6

Opposed - 0

Agreed and carried

Anthony Siciliano: Good evening, my name is Anthony Siciliano. I am here on behalf of Harold Yodice. We are proposing a two lot subdivision of approximately a 6.4 acre parcel, which has two existing mobile homes on it right now. Each mobile home has its own well and septic and we are proposing to cut this in two. Each mobile home will be on its own individual lot. The property is located on the corner of Fulton and Bushville Swan Lake Road. Does anyone have any questions?

Daniel Gettel: Due to the fact that it is a subdivision, we do need to run through the Short EAF as part of the public hearing. Anthony, I'll do that now if that is okay.

Anthony Siciliano: Sure.

Daniel Gettel: Part 1 of the EAF for this Unlisted Action has been on file with the Town for a number of weeks, so we don't typically run through Part 1. Parts 2 and 3 are the Parts we run through, and Part 2 reads:

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

No. The proposed lots meet or exceed the minimum requirements established by zoning.

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

No. One lot is being subdivided into two, with each lot currently having a residence with

separate utilities on it. There will be no change in the land use.

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

No. This is a lot being subdivided into two lots consistent in size with lots in the 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 existing infrastructure for mass transit, biking or walkway?*

No. The increase in lots is not anticipated to result in an adverse change in the level of traffic or have a negative impact on mass transit, biking or walkways.

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. There will be no change in energy usage comparing existing with proposed.

7. *Will the proposed action impact existing:*

- a. *public / private water supplies?*

No. The water supplies are private and exist individually on each lot. Public water is not available in the area.

- b. *public / private wastewater treatment utilities?*

No. Private sewage disposal systems exist individually on each lot. Public wastewater collection is not available in the area.

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

No. The site contains no historic resources.

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

No. There shall be no disturbance of any of the wetlands on the parcel.

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

No. There will be no change in either site if the subdivision is approved.

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

No. There are no anticipated environmental or hazards to human health.

Daniel Gettel: That is the end of Part 2. BJ, you had no one sign up to speak at the Public Hearing?

Bette Jean Gettel: Two neighbors just showed up.

Daniel Gettel: Does anyone from the public want to speak on the Yodice subdivision? Would you come up to the microphone and please and state your name for the record?

Keith Smith: I have no problem with the subdivision. As long as the surveyor surveyed it and the property lines are where it is supposed to be.

Daniel Gettel: Is there anyone else? Jannetta, let the record show that there are no other people who wish to make public comment. BJ, there were no written responses?

Bette Jean Gettel: No written comments.

Daniel Gettel: Glenn (Smith) do you have any comments? It is two existing residences.

Glenn Smith: It is a minor subdivision, so no.

Motion to close this public hearing and go back to our regular meeting by Robert Yakin, second by Steve Simpson

All in favor - 6

Opposed - 0

Agreed and carried

Daniel Gettel: Does anyone on the board have any comments? It is pretty straightforward, we have seen it before. Driving by, you are not going to notice a change. Everything meets zoning at this time. During the Public Hearing we reviewed Part 2 of the Environmental Assessment Form, on Part 3, after reviewing Part 2 we would check the box stating that the proposed action does not result in any significant adverse environmental impacts.

Motion to grant this application a negative declaration under SEQRA by Susan Brown Otto, second by Mike Cassaro

All in favor – 6

Opposed - 0

Agreed and carried

Daniel Gettel: We previously granted the application a sketch plan approval. Our next step would be to grant a final subdivision approval. If we approve tonight the only condition would be that all fees be paid.

Motion to grant this application a final subdivision approval with the only condition being that all fees be paid by Robert Yakin, second by David Slater

Roll call vote:

***Mike Cassaro – Yes
Steve Simpson – Yes
David Slater – Yes***

***Susan Brown Otto – Yes
Robert Yakin – Yes
Daniel Gettel- Yes***

Motion passed 6-0

Anthony Siciliano: I'll drop off the Mylar.

Daniel Gettel: Drop it off to the clerk. Six copies and one Mylar would be good.

- 2) Application for a Special Use Permit with Site Plan review for a Summer Camp to be located at 347 Old White Lake Turnpike, Swan Lake, known as Bethel Tax Map #: 13-1-12.1, proposed by David Weiss for Camp Machne Shalva. (Wasson)***

Jay Zeiger: Randy Wasson and Jay Zeiger presenting.

Daniel Gettel: Jannetta, for the record, the application was last in front of us in August 2018.

Randy Wasson: This project is located on Old White Lake Turnpike. It is on both sides of the road. All of the buildings are on the east side. The west side goes to the west branch of the Mongaup River. The applicant has also purchased an 11.9 acre piece that is down here, it adjoins the property in the back behind the buildings.

Jay Zeiger: And part of the project would be the combining of the pieces.

Randy Wasson: That is correct. The red dash line is the zoning district boundary. To the left is the RD Zone, and to the right is the Ag Zone. The proposal is to put a driveway in along the north edge. We have four parking spaces for buses and continuing up the hill a little further we have 32 parking spaces for cars. That would be the main parking area, and that would keep it away from the interior of the camp where there really is no place to park or to bring vehicles, it wouldn't be safe for the campers. We also propose a gymnasium with some activity rooms, a

single building multipurpose building, and a softball field up in the bank.

Jay Zeiger: Those are the changes and additions from when we were here last.

Daniel Gettel: The last time you were here it was more of a Zoning Board application. Not really a Site Plan for us. It looks like topography has been added. There is some topography.

Randy Wasson: I did leave out the proposal to convert the existing shed that is next to the pool into a shower room, and then construct a Mikva alongside that to the rear.

Daniel Gettel: Is that note number # 8 on the plan?

Randy Wasson: Yes.

Daniel Gettel: Like I said before this was in front of us in August of 2018. At that time there were a lot of questions asked about the existing utilities. This was operated as a hotel years ago and I know it operated as a camp last year. We will call it a “camp” because it was never permitted as a camp, but it did operate last year. Glenn at the August meeting you asked about the sewer and water. The sewer and the water distribution systems, and what condition they are in. You said the topography would be a help which we have now, especially across the road. I don’t know if across the road is really going to help you. There isn’t much across the road, or potential for much to be across the road. You asked for water flows, information on the outside water supply storage tank distribution system. Are there any changes that were made to the water system since it was a hotel that the Health Department should be aware of? There was also a back and forth on the population at the last meeting. It was questionable of who actually ran it last year. Was it a Management Group, a different manager? There was a question of the potential of how many people are going to be here this coming year, if it was going to be different than last? It sounded like it was going to be. Has that been resolved in how many people are going to be there?

Ben Halverson: We put the schedule of how many campers and how many staff. We are back and forth.

Jay Zeiger: This is current and this is proposed, or expected, for next year.

Daniel Gettel: Jannetta, for the record, there is an occupancy schedule on the site plan. I am to assume that when they say a staff house is 15, that that is number of the residence? Is this staff and families?

Randy Wasson: Yes.

Daniel Gettel: So if building #1 has 15 and building #9 has 20.

Jay Zeiger: Building #1 is 28.

Daniel Gettel: I’m sorry. Staff house #2 has 15, and #9 has 20.

Jay Zeiger: That is occupants. So if there are spouses and children those are included. Those numbers are occupants.

Daniel Gettel: So I know what Glenn is going to ask. He is going to ask what impact this occupancy schedule has on the existing utilities.

Jay Zeiger: Randy is going to have to answer that to Glenn's satisfaction. I don't know if you need Health Department ...

Daniel Gettel: I imagine there is a SPEDES permit for the sewer system, and if there is any flow change it will have to be justified with flow confirmation. That is between you and Glenn.

Glenn Smith: Last August I think the count was around 185 to 190 people at the camp. Randy, your letter from a couple of weeks ago, now there are 70 day campers coming in, so they are up to 255.

Randy Wasson: I will give you a report and break down of that.

Daniel Gettel: All I can ask is that everyone get on the same page as far as the number of people. I think that is a legitimate concern. There was a question the last time about day campers, apparently there is going to be a lot of day campers. A lot of the students are being bused into the property. There were specific complaints about the buses associated with this property. I mentioned that in the past. I think having a place for them to get off the road and unload and load children is a better plan than we have seen in the past. There was a question of how many wells. Randy, you mentioned you thought there were three wells.

Randy Wasson: I'm not sure if they are going to all be in use. One I believe is under a building. I think it serves just that building.

Daniel Gettel: There is clearly going to be more water consumption than when it was a hotel, I would assume.

Randy Wasson: Yes, I think so. I have the usage numbers from when it was a hotel.

Daniel Gettel: So you would have to justify the new flows compared to the old flows I would think. Glenn, I don't want to rehash everything from your letter from August. There was a flow table for SPEDES, you talked about wastewater discharge. It said future plans should include more detail to include recreation with parking and walkway, and proposed landscaping, fencing, emergency access drives to the building to get a fire truck and an ambulance to the building. Randy, we did speak that the property is pretty heavily wooded on the road side. As long as we maintain that, I don't think we are looking at a high visibility project, like a Daytop where we need landscaping. I think we can look at waiving some of that just because of the location of the property. It doesn't pay to cut trees to plant trees. Glenn, do you want to address... You did a brief walk through. You, Randy, and BJ were there. I don't know if anyone else was there. If you could come up that would be beneficial.

Glenn Smith: BJ, Randy and I went to the buildings back on August 21st while the camp was still operating for the summer. I had a lot of comments building by building. I had some suggestions and recommendations. Some of the buildings should not have been occupied at all. We need counts on some of the beds. A lot of rooms seemed excessive. BJ also asked Randy to give us a break down. There are a lot of trees and shrubs growing everyway that really should be cut and trimmed back because a lot of the pine needles are rotting the roofs. That was in my letter from August, which is in addition to my June letter, which a lot of those comments were addressed in there. I also had building #13.

Daniel Gettel: That was next on my list. Jay you are aware that this started at the Planning Board and then went to the Zoning Board because they didn't have enough acreage, and since it was an existing site they wanted some zoning variances. As part of approval by the Zoning Board they mentioned that building #13 was going to be taken down. I don't know the logic behind it, but that was one of the conditions.

Jay Zeiger: The reason was the buses. The bus parking was going to be there.

Daniel Gettel: You realize now since the Zoning Board approved it with the idea that building #13 is coming down, that is a problem if you don't tear down building #13. The new plan calls for saving building #13, I believe.

Jay Zeiger: The plan would be to go to the ZBA to try and get a revised variance.

Daniel Gettel: That would be something you would have to do before we approved it I would think.

Jay Zeiger: Yes. But what we would like to do Dan, we seem to be getting some momentum back on this project, so we would like to move forward here in representation that we can make to you is that we will go to the ZBA, and if the ZBA is unwilling to revise the variance, to keep building #13, then we will tear it down.

Daniel Gettel: Okay. It is up to you to resolve it.

Jay Zeiger: We would like to hear from the public, and I think particularly of the usage over the summer, we would like to hear what the concerns were, the bus concern.

Daniel Gettel: I think a lot has to do with the way the buses are driven. I can't really help you there. Jacy had mentioned building #13. You can resolve that with her and the Zoning Board since she is the attorney for both boards. Jacy had also raised at the last meeting that we see a lot of different camps with different age groups, and that dictates how many counselors per kid, and kind of drives the staff. Do you have an age group for this camp this coming year?

Randy Wasson: Ages group 11-13.

Daniel Gettel: So that is lower than last time. What if we approve this project this year, for a certain amount of people, certain staff, certain management, we will call it management, that is

what it was called at the last meeting, how do we know in two years, it isn't going to be run by another organization?

Jay Zeiger: Well it is a special use permit, so if another organization runs it, but there is no material change in what they are doing, it shouldn't matter. But if another organization runs it in the condition of your special use permit would be the age group or the number of occupants.

Daniel Gettel: We are going to have to write our resolution by specific occupancy, and specific flows. Whoever runs it is really immaterial to us as long as they run in accordance to the approval.

Jay Zeiger: That would be your hook for bringing them back, and they do need an operating permit from the Health Department. And the Health Department would typically look at your special use permit.

Daniel Gettel: Do you know what they operated as last year on the Health Department permit? That would be a no. I don't know if the Health Department still views it as a hotel, but clearly that has to be changed. Glenn, do you have any other comments? I don't want to rehash the last meeting.

Glenn Smith: I would like to see additional topography. Randy saw my letter.

Randy Wasson: I think what we are going to do Dan, get some good topography up here, the easterly section of the new property. I think we can get some very good topography.

Daniel Gettel: BJ, any concerns with the split in Zoning Districts?

Bette Jean Gettel: Recreation.

Daniel Gettel: Recreation is permitted in the Ag District.

Bette Jean Gettel: That is the only thing you have to worry about.

Daniel Gettel: We are concerned about the setbacks. We are not looking for a zoning change for that parcel.

Randy Wasson: I do have a question for you on that. In your regulations, it talks about Commercial Recreation, Indoor and Outdoor.

Daniel Gettel: Commercial recreation is more for if you have an indoor skating rink and you charged the public to go to it.

Randy Wasson: We are considering this as private, we are meeting the 75 foot setback, so my question would be, would that be sufficient?

Daniel Gettel: I would buy that you are not right on the road. I don't want to start a precedent

where we are calling everything commercial. Commercial is really meant for people, if you have a concert venue, or if you are going to have something where you are going to charge people admission to get in. I think that is the intent of our zoning, if you stick with that, unless you are charging the other camps to come here, whatever you are going to do.

Randy Wasson: No. Plus it is all wooded back there.

Daniel Gettel: I think we are all in agreement that there is a lot lacking as far as the engineering goes. You have a lot to address with Glenn. Are there any comments from the board at this time?

Steve Simpson: I have a question. As far as the students, the campers, you have 135 campers, and 50 staff members. That is like a 2.7 camper per staff members. Why a need for so many staff personnel?

Randy Wasson: I don't know that. The 50 includes families, spouses and children to the counselors. I don't know what the Health Department requirement is.

Ben Halverson: Some come with a family of four. They come with the family. The wife and children come. That is the nature. You can't tell the wife to stay in the city. He is a teacher, and there are sports, there is a lot of work, it is a Boys Camp.

Daniel Gettel: Our zoning code specifically says that families of staff members are not permitted to come to the camps. That is one for Jay. That is a legal issue. It has been that way in our code. You need to take a look at that. It is the same for other camps that have come before us. We made it a stipulation in 2014. You come up for the summer. We have to enforce our zoning. We have to regulate zoning, we don't write it. But that is the way our zoning does read. You are going to have to address that with Jacy, the best way to do it. While you are talking among yourselves, I will look up Commercial Recreation. I think that (what was discussed) would be the right way to go on that. Do you have any questions for us?

Jay Zeiger: Would you consider a public hearing for next month?

Daniel Gettel: No, absolutely not. Not until you address a lot of Glenn's comments. We need to know about the utilities, and even if the site can accommodate the people you are talking about, we don't have anything on the sewer. I know the sewer... I don't want to say it is in disrepair, but it certainly needs a little bit of maintenance that we are going to be talking about. How do we talk about upgrades to the buildings? Are you going to have a schedule on when you are going to make some of these repairs? Ben is nodding his head, yes. We are going to need some kind of a time table for the upgrades to the buildings, especially the more severe ones. I know there are a lot of violations out there. The way the hotel was run last time, let's say. You inherited quite a few problems. I don't want to put it all on you guys. It is not something that has deteriorated over the last year or two.

Glenn Smith: No it's long standing, it needs some work.

Daniel Gettel: So I think if we have some kind of idea when upgrades are going to be made. Jay we need more engineering done before we consider public hearing.

Jay Zeiger: Thank you.

Ben Halverson: Thank you.

- 3) ***Preliminary Plan presentation of the BPAC Music Festival to be located on Best, Hurd and West Shore Roads, known as a portion of Bethel Tax Map #'s: 21.-1-1.1, 21.-1-1.4, 21.-1-1.12, 21.-1-1.20, 21.-1-1.31, 21.-1-4.1, 21.-1-11, 22.-1-1 & 22.-1-4 proposed by Bethel Performing Arts Center. (Schwartz)***

Daniel Gettel: I thought Mr. Schwartz was presenting, but he is not here today. Mr. Francis will be presenting. Just so the public is aware, I was made aware of the proposal a number of weeks ago and I suggested that the applicant do a conceptual preliminary presentation to the Planning Board so the Board has a little bit of lead time of what is coming, unlike other applicants before the Planning Board in recent history. Feel free to share whatever you like to the board. It is really a presentation to the Board, not the public, but I appreciate the public coming out.

Eric Francis: Good evening. I am Eric Francis, Chief Financial Officer and General Manager of Bethel Woods. It is good to see you all here. I think many of you know Bethel Woods has partnered with Live Nation for the last 13 years since we opened our doors presenting concerts to the site. Tonight we wanted to present a new project for your review that we are really excited about for 2019. This event should really have a positive impact on the Town and our County. For 14 years Mountain Jam was an annual festival that has been held at Hunter Mountain. Our partners at Live Nation recently became involved with that festival and presented us with this extraordinary opportunity to move it here, to Bethel Woods. We think it is a solid fit for the facility, as well as the Mountain Jam fans, the audience. With that being said, I would like to introduce some of the members of the Live Nation Team.

Eric Francis: Wayne Goldberg, Senior Vice Operator of Operations, Dan Casale, Senior Vice President of Planning & Operations, and Edison Hunter, who is the Associate Director of Planning & Operations.

Wayne Goldberg: Good evening everyone. What you have in front of you is a conceptual plan. In the meantime, I will just give you some history on Mountain Jam. This will be the 15th year. The person who started it originally is Perry Chetkov, who ran Radio Woodstock, up in Woodstock. He started it originally as a celebration of the radio station. It has been up at Hunter Mountain the last 14 years. The average attendance is from 4,000 to 8,000 to 9,000 people per day. We all thought it would be a great idea to add it to the programming schedule at Bethel Woods on an annual basis. A quick overview of Live Nation, it is one of the largest entertainment companies. Just to give you some context in New York. We program concerts in Bethel Woods, Darien Lake in Buffalo, and programs for the State Fair. We run Jones Beach, another 50 amphitheaters, across the United States,

and 60 or so festivals across the United States. The group you have here oversee the events in this area. Our team runs Montage Mountain in Pennsylvania. That is a similar audience to what we expect at Mountain Jam. That is a quick overview of all the festivals. So why Bethel Woods? Bethel Woods is a great facility. We have seen great success through Live Nation. They run a wonderful operation, not only the attendance side, but also the infrastructure side. Bethel Woods is really top notch, from the grounds to its security. The existing facility holds 16,000 people. Our event, we are looking to do about 12,000 people, which we have comprised of 6,000 campers, and 6,000 day visitors. It is a historic site, people love it, people like going there. We thought it would be a great opportunity to move the festival from Hunter Mountain to Bethel Woods. Going back to the capacity, the campground infrastructure is very similar to what was done for other festivals that camped on the site, although we have less people anticipated. I am going back to the capacity. We are expecting 10,000 – 12,000 people. 6,000 will be there for the whole weekend. Then bring 6,000 in on a daily basis. It is much less of an impact to a normal event that they do there. The board is familiar with Mysteryland. It is totally different than that, a different vibe, different people and different music. From an infrastructure perspective, the water sewage, cleanup would be similar. As far as the timeline goes, the full impact would be approximately June 10th, maybe June 9th with loading in. June 9th, 10th, 11th, and 12th. On the 13th people could show up to camp, the programming would run Friday, Saturday, and Sunday. Some campers will be leaving Sunday night. The plan is to have everyone out of the facility by 2pm on Monday. Have everything cleaned up by the 19th. We have the Dave Matthews show on June 19th. The setup is completely different than Mysteryland. This event is taking place, as far as the activities and music will be completely within the standard footprint of the pavilion. The footprint is the same as a normal event. There are no activities, no music in the campgrounds. All of the music will be contained within the pavilion, unlike Mysteryland. If you look on page 7, going back, you can see a list of the talents. It will be consistent with other jam bands that we have had. This is traditional music, bass drums, guitars, people singing. Page 8, shows the demographics, it is family orientated. Average 8,000 – 12,000 people per day. We are expecting 12,000. We are counting on the high side. We have started conversations with State Police, DOT, and the Department of Health. We want to make sure we are meeting with all of the proper agencies. We are figuring 2.3 people per car, pretty much what Bethel Woods counts are per event. We are planning some fireworks, although we haven't confirmed that yet. There will probably be a small carousel wheel close to the pavilion. The normal food vendors, the same as are used by Bethel Woods, food trucks for the campground. Camping will be in the parking lots in the fields, you can see them outlined in the plan. In addition to regular camping there will be glamping which is like VIP camping. There will be RV's allowed so we will have an RV area. Also car camping will be allowed. You will see some pictures of typical car camping that has been done on page 10. All cars will come in through a security check point, we will check for tickets, once the campers come in, they stay in. If they leave, they cannot come back in. We have a whole outline on page 11 of the parking lots at the venue, what we anticipate using them for is similar to what has been done for other festivals, the Hurd Road parking lots as well as the Best Road parking lots. Page 12 is a footprint of what we expect to utilize for this event and page 13 shows you a comparison of events. It shows you the difference of the footprint, and how we utilize versus Mysterland. The next two pages are the general overview of Bethel Woods, there is more detail on the site plan. Page 16 is a general traffic plan, which is the same as what Bethel Woods does. We will talk about it with some static signage, as well as State Police involvement. We have also met with DOT, they like our plan. We will be submitting an official plan to them as well.

Daniel Gettel: A lot of it, the traffic management plan looks pretty much like a Mysteryland Plan. There were a little bit of variations on what they did from year to year, but they were pretty

consistent. As far as I know, loading people in wasn't really an issue with Mysteryland. It was beneficial to all that the people that arrived on Friday were still there on a Sunday. People didn't come out every day. It cut down on the traffic. Just so the board and the public are aware, we are not reviewing this as a festival. We are only reviewing the camping part of it. Festivals are permitted by Bethel Woods special use permit. That was quite a while ago now, right Eric?

Eric Francis: 13 years.

Daniel Gettel: The camping was streamlined for events such as this which will be transient camping, not permanent camping. We did streamline the zoning for this. You would have to follow Section 120-3, which outlines the requirements for transient camping. We are going to need more detail site plans as we move ahead. Glenn, you are going to need more details on utilities, a lot of utilities which are very similar to Mysteryland that were put in. We can't disregard the fact that Mysteryland was there for two years, and was approved for three years. We can't forget that they actually had approvals for that. Clearly we are going to need some kind of Management Plan. That is one of our zoning requirements. You are going to address security and monitoring cars and prohibited items. I believe you are going to the Health Department on a number of waivers that we are going to need to address on our end. If you get any information from the Health Department on the 60 hour waiver, keep us posted on that. You are loading in on a Thursday, and leaving on a Monday so you must be looking for a waiver from the Health Department. If there is a waiver we will have to review that, the 60 hour. Clearly there are a lot of agencies involved. A lot of them are represented here tonight. They will need to be part of the review. The Town Board is also going to want a traffic management plan, as well as any deviation from the Bethel Woods traffic plan I would think. Mr. Sturm is nodding yes. Any road closures would have to go to the Town Board for approval. You are talking about fireworks that would have to go to the Town Board. If there is a stage in any of the camping areas, which I don't think you are having, that would have to go to the Town Board for a noise permit for that specific stage. The meeting I attended, there were not going to have stages there. If you are having food vendors in the bounds of what we know is Bethel Woods, they all need to have licenses issued by the Town Clerk. I think you are going to have food trucks in the camping area. If someone camps there, are they free to walk around the festival site as long as they are there, or once the festival is over.... how does that work as far as feeding the people that are there for camping?

Wayne Goldberg: They would be in the campground. As far as the utilities, Nick Schwartz has that.

Daniel Gettel: Glenn you will be working closely with Nick as far as the utilities. They are on a pretty tight timetable here.

Glenn Smith: It is a similar concept to Mysteryland. The framework is already there.

Daniel Gettel: It is actually a little smaller. I think it is something we can do, but of course it needs to be discussed with the different agencies that are involved. I don't think it is any secret that you mentioned that you have a meeting with the Health Department, and DOT and a number of other agencies. I know you have contacted a number of agencies in Town also. You have tabletop sit-downs where you discuss with the different agencies involved.

Wayne Goldberg: We have meetings planned with everyone, and we will have meetings every month.

Daniel Gettel: I think the Board is aware that Mysteryland had the same tabletop where the agencies sit together. It was helpful that the DOT and Health Department are in the same room. If the Board doesn't have any objections, I'll go for the Planning Board, and I think Dan (Sturm) is going for the Town Board. He is shaking his head, yes. Glenn, do you have any real concerns. Clearly it is all up to them, they have a lot of work to do. The public hearing isn't going to happen until we have a complete plan. Some of these items, especially the engineering, needs to be ironed out. It is a streamlined process not a special use permit any longer. It is just a license for however long your event is. If you have a waiver from the Health Department, I think it is doable, but it is up to your engineers. Do you have any questions for us?

Wayne Goldberg: It is good working with you guys, and we will have questions as we proceed.

Daniel Gettel: I think the Town welcomes projects like this. Applications like this are good for the Town. I hope everything works out. Thanks for coming out.

Wayne Goldberg: Thank you.

Daniel Gettel: Dan, since you are here, there was an article in the paper, that if you have four campsites or less, on each piece of property you don't have to come to the Planning Board, but over four campsites have to come to the Planning Board. I don't know how many people are going to do it, but I think we have to plan ahead that we are going to start seeing them. But those are going to be streamlined too.

Motion to adjourn by Steve Simpson, second by David Slater

All in favor – 6

Opposed - 0

Agreed and carried

8:26 pm

Respectively submitted,

Jannelta MacArthur

Recording Secretary