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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, January 6, 2020 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 will follow on the same date at 7:30 PM. On the agenda at this time are the following;

In attendance are the following: Jim Crowley, Chairman, David Slater, Vice Chairman, Steve Simpson, David Biren, Wilfred Hughson, Susan Brown Otto, Michael Cassaro, Robert Yakin, Alternate, Bette Jean Gettel, Code Enforcement Officer, Vicky Vassmer Simpson, Town Board Liaison, Jacqueline Ricciani, Attorney, Glenn Smith, Engineer and Jannetta MacArthur, Recording Secretary.

Pledge to the flag

Jim Crowley: Welcome to the Town of Bethel Planning Board first meeting of the year, January 6, 2020 meeting.

Motion to approve the minutes from the November 4, 2019 and December 19, 2019 by Steve Simpson, second by Mike Cassaro

All in favor – 7

Opposed-0

Agreed and carried

1) Application for a Special Use Permit to allow for a Multi-Unit Development to be located on Frances Street, known as Bethel Tax Map #: 34.-2-3, 4.1, 4.2, 24, & 25, proposed by White Lake Wood, LLC. (Harte/Kask)

Victor Kask: I took Glenn's letter from December. I don't know if I should show the new stuff or the old stuff.

Glenn Smith: Probably the new stuff.

Jim Crowley: Victor, come right up. This is the new one correct?

Jacqueline Ricciani: Do you have extra copies?

Susan Brown Otto: What is the date?

Victor Kask: 1/5/20. I added a property line here.

Jim Crowley: Do we have an actual survey?

Victor Kask: Yes. This is based off of that. This corner parcel that is now going to be owned by NYSEG, it is moved here.

Susan Harte: Yes. This corner, one of the comments, Glenn said if the corner parcel is part of the project, we should put topographic contours etc. It is not really part of the project. NYSEG is purchasing from me. They issued a purchase order; we have agreed on a price. It will probably be another month or two before that is executed. I don't need this area in order to keep the minimum threshold area to build the units. It is less than 2.3 acres; this will not be included in the project. We don't have a topographical....

Victor Kask: I think what was confusing is I showed the setback lines for that parcel. I retracted that. The only minor thing that is there now is the sign will be there.

Jacqueline Ricciani: Is that staying?

Susan Harte: Yes, that is one of the conditions. They really want this so that they can.... right now, they access down Frances Street to get to the substation. The idea is once they purchase this, and they would only come this way if there is an emergency or something that they would need to do there, that would access everything. They are going to move that gate and everything over to the side.

Bette Jean Gettel: Does that mean they are going to move the berm and trees that are planted there?

Susan Harte: Yes, that is the plan. They have had their engineers look at it, they have been at it for a few months.

Victor Kask: # 3 was that utility pole.

Susan Harte: Yes, right. There is a 30 ft right of way through here. The road is going to be 20ft, so we actually have a 10 ft, ...basically leeway on either side. There is one pole we think comes in like 3 ft on the 30 ft right of way, and that will be moved back 6 ft. Right now, there are these 2 poles that you see right here (showing on map) they are going to combine into one pole, and move 6 ft back. Even if that pole stays, we still have enough room for a 20ft road, because of the 30ft right of way.

Jim Crowley: You want to keep it as wide as you can. Going forward it has to be a 50 ft right of way.

Susan Harte: If it is going to be a town dedicated road you have to have at least a 50 ft right of way. If it is not going to be a town dedicated road it is going to continue to be a private road....

Jim Crowley: Are you doing both phases of this, or just one?

Susan Harte: I am doing one right now. I plan to do two. I need to see how one goes.

Jim Crowley: Why don't you do the engineering and do approval for both phases right now.

Especially since one is contingent on the other. It has shared services. I feel they are Siamese together. They are not completely separate. They share water, they share sewer, they share infrastructure.

Susan Harte: No, no, no.

Jim Crowley: What do you mean no, no, no.

Susan Harte: I am going to explain to you. This property has its own well, it is going to have its own.... it is town sewer, so what we tie in here to the sewer it has nothing to do with what is happening here. This can stand completely on its own. Especially now since I have the zoning variance that allows me to build these units without considering the whole 8-acre parcel. I don't right now want to go through this huge engineering and planning which will be hundreds of thousands of dollars. My plan all along was to do it in two phases and start on this one separate parcel, get this built, see how it goes. See exactly how much it costs me, they are going to be prefab units, or manufactured units, get it done, see how much it costs me, see how quickly it rents up, and then once I have hopefully a success story there, I can go and probably get a partner to help me get additional financing to say we are going to do what we did here, we are just going to do it seven more times. It is going to be a lot more complicated. I am going to have a shared public water system, there is a much bigger project than this alone. Right now, this is all I want to take on. I hope to do this, I plan to do this, I am not 100% sure I am going to do this, but we were told that we needed to at least do the EAF for the whole parcel because this was anticipated. Right now, it is anticipated, it is not guaranteed. This is hundreds of thousands of dollars of engineering work just to get further along. This can stand completely on its own, it has its own road, it can tie into the sewer. It has its own well. This could never be built and it would be okay

Victor Kask: One of the reasons we went into all of this, because I put this manhole here, put enforcement in there. That kind of lead.... I had to do a conceptual plan layout of the rest of the units, and that lead us into this whole ordeal.

Jacqueline Ricciani: Can I just interject? This has been presented as one project with two phases. Because of that the applicant has been asked for certain information with Phase 2, although there is no immediate plan to build it, it is part of the overall project that this board is reviewing. So, there is probably still some stuff from Phase 2, the other side of the road that needs to be addressed. You just can't say I'll come back in a couple of years and deal with that, it is one project.

Jim Crowley: If it is one project, it should be handled as one project. That is my feeling. It should not be fragmented then.

Jacqueline Ricciani: You can't fragment under SEQRA.

Jim Crowley: So, it is one project then.

Jacqueline Ricciani: Right. So, the applicant is addressing Glenn's comments with respect to Phase 1, so that should continue, but as far as this board's review it is one project, two phases.

Susan Harte: It is anticipated that when we sat down in the preplanning meeting, and this was all

explained, it was our understanding that we would.... right now, we are asking approval to build this. We are not asking approval to build that. But we were told that because it was considered one project that we would be asked information regarding this. Which is what we have been doing. We did an engineering for a SWPPP for this, we had the wells tested here, we have done the conceptual drawing we have done the contouring so we have done significant work and answered significant questions already on Phase 2 so that you guys can see conceptually what it would look like and there is nothing to prevent from moving forward. Right now, we are not asking specifically for this to be built. And we anticipate when we are ready to build it that we...

Victor Kask: What harm would it be to approve this, and have that never built?

Steve Simpson: The harm is here. The harm is you could have waste line that is extending from Phase 1 into Phase 2. So, if that is an established waste line across the road into Phase 2... I'll give you a scenario, what if Phase 1 doesn't go so well, Phase 2 is now off the chopping block, what is going to happen to that line that's on that side?

Susan Harte: I own this property

Steve Simpson: What if you want to sell that property, are you going to rebuild it and run it down Frances Street?

Jacqueline Ricciani: Those issues need to be resolved right now.

Susan Harte: How do you resolve something like that. It is my property. If I decided to sell it or whatever I would have to solve that problem.

David Biren: That has to be resolved before we can approve.

Susan Harte: Even if I do this, so what? What if there is a line on this property? How does that affect the town, what interest do you have whether there is a line on my property?

Jacqueline Ricciani: We need to know that Phase 2 is viable.

Susan Harte: That is why we have been doing all this stuff for Phase 2. Nothing has come up so far that we know of that is pointed out to us that does not make these two viable.

Glenn Smith: Mr. Chairman, one way of doing that I think if they do a note on the approved plan for Phase 1 addressing that question about the sewer line for the Phase 2 parcel, that in the event it is broken off, it's not even broke off, it is a separate parcel as is. If it is sold, it has to have an agreement or easement developed and filed with the County Clerk to cover.

Jim Crowley: Something would have to be on it.

Susan Brown Otto: So, it can be resolved by having a condition as opposed to having to spend so much to do Phase 2.

Susan Harte: So, you want something that says that should.... do you want this to be recorded on the deed...?

Jim Crowley: It would have to be. It would have to run with the property. It would be an amendment or a covenant added to that deed to state that. There is a utility easement of x amount feet long by x amount of feet wide.

David Biren: That runs with the property.

Susan Harte: Well obviously I would do that anyway, but if you want me to make a note, make a condition upon me doing that. Obviously, I wouldn't sell the piece of property to somebody else. I have a sewer line on it on this other piece of property that I control. If you want to make it a condition that is fine.

Jacqueline Ricciani: I would ask the applicant to draft the language to address in the event so this board understands exactly what the proposal is.

Susan Harte: So, 200 'well radius circles should be shown, they are shown.

Victor Kask: That was a mistake on my part. It is corrected on the new plan.

Jim Crowley: Let's just go back to these telephone poles. You sent an email about the work. That's concerning these poles, right?

Susan Harte: Yes.

Jim Crowley: I don't know if anyone has worked with utility companies lately but they take a very long time to do anything anymore because they just don't have the man power here to do stuff.

Susan Harte: This will be subcontracted out.

Jim Crowley: Okay.

Susan Harte: They anticipate within three months for it to be done. We have been working a year with them on this.

Steve Simpson: Do we have a letter from the utility company, an actual letter?

David Biren: Are they talking about one pole or multiple poles?

Susan Harte: One pole. The others are within the 30 ft right of way.

Steve Simpson: If they have a design of where they are going to locate this, can we have that put on the drawing. We want to see that pole with the road width.

Susan Harte: It is going to be exactly 6 ft back.

Steve Simpson: They can give those coordinates right to Victor and he can put it right on the drawing. I would like to see it on the drawing that shows that. The reason is, I am just concerned... I do have a background in this. I would like to see it on the drawing itself. Designs on paper, something tangible that's great. Design work in the field and actual

construction always changes to some extent. You want to do the right thing, sometimes it doesn't work out. I would like to see it how they are seeing it on the drawing, just to make sure it is far enough off the road. That's very simple. Then you have what you need for distance. I'm not looking for a redraw, but just so I can see it.

Susan Harte: I sent the site plan to Mark Pennell the Kauneonga Lake FD. I talked to him about it, they are looking at it. I asked if they have any comments, was there anything specific I needed to do for emergency access, fire hydrant, etc. He said no, he said as long as the road is 20ft wide, I explained to him the driveway is one way in and out. And he said as long as the road is solid enough for trucks to get by that there wasn't anything special, I needed to do, he was going to take a closer look at it and get back to me if he had any suggestions or comments.

Victor Kask: The drain extensions I didn't show on this drawing because the scales were getting kind of cluttered it was so small. I put it on the next drawing on the Phase 1 drawing. #7 the road section shows a drainage ditch on the drawing on one side, I did that. Deciduous tree planting is shown on the landscaping. I put the species on that page also.

Susan Harte: We are going to leave as many of the pine trees that we can.

Victor Kask: I don't think you will be able to, they are pretty big. The handicap parking spaces, I put more detail on the next drawing.

Susan Harte: Glenn, I didn't see anything that said the handicap... where the handicap has to have a spot that is required to be paved.

Glenn Smith: It is an ADA regulation.

Susan Harte: It did not say.... It clearly didn't say it had to be paved, can you find it? I went through the whole ADA and I was actually reading some papers on it and several places it said it wasn't a requirement that it be paved or concrete, as long as it was solid and not slippery. People use wood...

Glenn Smith: Wood is fine....

Susan Harte: But it didn't say it couldn't be.... There was some standard, I forgot what it was, it didn't say it had to be paved.

Glenn Smith: I will find out. It can't be gravel. You are paving the sidewalk; you can pave one parking spot.

Susan Harte: We may do it; I mean I didn't see a hard requirement.

Victor Kask: I showed it as paved. I always put them as paved. I thought you always have to put the paint marker on it.

Susan Harte: We have it as paved, and we will pave it, but I am saying I don't think there is a hard requirement.

Jim Crowley: There probably something that says it should not be a non-pervious surface

Jacqueline Ricciani: It needs to be a solid surface. So, if you are going to propose some other surface, that needs to be noted.

Susan Harte: No, we are going to pave it. It is just one spot.

Victor Kask: Number 10, are the town highway specs. It's not a town dedicated road, so I don't think that applies. I changed the roadway section letter, it's not a Town dedicated road. I don't think it applies.

Glenn Smith: I don't know if the board has any thoughts on that, it isn't going to be a town road.

Jacqueline Ricciani: I don't think the applicant owns it. Just has a right of way.

Jim Crowley: They have to maintain it.

Jacqueline Ricciani: We will get into maintenance at some point.

Jim Crowley: What I'm saying is, that driveway, that roadway, I would think that road would need to be heavy enough to support emergency vehicles.

Jacqueline Ricciani: I think we discussed some kind of road maintenance agreement at prior appearances. Even though Igor at the end of the road owns it I think the applicant was going to be responsible, there was going to be some kind of an agreement?

Susan Harte: I said I was going to be responsible for it. There won't be an agreement. NYSEG is no longer using it, they are changing the entrance, and on top they won't sign an agreement. The other two houses on that property, I will go to them and ask for a contribution. I will have 100% responsibility to maintain it to my site. I don't want to depend on anyone else. In the winter Igor doesn't even use this road. There is that access off 17B that he uses. He parks and walks in. You're right, this right of way is a separate tax lot. When the right of way was granted, there was no maintenance agreement at all. The law says basically with the absence of a maintenance agreement that the users of the road should contribute to its maintenance. I plan to take total responsibility for the road.

Jacqueline Ricciani: Let's make a note on the map stating that. We need something in writing that you are responsible for that. Somebody has to be responsible.

Victor Kask: I included the ADA handicap symbol. #11 the plumbing plan finish floor elevation is 1337.8. The plumbing line is 1330. I was trying to keep as shallow as possible, and use the heavier pipe plan, but I guess that isn't going to happen. Anyway, I totally changed the pump station and put in a package to duplex system in there it is now 11 ft deep. It is quite a deep system now. #13 the 4' concrete manhole is out of the picture. On #14 I did show topographic contours on sheet #3. That 6' schedule, is there any reason for that other than.....

Glenn Smith: On the 6" storm pipe, you need to show a grade of 2%.

Victor Kask: I was concerned with the change in size from 4 to 6. A 4" pipe that can handle this complex.

Glenn Smith: Usually when you have over 2 dwelling sit should be 6.

Victor Kask: The pump station has been replaced. I showed you the new system. They are going to be grinder pipes instead of sewage pumps. If you want to see the water supply system, I can show that to you Glenn, I have a foundation plan here. Insulated crawl space.

Glenn Smith: Okay. It's More than I had before.

Victor Kask: The size of the culvert is 15" here. That was the erosion sedimentation control by Reilly. I just transferred to my drawing. The entrance drive, two way or one way, I feel it would be better one way. The sign here we would put entrance here, and exit here just to try to influence behavior that way. We will not be able to put striping on the gravel. That should work. 2" sewer enforcement crossing Frances Drive, that I showed here. I showed the sewer line force main trench crossing of Frances Drive on Page 4. There are 8 mushroom lights, probably have some porch lights.

Jacqueline Ricciani: Can you slow down; I'm trying to keep up.

Jim Crowley: What is the average law....

Glenn Smith: I think it will be quite dark.... put some wall packs on the building to shine down on the parking lot, to give people a little light when they come home at night. Provide what kind of light they are.

Susan Harte: I think we showed some light which will shine onto the parking lot.

Glenn Smith: Need the sizing, kind of light, that sort of thing.

Victor Kask: I didn't address it. We haven't gotten the electrical plan from the manufacturer yet.

Glenn Smith: The parking lot is 60ft across, so you'll need some light.

Victor Kask: Do you want to put some wall packs on the side?

Susan Harte: We have 4- 33 watts led

Glenn Smith: I have to see the diagram on the light.

Steve Simpson: Those mushroom lights alone are pretty dim.

Victor Kask: It is much deeper now, that helps in a number of ways. It gives us a proper pitch of 4 ft. It allows the alarms to go on and off and It gives us another foot under the road. I corrected #29. The vertical scale has been corrected. Sheet #6 I changed the height of the chain link fence. #32 was corrected. #33 the separate space handicap parking space details required, I showed that on the previous drawing, do the whole thing. #34 the whole parking pavement was increased it was very light, there was only 2 inches, that was to match the road detail. #35 – I showed the sign. The dimensions of the loading ramp. The Reilly drawing, I didn't change. It is actually Frances Drive not Frances Street. That's about it.

Susan Harte: I think the sign says Frances Street. But according to the County it is actually Frances Drive.

Jim Crowley: Glenn, do you have any comments?

Glenn Smith: Most of my comments were technical comments, I will look at my plan, to see if they have been addressed.

Susan Brown Otto: What happens when it says Frances Street, what does 911 have, if they are looking for...

Victor Kask: 911 calls it Frances Drive

Susan Brown Otto: So, should the town change that sign?

Susan Harte: I don't think it is a town sign. I think someone put that sign up.

Jim Crowley: Who owns the road?

Susan Harte: Igor

Jim Crowley: Then he should change that sign.

Smith Brown Otto: The emergency folks have a hard enough of a time.

Jacqueline Ricciani: County Real Property said it is Frances Street.

Susan Harte: The guy at the County said it is Frances Drive. The guy in real property he said it road.

Susan Brown Otto: It has to be straightened out, regardless.

Jim Crowley: It has to be straightened out.

Mike Cassaro: What does google say? If it is different than what google says, then google has to be notified.

David Slater: Google says Frances Street.

Jacqueline Ricciani: But the County says Drive? You or Igor can have it changed.

Susan Harte: Why would I do that? If the County has it as Frances Drive already.

Jacqueline Ricciani: Because the rest of the world thinks it is Frances Street.

Jim Crowley: She can't do that until she gets her building permits.

Jacqueline Ricciani: Igor has to do it; he owns the road. She just has an easement. Maybe she can I don't know. I would give a call to 911.

Susan Harte: Even though it is known to 911 as Frances Drive, we want to change it to Frances Street because that is what google says?

Jacqueline Ricciani: Because that is what the rest of the world seems to think. All of your submissions say Street.

Mike Cassaro: Everyone has to be on the same page no matter what you choose.

Jim Crowley: I agree. Get it changed so everything is the same.

Susan Harte: If we change it to Frances Drive....

Mike Cassaro: If there was a medical emergency with one of your tenants you would want someone who is unfamiliar to get there and have the proper address.

Susan Brown Otto: I know somebody who was having a heart condition, it wasn't in the Town of Bethel, but the ambulance lost precious time because there was a road that had a similar name they had 911 people and ambulance come in, they are not local people they rely strictly on GPS.

Susan Harte: If a 911 call comes in, and it says Frances Drive, how are you going to know how to get there?

Mike Cassaro: If you are not familiar with the County, you would have to put in the GPS.

Jacqueline Ricciani: There is only one Frances in the town whether it is road or drive.

Jim Crowley: It shouldn't be that difficult to straighten out, one way or another. Pick drive or street, anything to get this done. Anything else from the board?

Susan Harte: I have some outstanding items, we want to draw up some language, recording in the deed. Where the sewer line is, that it goes with the land, get the location of where the pole is to be moved to onto the map, and specify the lighting.

Susan Brown Otto: Can we schedule a public hearing?

Jacqueline Ricciani: No, Glenn just got handed the new map this minute, he needs to review it. Based on the discussion we had earlier, if your engineer is satisfied with the information that we have so far for Phase 2, do you think that is enough to do the environmental review? We only focused on Phase 1. So, we have the whole other parcel of land.

Glenn Smith: The long EAF they submitted includes both. We had their engineer Reilly in Monticello do a preliminary SWPPP that addressed Phase 2 drainage too. I was satisfied with that.

Jacqueline Ricciani: Okay, so you think you have enough. Thank you.

2) Application for a Special Use Permit for a House of Worship located at 980 State Route 17B, Mongaup Valley, known as Bethel Tax Map #: 38-2-16, proposed by Carl Brown. (Kaplan)

Jeff Kaplan: I am here on behalf of CES, it is an existing building, it was a grocery store. It is vacant. There are no planned additions to the building. It is just a question of the use. The use will be a relatively mild use. We are talking of a maximum of 4 days a week, 4 hours at a time. Classes would either be Bible Study or some sort of counseling, Wed, Fri, Sat, Sun, anticipated 30 kids the ages between 10 – 17 with 4 instructors. Some days 2, some days 4.

Mike Cassaro: Is the 30 kids all together?

Jeff Kaplan: The anticipated class would be 30. That would be the maximum.

Jacqueline Ricciani: What are these classes?

Jeff Kaplan: Bible Study, Counseling for kids between 10 – 17.

David Biren: Are these local kids?

Jeff Kaplan: Yes. We have reviewed Glenn's items, basically what it comes down to, we have been before the ZBA, we have gotten all of the variances. It is really a question of a use of the property. No matter what you use the property for, it is an undersized piece of property. I think in the large scheme of things I don't think you will get a less intense use of the property. There was an issue with DOT because most of the parking is in the DOT right of way. We will be applying for a use permit through DOT for that. They also want to see a dedicated entrance off of Creamery Road, and we will resolve that with DOT as well.

Mike Cassaro: Are you going to own this building?

Carl Brown: No. We are renting it. In the future we may buy it.

Susan Brown Otto: How will they arrive there by school bus during the week, or shuttled there with a van?

Carl Brown: Their parents will drive them. Their parents are welcome to stay, they can leave if they want to. And their parents would have to pick them up.

Susan Brown Otto: Is it classroom, basketball, ping pong tables?

Carl Brown: It is classroom. Watch movies. There is no room for basketball.

Jacqueline Ricciani: The applicant has classified this project as a House of Worship.

Susan Brown Otto: So, on Sunday when the Catholic Church....

Mike Cassaro: That's once a week on Sunday.

Carl Brown: We are setting it up so there is no conflict on Sunday.

Jeff Kaplan: The main thrust of Glenn's letter was to have a site plan. So, we can place these items on the site plan. We intend to do that. We haven't done that yet; we were waiting to come before the board to see if there were any additional items that you wanted to see on the site plan. Again, there is no construction, minimal use of cars, just the parents drop off, some of them will stay. The kids in general will not be driving, maybe a few.

Jacqueline Ricciani: No construction but interior renovations?

Carl Brown: The bathrooms have to be done, basically everything inside. Pretty much everything is in side.

Steve Simpson: In that building is it stud walls?

Carl Brown: No, it is brick.

Mike Cassaro: It was a garage too.

Jim Crowley: Glenn do you have any questions?

Glenn Smith: Just my comments. I guess you are okay with that.

Jeff Kaplan: I think you already referenced that there might be an issue trying to put any type of landscaping in the area of the right of way.

Glenn Smith: They call it the 17B zoning, it requires landscaping off parking lots, but the entire parking lot is in the 17B right of way. I doubt DOT will want you to plant trees in the right of way.

Bette Jean Gettel: Nothing is going to get done with landscaping while they are working on the bridge

Jim Crowley: If we did approve it, they would have issues to resolve with the DOT, we will have to make that a condition.

Jeff Kaplan: We have to apply with the DOT. They are not going to approve our parking; they are not going to want us to park there.

Jacqueline Ricciani: They have to work with DOT.

Jeff Kaplan: Can we schedule a public hearing?

Jim Crowley: Not until we get a site plan. We will review that, and then we will go to public hearing.

3) *Application for a Special Use Permit with Site Plan review for a Hotel with Amenities to be located at 338 Chapin Road, known as Tax Map # 55.E-2-16 & 28, proposed by Chatwal Lodge / Chapin Hospitality, LLC. (Smith)*

Glenn Smith: I think you got this from the architect in Texas. I also have copies of the building renderings that the architects did, which shows interior views, and exterior views.

Jacqueline Ricciani: Banquet hall, does that exist there?

Glenn Smith: Basically, to bring you up to speed, we were here about a year ago with the Chatwal Hospitality project on Chapin Estates on Chapin Road. The Chapin Road kind of runs with the property, this is Toronto Reservoir. Out prior presentation to the board, we haven't had a public hearing or anything else, was 20 cottages to be constructed on the property, mainly between Chapin

trail and Toronto Reservoir. That included a lodge, adding a restaurant, building a spa, building a bridal suite, and building a bunch of cottages. Since we were here about a year ago, the architects, and owners have upgraded it a bit, to add some more cottages on the opposite side of Chapin Trail. We are showing in the shaded area, it is 55 acres, it is 8 separate lots right now, that would be consolidated to a 55 single acre parcel. The difference is the spa is in the old horse barn, the bridal suite proposed, and the presidential unit is four bedrooms down here, single bedroom cottages, one is a special occasion, Grebel House, that is part of the project, a four-bedroom house. There are a whole series of single one-bedroom cottages around the lake shore line here. There is a special occasion cottage, that is two bedrooms, this building is the Grebel House that is an existing house that Steve and his partners bought a while ago as part of the project, that is a four-bedroom house there. Across Chapin Trail, there are all three tree houses shown. Looking at those renderings that I passed out, the second or third sheet shows a picture of rendering of the proposed tree houses. Across Chapin Trail there is nothing there on the original plans at all, just virgin territory. Now there are clamping tents there. There are also four one-bedroom cottages across the road, and three two bedroom they call it type A plus type B cottage, so there is a total of 35 keys on the property now. Some of the buildings have two or three bedrooms, may have two or three keys, there will be two or three people renting those units. We are not an Air B & B; it has been a hotel all along. Ancillary use to a hotel use. No kitchens in these buildings, which is part of your hotel definition with the town. Also, on last year's plan I had septic systems scattered all over the place. Now everything is shown going to one big leach field on the upper side of the property about 2000 ft away from the Toronto Reservoir. All these cabins and clamping tents, and tree houses, will flow downhill to a pump station, down to the lowest part of the property, and is about 2,000 ft of force main that will go through the property. This is the best way to go, so there is no discharge to the lake, or discharge to any of the streams. I sent all to Jason Pitinagro, I don't know if you have heard any comments back from him yet.

Bette Jean Gettel: No, I haven't yet.

Glenn Smith: He is going to be reviewing all of the technical reviewing of all of the sewer and water, we are trying to get that a flushed out now so we can get to the board, and get to a point that we can get a public hearing. And then the owners can decide when to start building. There are four wells on the property now. Some are pretty good; a couple are not very good also. We will probably do two more wells that meet Health Department standards. We are proposing a water works building with storage tanks and pressurized tanks, disinfection and that sort of thing, that will be near the entrance. It is on the utility plan.

Susan Brown Otto: A few years ago, there was a fire at Chapin Estates properties, and the fire trucks had problems, they couldn't get water out of Toronto Reservoir.

Glenn Smith: That was on the Swinging Bridge side.

Bob Yakin: There are a few dry hydrants at Toronto. The level of Toronto fluctuates very much.

Glenn Smith: What Steve has done; he has a few fire ponds with dry hydrants installed into them which the fire department uses.

Susan Brown Otto: Is that part of this plan?

Glenn Smith: That is something we can consider; this is just an existing stream that comes to the property and show a couple of proposed small ponds there. Water storage, put a dry hydrant there and bring it out to the road.

Susan Brown Otto: It is so ironic I can still remember the pictures of that fire, and the fire trucks couldn't get to the water.

Glenn Smith: Like we said the water level fluctuates so much...

Robert Yakin: We haul water in to these places. It doesn't really matter where we are. There are a few dry hydrants, if they aren't useable, we have to use our next source which is down the road a little bit.

Glenn Smith: We will need a permit from NYS DEC for the septic systems, it exceeds 1000 gallons a day, it needs to be a SPDES. Even though it is an intermittent stream, we are crossing with sewer/water lines, so we need two. It is primarily just Town at this point. Questions?

Jim Crowley: Jacy do you have anything?

Jacqueline Ricciani: You have to have to wait for your engineer.

Jim Crowley: Yup. BJ?

Bette Jean Gettel: Glenn, I would like Jim to get down there. To get him a tour of this project?

Glenn Smith: No problem.

David Biren: Is the septic above ground?

Glenn Smith: With 24 "of fill on top.

David Biren: Did you put up two buildings that we had discussed? I thought we had something about two buildings going up?

Glenn Smith: The board approved a model a year and a half ago. That was the type C model cottage under construction. What was built the foundation?

Steve Dubrovsky: Yes.

Glenn Smith: Anything else.

Jim Crowley: I have one more thing for the meeting tonight. We have some administrative, I have a letter to read into the record, from Walter Gragliano 12/31/19, Delaware River Solar LLC.

Motion to receive and file the letter by Steve Simpson, second by Susan Brown Otto

All in favor – 7

Opposed-0

Agreed and carried

Motion to be lead agency by Steve Simpson, second by Wilfred Hughson

All in favor-7

Opposed-0

Agreed and carried

Jacqueline Ricciani: The applicant seeks to subdivide the portion of property. They are going to need to have two variances from the ZBA, and then it will be back.

Glenn Smith: There is a barn next to that line. The side yard setback in that zone is 25ft, where the proposed lot line is going is about 10 or 12 ft. from that barn. My comment was they would have to get a variance for side yard setback, Walter says because it is Agricultural use which are generally exempt, he didn't think they had to ask for a variance on that setback.

Jacqueline Ricciani: I will do the research.

Jim Crowley: Anything else from the board?

David Slater: We spoke about this at the last meeting we were going to start looking at things and where they are going, and where they have been. Some applications that have been here three or four years ago, where are they now? Has the planned moved forward? There are some plans in this town that we haven't discussed in four or five years. I believe that it is two years they have to renew their application if they haven't done anything with it.

Jacqueline Ricciani: It depends on what type of approvals they got. That may not be in your purview.

David Slater: There is some stuff that we just don't know what is going on.

Jacqueline Ricciani: For example, White Lake Mansion House is one of the issues. They got their approval. From what I understand they are having significant issues getting the financing, so nothing is happening. Just because you approve a project doesn't mean they are putting a shovel in the ground tomorrow. Especially with some of these projects you have conditions if you got to get DEC approval, and some of that other stuff, that can take months and months. Your job is not to make sure that a project gets built. Your job is to make sure the project is well designed and complies with the Town code.

Jim Crowley: Then it goes back into the hands of the Building Department and Code Enforcement.

Jacqueline Ricciani: If somebody comes with an application with a building permit....

Jim Crowley: Or they may never come.

Jacqueline Ricciani: They may not. I'll give you a great example. A couple of years ago, Dollar General was specing out everywhere. This board actually approved the Dollar General in a different location then the one that is actually there. You went, you approved it. Whoever got the approval they didn't want it then some other company came, they asked for an approval where the Dollar General is, and it got built. Just because you approve something doesn't mean you have to build it. When somebody comes with their actual plans to the building department, that is their purview.

Motion to adjourn by David Slater, second by Susan Brown Otto.

All in favor – 7

Opposed-0

Agreed and carried

Respectively submitted,

Jannetta MacArthur

Recording Secretary

