



Town of Bethel
Sullivan County, New York
Rita J. Sheehan, CMC/RMC
Town Clerk/Registrar
Records Management Officer
(845) 583-4350 ext. 101

**RESOLUTION OF TOWN BOARD OF THE TOWN OF BETHEL
TO INTRODUCE PROPOSED LOCAL LAW #1-2026 A MORATORIUM
PROHIBITING ACCEPTANCE FOR REVIEW OF NEW APPLICATIONS FOR HIGH
DENSITY RESIDENTIAL DEVELOPMENT**

BE IT RESOLVED that an introductory Local Law #1 of 2026, titled “A Moratorium prohibiting acceptance for review of new applications for High Density Residential Development in the Town of Bethel”, be and it hereby is introduced before the Town Board of the Town of Bethel in the County of Sullivan and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed Local Law be laid upon the desk of each member of the Board, and

WHEREAS, the Town Board has determined that the proposed revisions to the Town Code are subject to the State Environmental Quality Review Act (ECL, Article 8) and its implementing regulations (6 NYCRR Part 617) (collectively, “SEQRA”) as an unlisted action; and

WHEREAS, the Town will act as lead agency for SEQRA review purposes.

FURTHER RESOLVED, that a public hearing on the proposed Local Law shall be held on March 11, 2026 at 7:45 p.m. which public hearing shall be conducted at the Dr. Duggan Community Center, Meeting Room, 3460 Route 55, White Lake, NY 12786 and proper notice of the public hearing shall be duly given; and be it

FURTHER RESOLVED, that a copy of the introductory Local Law No.1 of 2026 be forwarded to the Town of Bethel Planning Board for its review and report in accordance with Town Code §345-65; and be it

FURTHER RESOLVED, that a copy of the introductory Local Law No. 1 of 2026 shall be forwarded to the Sullivan County Department of Planning and Environmental Management, along with a full statement of the proposed action, for review and recommendation in accordance with New York State General Municipal Law § 239-m; and be it

A complete copy of the Introductory Local Law is available for inspection at the Clerk's Office and on the Town Website <https://townofbethelny.gov/proposed-local-laws>

FURTHER RESOLVED, this Resolution shall become effective when adopted.

Motion by Council Member Wendy E. Brown
Seconded by Council Member Adam Gold

Duly enacted on the 28th day of January, 2026 upon a roll call vote with 3 ayes and 2 nays as follows:

	<u>AYE</u>	<u>NAY</u>
William Crumley		X
Bernard Cohen		X
Daniel Sturm	X	
Adam Gold	X	
Wendy E. Brown	X	

State of New York
County of Sullivan County
Office of the Clerk of the
Town of Bethel

This is to certify that I, Rita J. Sheehan, Town Clerk of the Town of Bethel in the said County of Sullivan, have compared the foregoing copy of resolution to introduce proposed local law #1-2026 adopted by the Town of Bethel Town Board on January 28, 2026 with the original now on file in this office, and that the same is a correct and true transcript of such original and the whole thereof.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Town this 29th day of January 2026.


Rita J. Sheehan
Town Clerk of the Town of Bethel
Sullivan County, New York



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