HEATHER BROWN
COMMISSIONER

HEATHER JACKSY
DIRECTOR OF PLANNING

Sullivan COUNTY CATSKILLS
Mountains of Opportunities

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DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701

October 23, 2026

Daniel Sturm, Town Supervisor
Town of Bethel Town Board
3454 State Route 55
White Lake, NY 12786

RE: **BET26-08: Proposed Local Law #3 of 2026**
GML-239 County Review

Dear Mr. Sturm:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

I. **Project Description:** A proposed local law to amend the zoning Chapter 345-24, Conservation Subdivisions, to include but not be limited to, purposes, authority, applicability, development standards, required plans and analysis, open space, lot layout, road standards, protection of open space, ownership, maintenance and definitions.

II. **Applicant:** Town of Bethel Town Board

III. **Geographic Qualification:** Municipal Boundary

IV. **Agency Referrals:** Callicoon, Cochecton, Delaware, Forestburgh, Highland, Liberty, Lumberland, Thompson and Tusten

V. **Recommendation:** Local Determination

VI. **Technical Comments:**

Bulleted below are considerations for Bethel as they finalize and implement amendments to the Conservation Subdivision local law:

- Created trail networks
  - The town should consider including language about maintenance and ownership on site and throughout a connected town wide system.
  - Include language that ensures that developers prioritize the connectivity of trails to open space, existing trails, as well as town and community resources to the extent feasible.
  - Take advantage of the soon to be finalized Sullivan County Bicycle and Pedestrian Master plan for strategies and designs to safely incorporate active transportation and recreation into developments.
- Density considerations
  - The town should consider how this law will correspond to the proposed package plant law.

Sincerely,

Heather Jacksy, AICP
Director of Planning

HJ/cc/gn

cc: Matthew McPhillips, Legislator, District 1
Luis Alvarez, Legislator, District 6

Attachment: Report of Final Local Action Form

Please be advised that the Board is required by Sections 239-l, m and n of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Environmental Management with regard to this application. To facilitate this process, a form to report such action is enclosed.

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT
GENERAL MUNICIPAL LAW REFERRAL
REPORT OF FINAL LOCAL ACTION

Section 239 of the General Municipal Law of the State of New York requires that, within thirty days of final municipal action on a zoning matter which has been reviewed by the Sullivan County Division of Planning, Community Development & Environmental Management, the municipal body having jurisdiction must file a report of the final action it has taken with the Division. This form can serve as that report.

NAME OF MUNICIPALITY: _____

NAME OF MUNICIPAL AGENCY: _____

NAME OF APPLICANT: _____

TYPE OF REFERRAL:

- o Amendment of Zoning Ordinance or Map
- o Rezoning
- o Special Use Permit
- o Use Variance
- o Site Plan
- o Area Variance
- o Subdivision

FINAL MUNICIPAL ACTION:

- o Approved
- o Denied
- o Approved subject to the following conditions:

_____
_____
_____
_____
_____
_____

If the municipal body having jurisdiction has acted contrary to the recommendation of the Sullivan County Division of Planning, Community Development & Environmental Management, please attach a resolution setting forth the reasons for such contrary action. Please note that Section 239 of the General Municipal Law also requires that such contrary action must be adopted by a vote of a majority plus one of all the members of the municipal body. Please email this form to the Sullivan County Division of Planning, Community Development & Environmental Management at planning@sullivanny.gov. Thank you for your cooperation.