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 13, 2026

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

RE: **BET26-07: Proposed Local Law #2 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 zoning to add a section regulating package wastewater treatment systems including new use and bulk requirements, definitions and the applicability, general regulations, review/submissions, review standards, conditions of approval, design and construction standards, regulations pertaining to the financial security, performance guarantees, fees, escrow and reserve funding for these systems, and enforcement and appeals provisions.

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:**

The intention to regulate package plants for the protection of groundwater, lakes, streams, wetlands, reservoirs, and drinking water supplies directly aligns with the County interest behind the pursuit of the ongoing Countywide Study of Groundwater Resources. When completed, the Study will provide additional information to the Town to further protection of the health, safety and welfare of residents.

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 & Real Property, 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.