

**TOWN OF BETHEL
COUNTY OF SULLIVAN, STATE OF NEW YORK**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF BETHEL TO INTRODUCE LOCAL LAW NO. 3 OF
2026 TO AMEND CHAPTER 345, "ZONING," OF THE TOWN CODE OF THE TOWN OF BETHEL**

WHEREAS, the Town Board of the Town of Bethel ("Town Board") has adopted Chapter 345 of the Town Code of the Town of Bethel ("Town Code"), entitled "Zoning," pursuant to the authority granted to the Town under Article 16 of the New York Town Law; and

WHEREAS, the Town Board desires to amend Chapter 345 of the Town Code to update and strengthen the Town's regulations governing conservation subdivisions and residential developments; and

WHEREAS, the proposed Local Law would repeal and replace § 345-24, entitled "Conservation Subdivisions and Residential Developments," and amend § 345-5, entitled "Definitions," to establish updated standards, procedures and definitions applicable to conservation subdivisions and residential developments; and

WHEREAS, the proposed amendments are intended to promote orderly residential development, protect and preserve open space, agricultural lands, water resources, wetlands, wildlife habitat, scenic resources and other natural and cultural resources, and preserve the rural character of the Town of Bethel; and

WHEREAS, the proposed amendments are intended to further the goals, objectives and recommendations of the Town of Bethel Comprehensive Plan; and

WHEREAS, the proposed Local Law would provide additional flexibility in the design and layout of residential development while requiring the preservation of substantial open space and protection of important natural, agricultural, scenic and environmental resources; and

WHEREAS, the Town Board has determined that the proposed Local Law should be formally introduced and referred for review in accordance with Chapter 345 of the Town Code and applicable provisions of New York State law; and

WHEREAS, pursuant to § 345-65 of the Town Code, the proposed amendment is required to be referred to the Town of Bethel Planning Board for its report and recommendation prior to the public hearing; and

WHEREAS, pursuant to § 345-65 of the Town Code and General Municipal Law § 239-m, the proposed amendment shall be submitted to the Sullivan County Department of Planning for review prior to enactment, to the extent required by law; and

WHEREAS, the proposed Local Law is an action subject to review under the New York State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617, and the Town Board intends to undertake the appropriate environmental review and, if appropriate, seek designation as lead agency; and

WHEREAS, the Town Board has reviewed the proposed Local Law and determined that a public hearing should be scheduled to receive comments from residents and all interested parties.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Bethel hereby introduces **Proposed Local Law No. 3 of 2026**, entitled:

“A Local Law Amending Chapter 345 of the Town of Bethel Code to Repeal and Replace § 345-24, Conservation Subdivisions and Residential Developments, and to Amend § 345-5, Definitions,”

a copy of which is annexed hereto and made a part hereof; and

BE IT FURTHER RESOLVED, that the proposed Local Law is hereby referred to the **Town of Bethel Planning Board** for review and recommendation pursuant to § 345-65 of the Town Code; and

BE IT FURTHER RESOLVED, that the proposed Local Law shall be submitted to the **Sullivan County Department of Planning** for review pursuant to General Municipal Law § 239-m, to the extent required by law, prior to enactment by the Town Board; and

BE IT FURTHER RESOLVED, that the Town Board shall undertake the appropriate environmental review pursuant to SEQRA and its implementing regulations and shall take such further action as may be required with respect thereto; and

BE IT FURTHER RESOLVED, that a public hearing on Proposed Local Law No. 3 of 2026 shall be held by the Town Board of the Town of Bethel on October 28, 2026 at 8:00 p.m. prevailing time at the Dr. Duggan School, 3460 State Route 55, White Lake, NY 12786 at which time all interested persons shall be given an opportunity to be heard; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized and directed to cause notice of said public hearing to be published in the official newspaper of the Town of Bethel **at least ten (10) days prior to the date of the public hearing**, and to provide such additional notices as may be required by § 345-66 of the Town Code and applicable law; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized and directed to make copies of the proposed Local Law available for public inspection at the Town Clerk's office and to post the required notice on the Town's official website and Town Clerk's bulletin board; and

BE IT FURTHER RESOLVED, that the Town Supervisor and Town Clerk are hereby authorized to take such further actions as may be necessary or appropriate to effectuate this Resolution and comply with all applicable procedural requirements; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

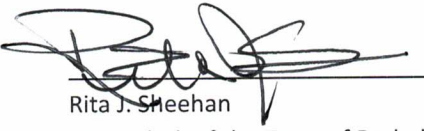
The foregoing Resolution was duly adopted by the Town Board of the Town of Bethel at a meeting thereof held on September 23, 2026 on a motion by Council Member Adam Gold and seconded by Council member Wendy Brown

	AYES	NAYS	ABSENT	ABSTAIN
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 LL #3-206 adopted by the Town of Bethel Town Board on September 23, 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 24th day of September 2026.


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

