



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

**RESOLUTION OF TOWN BOARD OF THE TOWN OF BETHEL
TO INTRODUCE A LOCAL LAW 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”) heretofore adopted a Zoning Code under the authority of New York Town Law § 261, which Zoning Code appears as Chapter 345 of the Town Code of the Town of Bethel (the “Town Code”); and

WHEREAS, the Town Board has considered the need to establish appropriate standards and procedures governing the development, approval, construction, ownership, operation, maintenance and oversight of package wastewater treatment plants and decentralized community wastewater treatment systems associated with development within the Town of Bethel; and

WHEREAS, the Town Board recognizes that package wastewater treatment plants and decentralized community wastewater systems may provide an alternative means of wastewater treatment for certain development projects, but that such systems require appropriate standards concerning design, construction, operation, maintenance, financial responsibility, reserve funding, emergency repairs and long-term municipal oversight; and

WHEREAS, the proposed Local Law is intended to supplement and work in conjunction with applicable requirements of the New York State Department of Environmental Conservation, New York State Department of Health, Sullivan County and all other applicable federal, state and local laws, rules and regulations; and

WHEREAS, the proposed Local Law would amend Chapter 345 of the Town Code by, among other things, revising applicable use and bulk requirements and definitions, establishing standards and procedures for package wastewater treatment plants, establishing requirements for professional review and escrow accounts, establishing conditions for approval, construction and inspection requirements, providing for the establishment of wastewater management districts where appropriate, and establishing requirements concerning operation, maintenance, financial security, reserve funding and emergency repairs; and

WHEREAS, this Resolution introduces proposed Local Law No. 2 of 2026, entitled “**A Local Law Amending Chapter 345 (Zoning) of the Town of Bethel — Package Wastewater Treatment Plant Law,**” a copy of which is attached hereto; and

WHEREAS, the action contemplated by this Resolution is subject to the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations, and the Town

3454 Route 55, P.O. Box 300, White Lake, NY 12786

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Board intends to undertake the environmental review required by SEQRA and to seek lead agency status where appropriate; and

WHEREAS, the proposed Local Law constitutes an amendment to the Town's zoning regulations and therefore shall be referred to the Town of Bethel Planning Board for review and recommendation in accordance with Town Code § 48-2.B and other applicable provisions of the Town Code; and

WHEREAS, the proposed Local Law shall also be submitted to the Sullivan County Department of Planning and Environmental Management, together with a full statement of the proposed action, for review and recommendation pursuant to New York State General Municipal Law § 239-m, to the extent such referral is required by law; and

WHEREAS, the Town Board finds that it is in the best interest of the Town and its residents to formally introduce the proposed Local Law and commence the required review and public hearing process;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Bethel hereby introduces proposed Local Law No. 2 of 2026, entitled "**A Local Law Amending Chapter 345 (Zoning) of the Town of Bethel — Package Wastewater Treatment Plant Law**"; and be it

FURTHER RESOLVED, that a public hearing on the proposed introductory Local Law shall be scheduled for **October 14, 7:45 p.m.**, which public hearing shall be conducted at the Dr. Duggan Meeting Room, 3460 State 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 shall be forwarded to the Town of Bethel Planning Board for its review and recommendation in accordance with Town Code § 48-2.B and any other applicable provision of the Town Code; and be it

FURTHER RESOLVED, that a copy of the introductory Local Law, together with a full statement of the proposed action and such other materials as may be required, shall be forwarded to the Sullivan County Department of Planning and Environmental Management for review and recommendation pursuant to New York State General Municipal Law § 239-m, if required; and be it

FURTHER RESOLVED, that the Town Board shall undertake the environmental review required pursuant to SEQRA, including preparation and consideration of the appropriate environmental assessment materials, and shall take such further SEQRA action as may be required; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to provide all required notices and referrals and to publish and post notice of the public hearing as required by law; and be it

FURTHER RESOLVED, that the Town Supervisor, Town Clerk and other appropriate Town officials are hereby authorized to take all necessary administrative actions to implement this Resolution; and be it

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FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

Moved by: Councilmember Adam Gold

Seconded by: Councilmember Wendy E. Brown

ROLL CALL VOTE:

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

Resolution duly adopted with 5 ayes and 0 nays on the 9th day of September, 2026.

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