

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**April 18, 2006**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on April 18, 2006, at the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY. Chairman Mathusa presided and called the meeting to order at 7:00 pm.

Present: Parker Mathusa, Planning Board Chairman  
Keith Silliman, Planning Board Counsel  
Daniel Odell, Planning Board Member  
Katherine McCarthy, Planning Board Member  
Christine Motta, Planning Board Member

Michael Morelli, Deputy Director of Economic Development & Planning  
Terry Ritz, Assistant Engineer

Joseph Bianchini, ABD Engineering

Agenda: Lands of Klein Subdivision

Chairman Mathusa called the meeting to order at 7:00pm and noted the presence of a quorum.

**Lands of Klein Subdivision**

Chairman Mathusa turned the Board's attention to the item on the agenda, a four-lot subdivision off Murray Avenue. This project has been classified as a major subdivision because of the construction of a new road.

Mr. Bianchini presented for the applicant. He stated that each lot would be over an acre. There was an older home on the acreage of the proposed subdivision. They had gone through the NYS Preservation Office to get clearance to tear down the house. They determined that because of renovations over the years, it no longer had any historical value. Less than five (5) acres would be disturbed during the construction and under the Phase II Storm Water Regulations that meant they would not have to fully comply with the water quality and quantity regulations. There were federal wetlands on the site that were delineated by a wetland consultant. They would disturb less than one-tenth (1/10) of an acre of those wetlands. A small storm water pond was proposed on the site and a drainage district would be formed for the subdivision.

Mr. Morelli stated that the subdivision would not be sent to a TDE but would be reviewed by the Town's Engineering Division. Each house would submit a grading plan with the building permit.

A motion to table was offered by Mr. Odell, seconded by Ms. McCarthy and approved by all members present.

A motion to adjourn was offered by Ms. McCarthy, seconded by Mr. Odell and approved by all Board members present.

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For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 439-4955.

The meeting adjourned at 7:15.