

**PLANNING BOARD
TOWN OF BETHLEHEM
August 4, 2009**

The Planning Board, Town of Bethlehem, Albany County, New York held a Regular Meeting on the above mentioned date, at the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY.

Present: Chris Motta, Acting Planning Board Chairwoman
Nicholas Behuniak, Planning Board Member
Daniel Coffey, Planning board Member
Kate Powers, Planning Board Member
John Smolinsky, Planning Board Member

Michael Morelli, Director DEDP
Jeff Lipnicky, Town Planner
Terry Ritz, Assistant Town Engineer

Barbara Anderson, 101 Cherry Ave. #18
Robert Beaudin, 101 Cherry Ave. #18
Charlie Crisafulli, 283 Murray Ave.
Bill Rathban, 101 Cherry Ave.
Eugenia Staeker, 300 Rt. 9W

Jarrett Carroll
Joann Dawson
Elsie Whiting
Paul Hite

Agenda: Maple Manor Apartments
Presentation of Rt. 9W Corridor Study

Acting Chairwoman Motta called the meeting to order and noted the presence of a quorum.

PUBLIC HEARING

A motion to indent the public hearing notice into the record was offered by Mr. Behuniak, seconded by Mr. Smolinsky and approved by all Board members present.

Notice is hereby given that the Planning Board of the Town of Bethlehem, Albany County, New York, will hold a public hearing on Tuesday, August 4, 2009 at 6:00 p.m., at the Town Offices, 445 Delaware Ave., Delmar, New York, on the application of Charles Crisafulli, Jr. for a Special Use Permit for the construction of a two (2) car garage at Maple Manor Apartments located at 101 Cherry Avenue, Delmar, NY, Albany County, N.Y., as shown on map entitled: MAP OF SITE PLAN, PROPOSED GARAGE ADDITION, "MAPLE MANOR" APARTMENTS, STREET No. 101 CHERRY AVENUE, FOR CARMELO CRISAFULLI, Jr., Town of Bethlehem, map prepared by Paul E. Hite, Licensed Land Surveyor, 230 Delaware Avenue, Delmar, NY 12054.

Mr. Hite presented for the applicant, Mr. Crisafulli, who was also present. He said the house that Mr. and Mrs. Crisafulli currently live in is quite large and they want to downsize to an apartment in the complex that is vacant. Mrs. Crisafulli is disabled and to have a garage she can park in and go directly into the apartment is the best way for her to handle her disability. The proposed two (2) garage will be twenty-six (26) feet deep and twenty-eight (28) feet wide. The construction will displace three (3) parking spaces but two (2) of those will go into the garage. The complex will still meet the parking requirements of the pre-existing non-conforming use. No wetlands will be disturbed on the site. They will be constructing a driveway to access the garage.

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

Robert Beaudin, 101 Cherry Ave. #18, said in the winter time the apartment complex loses six (6) to ten (10) parking spaces due to snow removal or lack thereof. He asked if the parking space designated for Apt. #16 would be opened up for the general population because they would have other parking spaces in the garage. He asked how long the construction of the garage would take and would it interfere with any of the parking spots. He asked if he could have someone in his spot towed.

Mr. Hite said as far as the parking spaces are concerned; though three (3) spaces will be taken, two (2) will be replaced in the garage, so the loss is only one (1). The complex will still meet the parking requirements. He wasn't sure if this venue was the place to ask about towing.

Mr. Crisafulli said it should probably take about two (2) or three (3) weeks to build the garage. The construction shouldn't bother the tenants because it will be way in the back next to the last apartment. He said he's owned the apartments for about fifteen (15) years and they are all occupied most of the time. He said there isn't a problem with parking or snow plowing unless there is a large amount of snow. There is a full time manager and a full time maintenance person for the site.

Steven Lacy, 111 Cherry Ave., asked where the garage would be located. Mr. Crisafulli said it was on the other side of the property from where Mr. Lacey adjoined. Mr. Lacey said he was concerned with runoff. His property had drainage problems. He didn't want to see the garage. He thought it was a safety and security issue to have a garage. What if someone broke into the garage. Mr. Crisafulli showed on the plans where the garage would be located. Mr. Hite said it would be a very small addition to the apartment complex. Mr. Lacy wanted a copy of the plans. He was directed to contact staff on how to obtain a copy.

Mr. Behuniak asked if each apartment would still have a designated spot for parking after the garage is constructed. Mr. Hite said there would still be enough parking; he wasn't sure if each apartment now had designated parking. Mr. Behuniak asked about the runoff. Mr. Hite said the garage area will runoff to an existing wetland area to the rear. Those wetlands are owned by the Albany County Conservancy.

Ms. Powers asked how many parking spaces would be lost, one (1) or three (3). Mr. Hite said one (1). She asked if the garage would look similar to the existing buildings. Mr. Hite said it would be brick. Ms. Powers asked if anything needed to be done about the runoff. Mr. Hite said the runoff from the driveway is only fifty (50) feet long and eighteen (18) feet wide. It was insignificant but will grade in the same direction as the rest of the project.

A motion to close the public hearing was offered by Ms. Powers, seconded by Mr. Smolinsky and approved by all Board members present.

REGULAR AGENDA

Maple Manor Apartments

Acting Chairwoman Motta said the Board would now consider the draft approval documents for the proposed project.

The Board reviewed the draft Special Use Permit SUP-11 prepared by staff.

A motion to approve Special Use Permit SUP-11 as drafted was offered by Mr. Smolinsky, seconded by Ms. Powers and approved by all Board members present.

The Board reviewed the draft Site Plan Approval SPA 156 prepared by staff.

A motion to approve Site Plan Approval SPA 156 as drafted was offered by Mr. Coffey, seconded by Mr. Smolinsky and approved by all Board members present.

Rt. 9W Corridor Study

Mr. Lipnicky gave a presentation on the Rt. 9W Corridor Study findings and recommendations.

Minutes

The Board reviewed the draft minutes of July 7, 2009 prepared by staff.

A motion to approve the minutes as amended was offered by Ms. Powers, seconded by Mr. Smolinsky and approved by Mr. Behuniak. Mr. Coffey and Acting Chairwoman Motta abstained.

The Board reviewed the draft minutes of July 21, 2009 prepared by staff.

A motion to approve the minutes as amended was offered by Mr. Behuniak, seconded by Mr. Smolinsky and approved by all Board members present.

A motion to adjourn was offered by Mr. Behuniak, seconded by Mr. Smolinsky and approved by all Board members present.

The meeting adjourned at 7:15.