

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**July 17, 2007**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Public Hearing**, on July 17, 2007, 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  
Kathy McCarthy, Planning Board Member  
Chris Motta, Planning Board Member  
Howard Engel, Planning Board Member  
John Smolinsky, Planning Board Member  
Kate Powers, Planning Board Member

Mike Morelli, Assistant Director of Economic Development and Planning  
Jeff Lipnicky, Town Planner  
Robert Leslie, Senior Planner

Tony Califano  
Dave & Anne Becker  
SY Kim  
Joanne and Frank Karmazyn  
Phillip Scott  
Melody Burns  
Art Scheuermann

Agenda: **Public Hearings:**  
Millwood Estates

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

**Millwood Estates**

A motion to indent the public hearing notice was offered by Mr. Smolinsky, seconded by Ms. McCarthy 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, July 17, 2007 at 7:00 p.m., at the Town Offices, 445 Delaware Ave., Delmar, New York, on the application of RDA Associates for a major subdivision, Millwood Estates, located on Russell Road adjacent to the North Bethlehem Town Park as shown on Map "Millwood Estates, Preliminary Plat, Town of Bethlehem, Albany County, NY, dated December 2003, prepared by SY Kim Land Surveyor, P.C., 592 New Loudon Road, Latham, NY 12110.

S. Y. Kim, LLS, presented for the applicant. He said that the last time they were before the Board, they had offered a portion of the project for the expansion of the North Bethlehem Town Park. The Town did not want the land so they had incorporated that land into one of the existing home lots on the cul-de-sac. There will be deed restrictions on the wetlands of that property.

Chairman Mathusa asked the status of putting in the sewer lines while Russell Road was being reconstructed. Mr. Kim said that one sewer line would be put in across Russell Road to one manhole on the side of Russell where the subdivision was located. The work would be done prior to the completion of Russell Road. Russell Road was expected to be completed by the spring of 2008.

Mr. Califano said sound studies by Creighton Manning had been completed and submitted. All of the lots had come in a few decibels below the national standard of 67. He said they would be able to show future homebuyers that study.

Mr. Lipnicky asked the applicant to give an overview of the numbers of lots within the subdivision. Mr. Kim said that they had started with twenty-eight (28) lots but the current number was twenty-four (24) lots.

There were no comments from the audience.

A motion to close the Public Hearing was offered by Ms. McCarthy, seconded by Ms. Motta and approved by all Board members present.

The public hearing closed at 7:10pm.

McDonald's had been scheduled to be on the agenda but had requested to be rescheduled to a later date. They had submitted a drawing of the proposed elevation for review by the Board. Mr. Silliman had been asked by one of the Board members if the Board had the power to hire an architectural consultant. He said that they did. This was the third time that the applicant had submitted the same elevations. Mr. Morelli said the most recent elevations they had submitted had been superimposed on the site so the Board could see how it would look on that site. Mr. Smolinsky asked the staff to inform the Board on the procedure of hiring an architectural consultant if they chose to do so. Mr. Silliman suggested that staff direct the applicant to view buildings in Town that fit into the framework of the Comprehensive Plan.

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

The meeting adjourned at 7:25 PM.