

**PLANNING BOARD
TOWN OF BETHLEHEM**

March 6, 2007

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on March 6, 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
Katherine McCarthy, Planning Board Member
Daniel Odell, Planning Board Member
Chris Motta, Planning Board Member
Tom Cotrofeld, Planning Board Member
Howard Engel, Planning Board Member
John Smolinsky, Planning Board Member

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

Howard Johannessen – Boutelle & Sons
Michael & Lisa Chenette
Andrew & Maryann Fischler
Joe Bianchine, ABD Engineers

Agenda: Jericho Drive In
Andrew and Maryann Fischler
Westchester Wood Ext.2

Chairman Mathusa called the meeting to order and noted the presence of a quorum.

Jericho Drive-In

The first item on the agenda was the construction of a five hundred seventy-six (576) square foot ice cream stand on corner of Jericho Road and Rt. 9W.

Mr. Johannessen presented for the applicant. They had changed the plans to address comments from the Board and staff. The Red Maples have been replaced with a River Birch. They had added a pair of signs for directional and speed purposes. They applicant submitted an update of the sign posts and the directional signs. Though a building sign would be permitted, the applicant has chosen not to proceed with one at this time. In the future, if they decided they wanted a sign, they would come back to the Planning Board. The directional signs are exempt from the sign regulations.

Mr. Smolinsky stated that although he liked the crossing sign, he still felt that there should be a delineated pedestrian crossing area. He suggested open paving blocks to create a pathway. Chairman

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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.

Mathusa asked if there was a legal requirement to add the path. Mr. Silliman said there was not. Chairman Mathusa didn't think that children would pay attention to a crossing. He suggested a pedestrian crossing sign. Mr. Morelli suggested a yield for pedestrian sign that is used in crosswalks in Town. Ms. McCarthy didn't want to sacrifice green space for a sign and wider crossing area

The Board reviewed the draft SEQR Resolution, Classification of Action and Negative Declaration prepared by staff.

A motion to approve the SEQR Resolution as drafted was offered by Mr. Cotrofeld, seconded by Ms. Motta and approved by all Board members present.

A motion to table the project was offered by Mr. Smolinsky, seconded by Ms. McCarthy and approved by all Board members present.

Andrew and MaryAnn Fischler - 50/51 Elwood Rd

The next item on the agenda was the request for a Special Use Permit by Mr. and Mrs. Fischler to have an accessory apartment attached their single family home. A public hearing had been held.

Mr. Fischler presented for himself. The Chairman asked him about the proposed driveway lights. Mr. Fischler said the original plan placed the lights at the end of the driveway. They have since moved the light posts in more onto their property about forty (40) feet. The base of the lights would be two by six (2x6) foot square base and the height of the base to be six (6) foot. At a future date they wanted a fence and it could then be attached to the base of the lights. They were considering putting the lights on a dimmer.

Drainage problems had been brought up at the Public Hearing. The staff reviews the grading plan at this time and then another review will be done when the building permit application is submitted. Mr. Ritz said that the submitted grading plan actually reduces the existing drainage onto the neighbor's property at 14 Brockley Drive.

The Board reviewed the draft Special Use Permit S.U.P.- 04 prepared by staff.

A motion to approve the Special Use Permit – S.U.P.-04 as amended, was offered by Mr. Odell, seconded by Ms. McCarthy and approved by all Board members present.

The Board reviewed the draft Site Plan Approval S.P.A. 129 as prepared by staff.

A motion to approve the Site Plan Approval S.P.A. 129 as amended was offered by Mr. Engel, seconded by Mr. Smolinsky.

Westchester Woods Ext. 2

The next item on the agenda was an application submitted by Mr. Klersy for a lot line revision between 56 & 60 Axbridge Road.

Mr. Bianchine presented for the project. He said that Mr. Klersy had built his home at 60 Axbridge Lane and he also owns the front parcel, known as 56 Axbridge Lane He wanted add thirty (30) feet off the rear of #56 Axbridge lane and combine that piece, totaling 4,500 square feet, with lot # 60, giving his lot the additional footage. The remaining vacant lot remained larger than the minimum lot size requirement for the Core Residential zoning district.

The Board reviewed the draft Lot Line Revision S-116-F-M prepared by staff.

A motion to approve the Lot Line Revision S-116-F-M as amended was offered by Mr. Engel, seconded by Mr. Smolinsky and approved by all Board members present.

The Board reviewed the draft minutes of February 20, 2007.

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

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

The meeting adjourned at 8:00PM.