

**PLANNING BOARD
TOWN OF BETHLEHEM**

November 1, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on October 18, 2005, at the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY. Chairman Mathusa presided and called the meeting to order at 7:30 pm.

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

Jeffrey Lipnicky, Town Planner
Michael Morelli, Deputy Director of Economic Development & Planning
George Leveille, Director of Economic Development and Planning

Richard Hoffman, Hoffman & Riley Architects, Glenmont Plaza
Michael Mundy, Benderson Development, Glenmont Plaza

Agenda: Glenmont Plaza
Presentation on the Comprehensive Plan

Glenmont Plaza

Chairman Mathusa called the meeting to order and noted the presence of quorum. He stated that this was an initial presentation to the Board for a new façade and sign for the site. Mr. Hoffman presented for the applicant. Mr. Hoffman said they were before the Board for approval of the renovated façade and location of the sign. He said that one tenant was identified; Marshall's, and they were in negotiations with perspective tenants for the remaining spaces. They were proposing a split face block on the face of the structure in colors that would be similar to the structure that would remain. Mr. Hoffman stated that they were also proposing two (2) signs, one for Feura Bush and one for Rt. 9W. The materials for the pylon sign would be similar to the façade, matching it in design and character. He stated that the mass of the building and the impact on the site would remain the same.

Mr. Mundy felt that Marshalls was a strong platform to lease from. They wanted to attract soft-goods stores to the plaza. There were spaces for four (4) stores in total.

Mr. Silliman wanted to know if either of the pylon signs presently existed. Mr. Hoffman said

they were not. Mr. Silliman said that under the new Zoning Law, only one (1) freestanding sign was permitted. Chairman Mathusa asked the Board if they had any comments on the design of the façade. Ms. McCarthy wanted to know if they could say who the other potential tenants would be. Mr. Mundy said that they were not at liberty to say, but they would be fashion, shoe and/or home goods stores. They could include an electronics store. They were hoping to change the momentum of the plaza. Chairman Mathusa asked if their market study showed that the area would support high-end stores. Mr. Mundy thought that was a possibility. Ms. Motta wanted to know if the Marshalls would be one of their “mega” stores. Mr. Mundy said they would carry a variety of products, including some home goods.

Mr. Engel wanted to know if the walkway along the front of the stores would be covered. Mr. Hoffman said that was not part of the plan. Mr. Engel wanted to know if that was possible. Ms. Motta said that she would like to see more brick incorporated into the design. Mr. Hoffman said that they were proposing split face block that was similar to the other part of the plaza. Mr. Cotrofeld like the idea of upgrading the center but agreed with Ms. Motta that he would like to see a more attractive design than split face block. He also liked that idea of a covered walkway.

Mr. Lipnicky wanted to know if they were planning on including the façade of the building facing Rt. 9W into the change. Mr. Hoffman said they were not planning any changes for that area. Mr. Lipnicky said the fenestrations on the building elevations did not match up with store entrances on the site plan. Mr. Hoffman said that the location of the entrances were subject to change, that would be determined by the tenants. Mr. Lipnicky asked how far out the bump out for Marshall’s would extend. He was concerned that there be enough room for people to get by without having to go into the road area. Mr. Hoffman said there would be about an eight (8) foot area for individuals to get around.

Chairman Mathusa turned the Board’s attention to the proposed signs. He understood that the applicant wanted a sign at each of the entrances but the new Zoning Law only allowed one. Mr. Lipnicky stated that McDonald’s already had a freestanding sign on the premises. They were a part of the shopping center site. Mr. Silliman confirmed that the applicant would have to go to the Zoning Board for a variance for any additional signs.

Mr. Morelli said that if McDonalds was located on its own separate parcel their sign would not affect the plaza signage. The Zoning Law was clear that a shopping center was allowed one sign. Mr. Mundy wanted to know if they could continue with the façade approval. Chairman Mathusa said they could move ahead with the façade. The applicant would need to apply to the Zoning Board for a sign variance.

Mr. Lipnicky said that he would send out a comment letter to the applicant the next day outlining additional items that needed to be done to the drawings. He also mentioned to the Board of the new procedure they needed to follow when approving a site plan and listed the sections of the Law relating to this matter.

Mr. Mundy was worried about getting through the process in a timely matter so as not to lose their tenants. Mr. Lipnicky stated that the items that were needed on the drawings were minor.

Mr. Engel asked if the traffic pattern would remain the same. Mr. Mundy said that Marshalls had not asked for changes but they might come back in the future. Mr. Lipnicky stated that site distance was a major consideration for the location of the entrance on Rt. 9W.

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

A motion to approve the minutes of October 18, 2005 as amended was offered by Mr. Odell, seconded by Mr. Cotrofeld and approved by all members present.

Presentation to the Planning Board

Mr. Morelli started the presentation by going over the various zoning districts on the Town Zoning map. Mr. Leveille stated that as the Board worked with the new Zoning Law they would be able to identify changes that could be taken into consideration during the amendment time. He started with an overview of the Comprehensive Plan. He highlighted the guiding principles of the Comprehensive Plan. He stated that the Community Goals within the Executive Summary were the planned priorities and Tier I recommendations. They were the areas that needed to be addressed immediately. Due to technical difficulties the presentation was cut short. Mr. Leveille would come back to continue the presentation at a later time.

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

The meeting adjourned at 8:30 PM.