

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**September 4, 2007**

The Planning Board, Town of Bethlehem, Albany County, New York held a Regular Meeting, on September 4, 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  
Dan Odell, Planning Board Member  
Howard Engel, Planning Board Member  
Kathy McCarthy, Planning Board Member  
Chris Motta, Planning Board Member  
John Smolinsky, Planning Board Member  
Kate Powers, Planning Board Member

Mike Morelli, Assistant Director of Economic Development and Planning  
Robert Leslie, Senior Planner  
Terry Ritz, Assistant Town Engineer

Russ Rizzo	Frank Hassari
Jonathan Woche	Tony D'Adamo
Percy Cotton	Curt Kolakowski

Agenda: Bethlehem Real Estate LLC  
KeyBank  
Glenmont Mobil

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

**Bethlehem Real Estate LLC**

This project was last before the Board on June 5<sup>th</sup> for initial presentation. The applicant has been working with the Planning and Engineering staff developing the project.

Mr. Cotton, P.E. with Charles Sells, presented for the applicant. The project consists of about thirty (30) acres along Wemple Road. The proposal is to subdivide the property into three (3) lots of approximately five (5) acres, thirteen (13) acres and twenty-two (22) acres all three (3) lots propose to utilize a shared driveway. The driveway would have reciprocal easements between the lots. Mr. Cotton said that the lots would all have septic systems; two of them with a raised bed systems and one with a conventional in ground system. An existing culvert, under where the driveway would be located, would be replaced with one with a smaller radius.

Chairman Mathusa asked if each of the lots' deeds contained language pertaining to the easements for the shared driveway. Mr. Kolakowski said that proposed language for the driveway easements had been sent to the Town attorney for his review. Mr. Potter had suggested minor changes that have been incorporated.

Mr. Cotton said that the water would be supplied by individual wells. They have checked with the Albany County Health Department and the wells would comply with quantity and quality requirements.

Mr. Kolakowski said that the installation and maintenance of the utilities were addressed within the specific easements to National Grid.

Mr. Engel said that he was not in favor of shared driveways. He has known people that have had problems selling property that have a shared driveway. Mr. Morelli said that each of the lots has the required frontage along Wemple Road for individual driveways, if the owners decide that they want their own driveway. The reasons that the applicant decided to utilize the section of the code allowing the shared driveway was because of line of site issues and potential impacts on wetlands.

The Board reviewed the draft SEQR Resolution prepared by staff.

A motion to approve the SEQR Resolution, Negative Declaration as amended was offered by Ms. Motta, seconded by Ms. McCarthy, and approved by all Board members present.

A motion to set the public hearing for Bethlehem Real Estate LLC on September 18, 2007 at 7:15 was offered by Mr. Smolinsky, seconded by Ms. Powers and approved by all Board members present.

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

### **KeyBank**

Chairman Mathusa turned the Board's attention to the next item on the agenda. The Key Bank renovation located at 370 Delaware Avenue was last before the Board on August 21, 2007.

Mr. Wocher presented for the applicant. He said that they have submitted an updated site plan for the Board's review. The Board had requested an updated landscaping plan. The scope of the project is to construct two additions on the north and south side of the existing structure, for a total of two hundred eight (208) square feet. An additional drive thru lane would be added on the east side with an extended canopy. The landscaping plan would add six (6) trees and a combination of additional shrubs. Some ground cover would be added to the planter islands under the trees at the intersection of Kenwood and Delaware Avenue.

Chairman Mathusa asked if a sign could be placed at the end of the drive thru lanes to make people aware of the of thru traffic. Mr. Wocher said a stop sign could be placed there. He said it was very difficult to control the cut thru traffic. Chairman Mathusa asked if KeyBank could place a trash can near the locked dumpster instead of people putting the trash on top of the dumpster. It was agreed that they would supply a trashcan there and near the corner of Delaware and Kenwood.

Mr. Wocher said that the new bench design was submitted and the catalog cut also had a trashcan that would match. A full size set of elevations was submitted. They proposed to build over the existing roof with a pitched asphalt shingle roof. The canopy at the drive thru windows would be extended and all signs would be externally illuminated. Mr. Wocher had submitted the cut sheets for the lighting. Staff had requested that they enhance the existing lighting particularly near the intersection. The proposal is to update nine (9) fixtures with bounce lighting with a black fixture for consistency with the lighting along Delaware.

The Board reviewed the draft SEQR Resolution prepared by staff.

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

The project would now be referred to the Albany County Planning Board for their recommendations.

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

### **Glenmont Mobil**

Chairman Mathusa turned the Board's attention to the next item on the agenda. The Glenmont Mobil renovation, located at the corner of Feura Bush Rd. and Rt. 9W, was last before the Board on July 10<sup>th</sup>.

Mr. D'Adamo presented for the applicant. He said the scope of the project included: closing two (2) of the entrances that were closest to the intersection of Feura Bush and Rt. 9W, adding sidewalks along both road frontages and repositioning the pumps for better access. Since the last meeting they have addressed the sidewalk easement to the Town and have noted the sanitary easement on the plans. They have added a number of catch basins and will be connecting to the NYSDOT storm water system. They have moved the parking back some to give more room at the entrances, they have striped the area to identify the handicapped access and added warnings on the sidewalk.

Mr. D'Adamo said that the pole sign would be removed and the proposed double-sided monument sign was pulled back from the intersection. Brick had been added to the bottom of the building under the front window instead of full glass. The canopy over the pumps would have recessed lighting for no glare.

Mr. Smolinsky asked for more detail on the planting plan. Mr. D'Adamo said that would be supplied with the construction details. Mr. Smolinsky asked if the lighting would be updated. Mr. D'Adamo said that some of the existing lighting was in need of repair and it would match the other lighting. Mr. Smolinsky asked for more detail pertaining to the windows. Mr. D'Adamo said they were proposing a single mullion without sill. The window would match the existing. They were not opposed to putting in a soldier course of brick for a sill.

Mr. Hassari said that when they had purchased the station from Mobil they were scheduled to remove the tanks last year due to environmental issues. Mobil has recently removed the tanks. He said the site is closed and he is anxious to move ahead with the approval and getting the business opened again.

Mr. Leslie said that the applicant was also adding two (2) ornamental lighting fixtures.

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

The project would now be referred to the Albany County Planning Board for their recommendation.

A motion to table the project was offered by Mr. Engel, seconded by Mr. Odell and approved by all Board members present.

The Board reviewed the draft minutes of August 21, 2007.

A motion to approve the minutes of August 21, 2007 as amended was offered by Ms. Motta, seconded by Mr. Smolinsky and approved by all Board members present except Ms. McCarthy who abstained.

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

The meeting adjourned at 8:00 PM.