

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**September 5, 2006**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on September 5, 2006, 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  
Daniel Odell, Planning Board Member  
Katherine McCarthy, Planning Board Member  
Christine Motta, Planning Board Member  
Tom Cotrofeld, Planning Board Member  
Howard Engel, Planning Board Member  
Brian Collier, Planning Board Member

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

Joseph Bianchine, ABD Engineers  
Steven Bolduc  
Ed Kleinke

Agenda: Klein Subdivision  
7 Elm Avenue – Site Plan  
Hudson Glen Subdivision  
Galaxy Communications

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

**Klein Subdivision**

The first item on the agenda was the four (4) lot Klein Subdivision off Haawk Court that was last on the agenda on July 11, 2006. There was a public hearing at that time. The subdivision will be located off Murray Avenue on a new cul-de-sac named Haawk Ct. Each of the lots will be over an acre which is greater than what is required. Chairman Mathusa stated that there was due diligence done pertaining to the question of a possible family cemetery that could be on the site. The applicant stated that they would take care in the development of the property.

The Board reviewed the draft Parkland Resolution that was prepared by staff. There were no further comments or changes.

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

The Board reviewed the draft Conditional Final Plat Approval document that had been prepared by staff. There were no further comments of changes.

---

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

A motion to approve the Conditional Final Plat Approval as drafted was offered by Mr. Collier, seconded by Mr. Engel and approved by all Board members present.

## **7 Elm Avenue Site Plan**

Chairman Mathusa introduced the next item on the agenda, a mixed-use project on Elm Avenue by Keystone Builders next to the Stewarts. Mr. Bolduc presented for the project. The lot is located in a Hamlet Zone that allows a mix use on the same site. They had met with the Development Planning Committee to see what their options would be for the site. Since that time they had worked with staff and ABD Engineers to develop the site. He stated that after speaking with Albany County Highway Department they had located the driveway as far from the intersection as they could for safety purposes. The adjoining property owners were not interested in working on any shared parking or driveways. They were proposing a forty-seven hundred (4,700) square foot commercial structure to the front of the lot with two (2) separate four (4) unit apartments to the rear that would be about one thousand (1,000) square feet each. They had planned on moving their offices from Kenwood Avenue to this site. They would pursue professional offices for the remainder of the space. The outside of the structure would be a mix of vinyl siding and cultured stone both in the front and rear. They propose some signage on the building and a sign near the driveway directing people to the apartments in the back. He showed the Board an elevation of the proposed structures. The apartment buildings would be two (2) stories and each of the apartments would be all on one floor. They assumed that the professional use would be more in the day and the apartments at night though they were supplying adequate parking spaces for both uses.

The Board members voiced opinions that they liked the proposal and thought it fit in the spirit of the Hamlet District. Mr. Collier asked if they had considered any landscaping within the parking lot area to break up the look of the parking lot. Mr. Bolduc said that they might lose parking but they would look to see if islands were possible. He suggested putting some greenery in the front of the apartment buildings. Mr. Collier wanted to make sure that there was sufficient room for cars coming out of the driveway to see both ways on the road before pulling into traffic. Mr. Bolduc said he would look to see if they could move the building back a few feet, though staff and other members of the Board felt that the current configuration would give adequate visibility. Mr. Odell stated that the Hamlet District had been placed in this area to encourage this type of mixed use and to have more of the “Four Corners” feel in a few other places in Town. That would have a traffic calming effect.

The back of the apartments would face the High School athletic fields and have porches or decks. The storm water detention area was also in this rear area but it was a no standing water design.

Snow removal would be challenging but it would be taken off site if it were needed. Mr. Silliman wanted to make sure that the buffer would be compatible with what had been required of the insurance adjacent agency. Mr. Engel was interested in the placement of a sidewalk. He stated that the Hamlet District was designed to encourage pedestrian traffic. Though a sidewalk was present on the opposite side of Elm Avenue, Mr. Bolduc agreed to put a sidewalk across the front of this site.

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

## **Hudson Glen Subdivision**

Chairman Mathusa turned the Board’s attention to the next item on the agenda, a three (3) lot subdivision named Hudson Glen Subdivision.

Mr. Kleinke presented for the applicant. The area was a total of thirty-five acres in this project. Years ago there had been a plan to flood the ravines of the project, turning them into the “Lakes of Delmar” with townhouses surrounding the lakes. They had been speaking with staff and the Development Planning Committee to determine the best way to develop the site. The present zoning was predominantly within Core Residential and the part to the north in Residential A. They’re both within the water and sewer district. They were proposing three (3) single-family lots, each with certain access issues. One of the lots had a difficult arrangement of driveway placement. Lot number two (2) has a small area in which a home can be located. The third lot is at the end of Albright Place. The Town had suggested a T turnaround for the highway trucks to turn around and the driveway would come off that turnaround. They had discussed what they could do with the remaining lands and they had looked into moving the remaining lands into some sort of open space. They were adjacent to the proposed Hudson Rail Trail and thought it would be a fit. They would pursue that at a later date. The lot sizes were much larger than the requirement of the zoning district, but the lands had many constrained lands. They had walked the site with their wetlands consultant and hadn’t found evidence of federal wetlands within the home site development areas. They had not done a formal delineation of wetlands on all the acreage.

Mr. Silliman wanted to know if they had given any thought to the size of the houses because of the size of the surrounding homes. Mr. Kleinke stated that nothing had been finalized as to size. Regarding the question of multiple accesses to that area of Town, Mr. Kleinke said that Merrifield was to be connected to North St. and that would help the multiple access issue.

Mr. Collier asked if the area at the end of Albright would be improved by the Town or the applicant. Ms. Saatman stated that it would be looked into as to who would take care of those improvements. She said that the subdivision is located within an archeological sensitive area. But in the past, small projects were not required to do studies. The project would require Albany County Planning Board approval.

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

### **Galaxy Communications**

The next item on the agenda was a request from Galaxy Communications for a time extension to an approval that they had received from the Zoning Board of Appeals when they were charged with the task of Special Exceptions. Special Use permits were now an approval that was granted by the Planning Board and after both the Planning Board and Zoning Board Counsels reviewed the information, they made a determination that the time extension should come to the Planning Board. Mr. Silliman stated that it had taken the applicant longer than they had anticipated to gain approvals from the Federal government.

Chairman Mathusa, after reviewing the material, did not see any reason why the extension shouldn’t be granted. There was no further discussion.

A motion to grant the time extension to September 5, 2007 was offered by Mr. Collier, seconded by Mr. Odell and approved by all Board members present.

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

The meeting adjourned at 8:22.