

**TOWN OF BETHLEHEM  
BOARD OF APPEALS**

**September 16, 2009**

A regular meeting of the Board of Appeals, of the Town of Bethlehem, Albany County, New York was held on the above date at the Town Offices, 445 Delaware Avenue, Delmar, New York. Chairman Hodom presided.

PRESENT: Michael Hodom, Board of Appeals Chairman  
Michael Moore, Zoning Board Counsel  
David DeCancio, Board of Appeals Member  
Lennie Micelli, Board of Appeals Member  
Ken Umina, Board of Appeals Member  
Matt Watson, Board of Appeals Member

Mark Platel, Assistant Building Inspector  
Justin Harbinger, Assistant Building Inspector

AGENDA: Econolodge  
Koch  
Pines@Normanside  
TD Bank

Chairman Hodom called the meeting to order at 7:00pm.

## **PUBLIC HEARINGS**

### **APPLICATIONS**

#### **Econolodge**

The Board had received an application for Econolodge, 15 Frontage Rd., Glenmont, for an area variance under Article VI, Section 128-56, F & G; parking into front and side yard setbacks.

A motion to schedule the public hearing on October 7, 2009 at 7:00pm was offered by Mr. Micelli, seconded by Mr. DeCancio and approved by all Board members present.

#### **Koch**

The Board had received an application for Paul & Dianna Koch, 6 Crannell Ave., Delmar, for an area variance under Article XIII, Section 128-100, % of lot coverage & side yard setback

A motion to schedule the public hearing on October 7, 2009 at 7:15pm was offered by Mr. Micelli, seconded by Mr. Watson and approved by all Board members present.

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For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 518-439-4955.

## **RESOLUTIONS**

### **Pines@Normanside**

The Board had received an application for a use variance to access a mixed use site in a commercial hamlet zone over a portion of the property in a core residential zone.

The Board reviewed the draft SEQR Determination of Significance and SEQR Resolution Negative Declaration prepared by Zoning Board Counsel.

A motion to approve the SEQR Determination of Significance and SEQR Resolution Negative Declaration as amended was offered by Mr. Watson, seconded by Mr. DeCancio and approved by all Board members present.

The Board reviewed draft Resolution UV-0901 prepared by Zoning Board Counsel.

A motion to approve Resolution UV-0901 as amended was offered by Mr. Watson, seconded by Mr. DeCancio and approved by all Board members present.

### **TD Bank**

The Board had received an application for an area variance under Article VI, Section 128-59 D (6). The applicant wishes to have two (2) internally lit signs, a flag sign and a wall sign.

The Board reviewed draft Resolution AV-0906 prepared by Zoning Board Counsel.

A motion to approve Resolution AV-0906 as amended was offered by Mr. Micelli, seconded by Mr. Watson and approved by all Board members present.

## **MINUTES**

The Board reviewed the draft minutes of September 2, 2009 prepared by staff.

A motion to approve the minutes as amended was offered by Mr. Umina, seconded by Mr. Watson and approved by all Board members present.

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

The meeting adjourned at 7:15.

Respectfully Submitted,

Nanci Moquin

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