

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**February 19, 2008**

The Planning Board, Town of Bethlehem, Albany County, New York held a Regular Meeting, on February 19, 2008, 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  
Howard Engel, Planning Board Member  
Christine Motta, Planning Board Member  
Kathy McCarthy, Planning Board Member  
John Smolinsky, Planning Board Member  
Kate Powers, Planning Board Member

Mike Morelli, Assistant Director of Economic Development and Planning  
Jeffrey Lipnicky, Town Planner  
Terry Ritz, Assistant Town Engineer

Zareh Altounian  
Jarrett Carroll  
Luigi Palleschi

Agenda: 333-335 Delaware Avenue  
Hamden Woods

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

**333-335 Delaware Avenue**

Chairman Mathusa stated the project was last before the Board on January 15, 2008.

Mr. Altounian presented for the applicant. He said to recap, the applicant wants to expand the parking lot facilities for 333 Delaware Avenue and do a lot line revision for the rear of 335 Delaware Avenue. The additional square footage will be given to 333 Delaware Avenue. He said that the parking in the front of 335 Delaware Avenue has been eliminated. The parking will now be in the rear. The landscaping for the parking has been enhanced since they were last before the Board. The entrance has been enhanced with piers, lights and additional junipers. There is a twelve (12) foot wide green space proposed for the entrance area. The sidewalk in the front of the properties will be redone with brick pavers. A portion of the property has a white vinyl fence along the property line. The lanterns will be the same as the ones along Delaware.

Mr. Altounian said they had applied for a NYSDOT highway work permit for the improvements they will be doing along Delaware Avenue.

Mr. Morelli pointed out that there will be landscaping along the shared property line with Gochees Garage.

The Board reviewed the draft Site Plan Approval SPA 143 prepared by staff.

A motion to approve SPA 143 as drafted was offered by Mr. Smolinsky, seconded by Mr. Engel and approved by all Board members present.

## **Hamden Woods**

The project is located on Elm Avenue and the last time it was before the Board was on October 2, 2007.

Mr. Luigi Palessi, ABD Engineers presented for the applicant. The proposal is for eight-four (84) condominiums unit. The project had not changed since last seen by the Planning Board. The buildings location, roadway, stormwater, sanitary sewer remain the same. After meeting with the TDE and Town staff, a few other items need to be addressed before moving forward. Proposals have been sent out for a traffic study and a geotechnical study and they are waiting for responses. The traffic study will be done at the intersection of Elm Avenue and Feura Bush Road. He said that they are proposing to connect existing Hampton Street and the proposed South Hampton Street. He said the stormwater management pond system still needed to worked out.

Chairman Mathusa said the TDE, Joe Romano of Clough Harbor, had put together a memo for the Board with six (6) points to be addressed. Mr. Romano said the Traffic Impact study provides anticipated trips generation and the effect of the additional trips on the adjacent roadways. Clough wanted a justification for the connection of South Hampton Street and Hampton Street and an evaluation of the site distance. He said the major concern in the geotechnical report was that a significant cut in grade would be needed for the connection to Elm Avenue and the Town's water tank is on the adjacent property. He said a detailed stormwater pollution prevention plan was not needed but they did need to show calculations that would support that the area set aside for stormwater treatment was adequate. The applicant also needed to submit an engineer's report for the sanitary sewer system and water distribution system. They wanted a wetland delineation and an archeological study to assist in the determination of the potential environmental impacts. Mr. Romano stated that the impacts of the buffer along the adjoining property should be evaluated for their effectiveness and mitigation if the existing vegetation was not sufficient.

Chairman Mathusa asked Mr. Palessi if he wanted to respond. Mr. Palessi said the project dated back a few years and he thought that the points made by the TDE should have been given to the applicant sooner. Mr. Lipnicky said that the applicant should look at the intersection of Feura Bush and Elm Avenue, it could be a potential issue.

Mr. Lipnicky outlined procedurally where the project stood. It is a PDD that has been before the Town Board and referred to the Planning Board for review and recommendation on a SEQR Determination of Significance. He said that staff had requested additional information that was necessary to make that determination. He said under the Zoning Law, the Planning Board had a time limit in which to make the determination of significance. He said a previous extension of time had been requested and it had been granted. That extension had expired and the Planning Board and the applicant needed to come to a mutual consent on another extension of time or the Board could send the project to the Town Board with a list of the information that was still needed to make the determination. Either one would stay the decision on SEQR. He suggested the mutual consent.

Chairman Mathusa asked Mr. Palessi if he had the authorization to agree to an extension of the SEQR time frame. He said he had that authority. A sixty (60) day extension was mutually agreed upon.

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

## **Verstandig Condominiums**

A motion to set a Public Hearing on March 18, 2008 at 7:15 was offered by Ms. McCarthy, seconded by Mr. Smolinsky and approved by all Board members present.

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

The meeting adjourned at 7:30 PM.