

**PLANNING BOARD
TOWN OF BETHLEHEM**

January 4, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting** on Tuesday, January 4, 2005, at the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY. Chairman Parker D. Mathusa presided and called the meeting to order at 7:30 pm.

Agenda: Lands of Klein Subdivision

Present: Parker Mathusa, Planning Board Chairman
 Howard Engel, Planning Board Member
 Brian Collier, Planning Board Member
 Katherine McCarthy, Planning Board Member
 Thomas Cotrofeld, Planning Board Member
 Christine Motta, Planning Board Member
 Daniel Odell, Planning Board Member

 Janine Saatman, Deputy Town Planner
 Randall Passmann, Senior Town Engineer

 Joseph Bianchine, ABD Engineering, Lands of Klein
 Douglas Hasbrouck

Lands of Klein Subdivision

Chairman Mathusa called the meeting to order at 7:30 and noted the presence of a quorum. This project originally had been submitted as a nine-lot subdivision. The applicant had revised the plans reducing the number of lots to four (4).

Mr. Bianchine presented for the applicant. The applicant currently owned two (2) parcels of land on Murray Avenue, one of which was his residence. The other parcel was to be used for the proposed subdivision. Currently there was an old house on the parcel that would be removed. The parcel was a combination of grassed area, woods and some federal wetlands to the rear of proposed lot number four (4) and number three (3). Access for the four lots would be from a proposed cul-de-sac off of Murray Avenue with the average lot size being one (1) acre. The proposed subdivision would connect to the existing utilities and drainage along Murray Avenue. Mr. Bianchine stated that the grading of the parcel was fairly flat with woods that would be preserved as much as possible. The lot number had been reduced to four (4) larger lots because economically it proved to be a better investment for the applicant.

Ms. Saatman stated that there didn't seem to be any major issues but the applicant would need to submit preliminary plans for the road, utilities, grading and limits of grading before a public hearing date could be set. She stated that the Planning Department would need a response from earlier comments concerning the house to be removed and SHIPO.

Mr. Bianchine stated that a study had been done and an inventory form filled out and sent to SHPO. SHPO had not responded. According to the report that the historian had done, the house had been remodeled several times and in her opinion it no longer had historical value. The house was currently in disrepair. He stated that he would follow-up to see if SHPO had any comments.

Mr. Passmann stated that though the cul-de-sac's centerline radius met Town standards the approach radius needed to be increased. He said that there needed to be provisions for collecting the storm water in the middle of the cul-de-sac and the foundation drains.

Mr. Bianchine stated that the minimum of Federal Wetlands would be filled in to give the proposed Lot #4 a larger back yard. It would be less than 1/10th of an acre. Mr. Passmann stated that the total acreage of the four (4) lots was less than five (5) acres. He stated that DEC would require permit coverage under Phase II because the disturbed area would be less than five (5) acres. An erosion and sediment control plan would be needed.

Ms. Saatman stated that if the existing house had a septic system or well, they needed to be shown on the plans. She said that the Planning Department and the Engineering Division would be issuing written comments to the applicant.

Chairman Mathusa stated that when those comments had been addressed and the additional submittals received, the project would be placed on the agenda to set a public hearing.

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

A motion to accept the minutes of December 21, 2004 as amended was offered by Ms. McCarthy, seconded by Mr. Cotrofeld and approved by all present.

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

The meeting adjourned at 7:50pm.