

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**January 17, 2006**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on January 17, 2006, at the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY. Chairman Mathusa presided and called the meeting to order at 7:30 pm.

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

Michael Morelli, Deputy Director of Economic Development & Planning  
Jeffrey Lipnicky, Town Planner  
Janine Saatman, Deputy Town Planner  
Terry Ritz, Assistant Engineer  
Joe Romano, Clough, Harbour & Associates

Kari Myers, Site Enhancements, CVS  
Scott Davis, YMCA  
Barry Reylea, YMCA  
Tom Andress, ABD Engineers, YMCA  
Sam Messina, Town Board Member  
Steve Picarrazi, Capital Cities Import Cars  
Scott Wallant, Wallant Architects, Capital Cities Import Cars  
John Mead, Delmar

Agenda: CVS Pharmacy – Site Plan Amendment  
YMCA – Site Plan  
Capital Cities Import Cars – Site Plan/ Special Use Permit

Chairman Mathusa called the meeting to order at 7:30 pm and noted the presence of a quorum.

**CVS**

CVS had submitted a revised sign package to be approved. This would be an amendment to the approved Site Plan. Kari Myers from Site Enhancement Services presented for the applicant. They had worked with staff on the proposed signage making sure to keep the monument sign to the height requirement within the site plan approval document. They were requesting a sign for the building that would be individually illuminated letters. They had tried to keep the signs in line with the scale of the building and the village theme. Mr. Lipnicky stated that they had

significantly reduced the square footage of the proposed signs from the previous proposal and had removed the decorative molding around the sign because it would have increased the square footage of the signs. Ms. Myers said the monument sign had the appearance of wood but the material would be of a sturdier material.

There was no further discussion.

A motion to approve Draft #2 S.P.A. 117-A was offered by Mr. Engel, seconded by Ms. Motta and approved by all present.

## **YMCA**

Mr. Address from ABD Engineers presented for the applicant. He stated that the applicant had met with staff to work on the issues the Board had raised the last time they were before the Board. The applicant had hired Creighton Manning, traffic consultants, to work with NYSDOT on the left hand turn lane. They had been able to reduce the taper of the turn lane to reduce costs. Mr. Address passed out a letter stating the new design was acceptable to NYSDOT. This change avoided the need to go into the ravine area along Delaware Avenue for construction. Mr. Address stated that the applicant would grant a ten (10) foot easement to accommodate the future sidewalk. Chairman Mathusa wanted to know if that would affect the proposed landscape buffer for the parking lot. Mr. Address said that they had designed a buffer for the parking lot that was a combination of deciduous trees and pines. On the plans it appeared that the landscaping encroached into the easement but it really did not. Chairman Mathusa wanted to make sure there was enough room to fit proposed landscaping. Mr. Address said that because there was a large right-of-way in that area, it would accommodate the turn lane, the sidewalk and the landscaping would be on their own property.

Mr. Address said that they had received permission from the Town to start work on external thrust blocks that were needed to accommodate internal renovations. Phase I layout design had not changed since the last time they had presented to the Board. Phase II had some minor changes, but the Board was not approving that Phase at this time. They had changed the design of the parking lot so as not to disturb the wetland area. Phase II would occur after the demolition of the building. The current resident had until September 2006 to vacate. The YMCA had made a commitment not to let the structures fall into disrepair.

Mr. Morelli stated that staff would work with the applicant on any site plan related issues.

Chairman Mathusa reviewed the draft SEQR document with the Board. Mr. Engel wanted to know if the demolition would occur if Phase II did not take place. Mr. Address said the YMCA would maintain the structures. Mr. Reylea wanted to know if they needed to come back to the Board for the demolition of the building. Mr. Silliman said that it would be necessary because the demolition was a part of Phase II. Mr. Lipnicky said that the issue could be addressed in the Site Plan approval document to allow the demolition to occur between Phase I & II.

A motion to accept the SEQR Negative Declaration as amended was offered by Mr. Odell, seconded by Mr. Cotrofeld, and approved by all members present.

Ms. Saatman reviewed a few of the outstanding issues; signage, landscaping in the right-of-way, some additional forms that needed to be completed, a letter of credit and language for the turn lane threshold and the future sidewalk.

Chairman Mathusa requested that the applicant meet with staff to ready the project for approval at the next meeting.

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

### **Capital Cities Import Cars**

Capital Cities was proposing additional repair bays and an outdoor canopy to their existing site. They had previously presented their project to the Board. Under the new Zoning Law, an automobile repair shop in the Rural Hamlet zone, needed a special use permit. A public hearing would be required.

Chairman Mathusa reviewed the Information Waiver, there were no further comments.

A motion to approve the Information Waiver as written was offered by Mr. Engel, seconded by Mr. Odell and approved by all members present.

Chairman Mathusa reviewed the SEQR Resolution, there were no further comments.

A motion to approve the SEQR Negative Declaration as written was offered by Mr. Cotrofeld, seconded by Ms. Motta and approved by all members present.

A motion to set a Public Hearing date for a Special Use Permit on February 7, 2006 at 7:30 PM was offered by Mr. Odell, seconded by Mr. Engel and approved by all members present.

A motion to approve the minutes of January 3, 2006 as written was offered by Mr. Cotrofeld, seconded by Mr. Engel and approved by all Board members present.

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

The meeting adjourned at 8:30 PM.