

**PLANNING BOARD
TOWN OF BETHLEHEM**

July 19, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on July 19, 2005, 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 D. Mathusa, Planning Board Chairman
Daniel Odell, Planning Board Member
Howard Engel, Planning Board Member
Christine Motta, Planning Board Member
Thomas Cotrofeld, Planning Board Member
Katherine McCarthy, Planning Board Member

Jeffrey Lipnicky, Town Planner
Janine Saatman, Deputy Town Planner
Randall Passmann, Town Senior Civil Engineer
Michael Morelli, Deputy Director of Economic Development & Planning

Barry Reylea, YMCA
Tom Andress, ABD Engineers, YMCA
Bernice Ott, Wellington Rd., Delmar, Troubadour Subdivision
Frank Fazio, CT Male, Troubadour Subdivision; Carlomagno Subdivision
Sal Carlomagno, Orchard Street, Delmar, Carlomagno Subdivision
George Leveille, Director of Economic Development and Planning
Supervisor Theresa Egan

Agenda: Carlomagno Subdivision, Orchard Street
Troubadour Estates Subdivision, Rt. 9W
YMCA, Bethlehem Branch, Delaware Avenue

Carlomagno Subdivision

Chairman Mathusa called the meeting to order and noted the presence of a quorum. He turned the Board's attention to the first item on the agenda, the Carlomagno Subdivision. This is a two (2) lot subdivision on Orchard Street. The proposed project had a Public Hearing on July 5, 2005 in which one person conveyed his approval of the project. The Board reviewed the Draft Parkland Resolution for the project.

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

The Board next reviewed the Draft of the Conditional Approval of Final Plat Document #230-CF.

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 Draft Conditional Final Approval Document #230-CF as amended was offered by Mr. Odell, seconded by Mr. Engel and approved by all Board members present.

Troubador Subdivision

Chairman Mathusa turned the Board's attention to the next item on the agenda, the Troubador Estates Subdivision located on Rt. 9W. Mr. Fazio stated that they had addressed some of the conditions in comment letters from staff and were proceeding with obtaining approvals from other pertinent agencies. Mr. Lipnicky stated that there were still modifications that needed to be made and conditions that needed to be satisfied such as certain deed restrictions that were a requirement of ACOE and various easements that would need to be given to the Town. A number of the lots were along slippage prone areas of the Dowerskill, those deeds would contain a notice to seek advise from a geotechnical engineer prior to site work such as grading or tree removal. The Building Department had been given the authority to ask for a site-specific soils report depending on where the building footprint was proposed on the site. The applicant needed to submit the tree planting plan for Rt. 9W that had been discussed and the draft language for the conveyance of the one (1) parcel to the Homes Owners Association and once it is filed, a copy of the filed offering plan. Mr. Lipnicky stated that these were the main outstanding issues.

A motion to approve the Conditional Final Approval Document # 227-CF as amended was offered by Ms. McCarthy, seconded by Ms. Motta and approved by all Board members present.

YMCA – Bethlehem Branch

Chairman Mathusa turned the Board's attention to the next item on the agenda, the YMCA Bethlehem Branch. They had submitted a request to amend Site Plan SP-106. They wanted to expand the parking in the front of their facility, move the main entrance to the front of the building and change the front façade by bumping out the second floor. They were in front of the Board for an initial presentation.

Mr. Andress, ABD Engineering, presented for the applicant. The YMCA had purchased the BIG Arena and has opened it as the Bethlehem Branch of the YMCA. They have been operating for a while at the facility and now want to increase the parking because they plan to expand services within that structure. Some of the additional services would include a pool, upstairs running track and more fitness equipment. He stated that they planned a minimal change to the front façade that would be a bump out of about twelve (12) feet to accommodate an upstairs running track. They would maintain the existing entrance and utilize the second entrance that would open to the proposed front parking. By putting the main entrance to the front, drop off of individuals could be directly to the sidewalk. The YMCA has a contract to purchase the house that is located in the front, so the construction of the parking areas would be a phased project. The first phase would include some extended parking and the Storm Water Management System. They were showing a second exit from the proposed lot that would be a right only onto Delaware Avenue. This was subject to DOT approval. The utilities that were currently to the building were adequate for the expanded services. The Storm Water Management System would be new to meet the Phase II requirements.

Mr. Reylea mentioned that though the YMCA was a part of the Capital District YMCA, the Bethlehem YMCA had a Board of directors that was comprised of residents of the Town. They

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helped make the decisions pertaining to the facility and the services offered. The decision was made to continue operating one sheet of ice, add a six-lane pool for lap swim, a warm water pool for teaching and aquatic exercise programs and a gymnasium for basketball programs. The pools were a major draw for the YMCA.

Chairman Mathusa stated that the original BIG Arena had been designed not to be visible from the road. He asked what type of buffering was planned for the parking lots to maintain sufficient screening. He also wanted to know how they had arrived at the parking lot size. Mr. Reylea stated that the proposed spaces would number about the same as their other facilities. They didn't want any more spaces than necessary. Mr. Andress stated that Phase II proposed a landscaped area in the middle of the lots and during Phase I they would place berms with landscaping along the edges of the parking lot as a buffer.

Chairman Mathusa told the applicant that Storm Water Management Systems have proven to be a challenging aspect of recent projects and reminded them to pursue design approval from DEC early in the process.

When asked by Ms. Motta, Mr. Andress confirmed the presence of federal wetlands within the area of the parking lot that they planned to pave over. He said they were isolated, non-jurisdictional wetlands but they had not yet sent those findings to the ACOE for confirmation. Ms. Saatman asked if the front parcel had been checked for wetlands. Mr. Andress said the complete parcel that the YMCA owned, had been delineated by Bagdon at the same time. They had designed the parking to stay away from slopes that would impact other wetlands. The area that was to be used for the storm water system had a little bit of a ravine but they had already done some grading in the area for the utilities and planned on using a berm into the existing ravine to contain the storm water. There were existing storm water systems on either side of the building to handle roof runoff. The new storm water system would be designed to maintain the same drainage pattern that now exists into the Phillipin Kill.

Chairman Mathusa wanted to know if they planned on sidewalks on the site. The Town had an interest in continuing the sidewalk along Delaware Avenue to the YMCA and eventually to Meads Lane. Mr. Andress said that they would have an internal sidewalk that would lead from Delaware near the proposed exit to the front door. They would also install a sidewalk from their property line to that point. During Phase II they would continue the sidewalk across to their other property line.

Ms. Saatman asked the applicant to supply trip generation numbers for the project for AM and PM peak hours. The site distance at the proposed driveway would also be needed and an initial letter from DOT that they concurred with the location of the proposed exit.

Mr. Morelli thought the parking expansion was a better plan in terms of circulation and would provide a safer drop off area. He said that staff would continue to work with the applicant on the screening of the parking lot. Mr. Reylea said that the existing sign would remain and they were proposing a block Y on the front of the building itself.

Ms. Saatman listed some other items that the applicant needed to supply: an Ag Data Statement, a copy of the contract to purchase the house, a long form EAF, a SWPPP, the proposed

elevations and an updated Geotechnical Report. She said that a complete comment letter on the plans would be sent to the applicant within a few days.

Mr. Passmann asked the applicant what design had been selected for the Storm Water Management. Mr. Andress stated that it would be a pocket pond with fencing. Mr. Passmann said if the discharge would be onto the slope area, it would need to be conveyed to the lower elevation into the Phillipin Kill and if it were onto adjacent property, an easement would be required. Mr. Andress said they would be discharging into an existing ditch on the applicant's property. Mr. Passmann stated because the storm water pond would be in a slippage prone area a slope stability analysis would need to be done. Mr. Andress said the next time they were before the Board it would be with a final design that would address the issues brought up. The applicant wanted to get this parking lot done this paving season.

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

The Board discussed the proposed Subdivision Regulations and Zoning Code. Mr. Leveille outlined the main differences between the current Subdivision Regulations and proposed Regulations. The Planning Board would now be responsible for Special Use Permits. Supervisor Egan and Mr. Leveille informed the Board of the timeline for revisions and recommendations that would be presented to the Town Board. They stated that the Board would be informed of any changes that were made to the document they now had. Chairman Mathusa thanked Mr. Leveille and Supervisor Egan for their presentation.

A motion to accept the minutes of the Public Hearing of July 5, 2005 as written was offered by Mr. Odell, seconded by Mr. Cotrofeld and approved by all Board members present.

A motion to accept the minutes of the Regular Hearing of July 5, 2005 as written was offered by Ms. McCarthy, seconded by Mr. Cotrofeld and approved by all Board members present.

A motion to adjourn was offered by Mr. Engel, seconded by Ms. McCarthy and approved by all Board members present. The meeting adjourned at 9:40PM.