

**PLANNING BOARD
TOWN OF BETHLEHEM**

June 21, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a Regular Meeting, on June 21, 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
Keith Silliman, Planning Board Counsel
Daniel Odell, Planning Board Member
Brian Collier, 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
Randall Passmann, Town Senior Civil Engineer
Janine Saatman, Deputy Town Planner

David Wendth, Beverwyck, 600 Northern Blvd., Beverwyck
Doug Miller, Beverwyck, 40 Autumn Dr., Beverwyck
Brett Steenburgh, Beverwyck
Dave Caesar, Beverwyck
Lisa Tsoxell, SEFCU, 1239 Washington Avenue, SEFCU
Eric Simonds, SEFCU, 194 Washington Ave., Suite 620, SEFCU
Bruce Ginsburg, Schuyler Company, SEFCU
Steve Neuremberg, Schuyler Company, SEFCU

Agenda: Beverwyck Phase IV & V
SEFCU – Town Squire Plaza

Beverwyck Phase IV & V

Chairman Mathusa called the meeting to order at 7:30pm and noted the presence of a quorum. The first item on the agenda was the Beverwyck Phase IV & V. The Phase IV part of the project included cottages and the Phase V part was to be a one story assisted living addition to the existing structure. The project proposed the rezoning of two parcels of land from Residential A to become part of Planned Commercial District # 12. The Planning Board would send a recommendation to the Town Board on the rezoning and they would make that determination. The Town Board would then refer the project back to the Planning Board for their recommendation on an Amendment to Building Project # 26. The Town Board would make the final determination on that amendment. Chairman

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

Mathusa wanted the applicant to appear before the Board to go over some of the memos that had been sent to the applicant by Town staff. He wanted the Planning Board to see what the issues were and how they were progressing.

Mr. Wendth from Northeast Health presented for the project. He stated that they had received a few comment letters from the Planning staff and Public Works. He felt that they had addressed the items that had been mentioned in those letters. Some of the issues that remained outstanding were questions on ownership and the operation of utilities.

Mr. Passmann stated that Engineering and Public Works had met with the applicant's design team to look at some different approaches for municipal water and sanitary sewer that would serve both Phase IV and Phase V. They had discussed the possibility of the property owner assuming some of the responsibility for a few isolated areas of those utilities that were currently municipally owned. They also looked at the location for the water service and the sanitary sewer discharge from the cottages. Mr. Steenburgh had indicated that he would follow the Town's recommendation for the location of the water service for the cottages. Engineering had asked them to locate their connection to be off of the existing municipal water main on Beverwyck. The Engineering Division had suggested a few different scenarios for water supply to the Phase V addition. It had not been finalized as to how that would be addressed.

Mr. Passmann stated that the existing campus sanitary sewer was serviced by a gravity collection system that runs throughout the site and down to the Beverwyck municipal pump station. The Engineering Division had asked the applicant to consider assuming ownership for the gravity portion of the system that is on their site. Mr. Passmann stated that the Director of Field Operations had told the applicant that they had experienced problems with gaining access to the pump station for servicing. The applicant was working with the Town to modify the screening fence to allow easier access. Ms. Saatman said it is important to reach an agreement on the ownership and layout of the utilities and have it shown on the plans prior to the project being sent back to the Town Board.

Chairman Mathusa wanted to know if the applicant was pursuing the parking issue with the zoning board of appeals. The applicant said that they would be working with the Zoning Board during the rezoning and the site plan review. Staff stated that what the applicant was proposing for the parking was realistic.

Chairman Mathusa wanted to address the ownership of the two parcels to be rezoned. Mr. Wendth said that what would be presented to the Northeast Health Board was a land lease and that Board would be approving a long-term land lease for the property from Beechwood into Beverwyck. Ms. Saatman asked Mr. Silliman to comment on that proposal. She was under the understanding that the Town wanted the properties to be under common ownership. Mr. Silliman stated that it was the Town's preference that the two parcels be merged into common ownership. This was needed for compliance to Town Law because one of the parcels did not have frontage on a Town highway. That would resolve the issue of correct access to the Town roadway. Mr. Wendth stated he

would go back to their attorney who had been in conversation with the Town attorney who had agreed to the lease scenario. Mr. Silliman said that his message from Mr. Potter differed from what Mr. Wendth stated. He would follow up with the Town attorney to clarify this for Town staff and the applicant. Ms. Saatman asked Mr. Silliman when in the process would the transfer of ownership need to take place. Mr. Silliman stated that it could be a condition of the approval.

Ms. Saatman stated that the majority of the staff's comments had been addressed. The revised EAF had been submitted. She indicated the revised estimated water usage in the EAF now appeared to be higher than expected. Mr. Steenburgen stated that he had used the standard DEC usage for per bedroom per day.

Mr. Steenburgh said they are working on the mitigation for the wetlands. The Army Corp had not asked them to create any wetlands but they would be leaving a large buffer area. Mr. Passmann said that more detail would need to be added to the plans during the Building Project Approval phase.

Mr. Odell asked the applicant what was the status of the Certificate of Need application to the NYS Department of Health. Mr. Wendth stated they had received approval for Part I of the application and the Part II approval would come at a later time.

Mr. Wendth said that another meeting on the utility issue would be held prior to new plans being submitted.

A motion to table was offered by Ms. McCarthy, seconded by Mr. Collier and approved by all present.

SEFCU in Town Squire Phase II

Chairman Mathusa turned the Board's attention to the next item on the agenda, SEFCU – Bethlehem Branch. They are requesting an amendment to the Site Plan Approval # 113 to add a branch office on the site.

Mr. Tompkins the site engineer from Environmental Design, presented to the Board. As he understood, the site had been given final approval before with the stipulation that the tenant for the pad site would need to come in for an amendment to the approval. The earlier approval had been based on a 4,000 sq. ft. bank or financial institution that included 24 parking spaces and circulation for a drive thru. The SEFCU application was very similar to the criteria in that approval. The building is 3,800 sq. ft. and more interesting than a plain rectangle. To make the drive thru more efficient for the operation of the SEFCU site, the drive thru area had been widened to accommodate more individual lanes for queuing for the teller stations. An important aspect of these lanes was the escape lane for individuals that turned into where they didn't want to be. To gain this space the building pad had been shifted closer to Chili's and Hollywood Video. They had removed eight (8) parking spaces and moved the handicapped parking to entrance area. Though there would be a net loss of six (6) parking spaces, they still met or exceeded the

required number of spaces both for SEFCU and the overall site. He stated that a tremendous amount of transactions for banks and credit unions occurred in cars and this change greatly improved the circulation on the site.

Mr. Tompkins said the proposed planting that showed twenty-one (21) evergreens along the back edge along the residential neighborhood remained the same. They were adding a berm and additional planting in the area between the side of SEFCU and the back of the Price Chopper for additional screening. There would be other plantings around the building adjusted for their entrances and exits.

Mr. Tompkins stated that one thing that had not been addressed on the previous plans was the lighting for the ATMs. Per New York State Law, the ATM's had a standard of lighting that needed to be adhered to, a minimum of two (2) foot candles of lighting, five feet above the ground within fifty feet of the ATM area. They used the same lights that had been proposed plus they had added poles and lighting in the vicinity of the canopy and the drive thru in order to meet that standard. They proposed house side shields when appropriate. Mr. Tompkins said that the lights to the rear of the property would not shine into the neighboring houses. He knew there was some concern with site distance leaving the ATM and the drive thru. In response to that, they proposed a stop bar and stop sign and pushed the building back about three more feet, so that a car would be able to see in both directions. He confirmed that the ATM would be open twenty-four (24) hours a day. The drive thru tellers would be available Monday thru Friday from about 8:30 am to 4:30 pm and 8:00 am to 1:00 pm on Saturdays.

Mr. Lipnicky said that the Board should be aware that this plan is slightly closer to the property line than the previous plan. He had reviewed the plan and had a number of comments but they were not of the significant nature. Those comments would be sent the applicant shortly. The most significant item was that the plan set was drawn off from approved plan from Bohler Engineering. Mr. Lipnicky wanted to see verification of the existing improvements on the site such as the detention area, retaining wall for the sand filter system and some spot elevations. He said that the plans were drawn with the assumption that the site was built according to the plan. Mr. Neuremberg from Schuyler Companies said that they had sent Vollmer Engineering to the site to do a current survey that include exact locations of catch basins, sedimentation ponds, etc. This information was supplied to Environmental Design prior to the development of the SEFCU plans. The applicant was working from as-built plans. Mr. Tompkins stated that he had a copy of the as-builts that he would forward to Mr. Lipnicky and he would also transfer the important information to the new plans.

Mr. Tompkins said that the contour of the parking lot, the orientation and the proposed planting would do a good job of mitigating the headlights of the cars in the parking lot. He confirmed that the same contractor that did the parking lot for the two (2) front parcels would be doing the parking lot for SEFCU.

Mr. Passmann said that the Engineering Division had done a site visit and he concurred with Mr. Lipnicky that more specific elevations and location information for the some of

the site features was needed. He said that Engineering would be issuing formal comments within the next few days.

Mr. Collier asked the applicant if they would consider placing a four (4) foot solid fence along the rear of the parcel to help with the screening of the headlights. Mr. Tompkins said that an additional fence was a reasonable request. Mr. Lipnicky also suggested saving as much of the bushes and vines in the rear and planting the evergreens among the growth.

The architect, Mr. Guerra, showed the Board the proposed elevation for the building. It would be very similar to the design that was used on their Guilderland Branch on Western Avenue. It would be brick with a traditional residential look. The electric meters and service would be located to the rear of the structure.

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

A motion to approve the minutes as amended was offered by Ms. McCarthy, seconded by Mr. Cotrofeld and approved by all present.

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

The meeting adjourned at 9:00pm.