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**PLANNING BOARD
TOWN OF BETHLEHEM**

November 14, 2006

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on November 14, 2006, 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
Keith Silliman, Planning Board Counsel
Katherine McCarthy, Planning Board Member
Chris Motta, Planning Board Member
Tom Cotrofeld, Planning Board Member
Howard Engel, Planning Board Member
Brian Collier, Planning Board Member

Michael Morelli, Deputy Director of Economic Development & Planning

Ed Kleinke, Jay's Mobil

Agenda: Marshall's
Jay's Mobil
National Grid

Marshall's

Chairman Mathusa turned the Board's attention to the first item on the agenda, a request from the applicant for approval of the wall sign. The company had originally been sent to the Zoning Board of Appeals because the square footage of the sign exceeded the allowable within the Code. The maximum square footage has been increased as of September 1, 2006 and the Building Department has determined that the submitted sign now falls within the allowable range. Their application from the Zoning Board of Appeals was withdrawn. A condition within the last approval document stated that they must return to the Planning Board for final approval of the sign.

A section of the sign drawing had a reference to the old Code allowable dimensions. The Board requested that the reference be eliminated from the drawing.

The Board reviewed the draft site plan amendment approval document prepared by staff.

A motion to approve S.P.A. 60-A9 as drafted was offered by Mr. Cotrofeld, seconded by Ms. Motta and approved by all Board members present.

Jay's Mobil

Chairman Mathusa turned the Board's attention to the next item on the agenda, Jay's Mobil site plan. The project was last before the Board on August 15, 2006 for a SEQR determination. They are

49 requesting a change of use from an automobile service station to a convenience store. Mr. Kleinke
50 presented for the applicant. The project now proposes to remove the freestanding sign, a portion of
51 which is located in the right-of-way. The new monument style sign will be located within a landscaped
52 island on the corner of the property. The sign would be on a two and one half foot (2 ½') base of
53 decorative concrete block and the twenty (20) square foot sign would stand on top. It would have
54 exterior gooseneck lighting, as would the sign proposed on the building. Mr. Kleinke showed the Board
55 samples of the block color, size and patterning.

56
57 The wall sign was not included in this approval. Mr. Kleinke said the applicant would submit that at a
58 later date under an amendment to the site plan. He showed the Board the proposed elevations of the
59 building. The colors of the siding were shades of grey.

60
61 The Board reviewed the draft site plan approval document prepared by staff.

62
63 Mr. Collier wanted a notation in the approval document stating that the sidewalk along the front of the
64 building would be a raised sidewalk excluding the area directly in front of the door. This area would be
65 sloped for handicapped accessibility.

66
67 A motion to approve S.P.A. 125 as amended was offered by Mr. Collier, seconded by Ms. McCarthy
68 and approved by all Board members present.

69
70 **National Grid**

71
72 Chairman Mathusa turned the Board's attention to the next item on the agenda, a request to build a
73 storage structure on their site. No representatives from the company were present to answer questions
74 from the Board. The Board requested that staff contact the company and have a representative present at
75 a meeting when their approval documents are to be considered.

76
77 A motion to table the project was offered by Ms. McCarthy, seconded by Mr. Engel and approved by all
78 Board members present.

79
80 The Board reviewed the minutes of October 17, 2006.

81
82 A motion to approve the minutes of October 17, 2006 as drafted was offered by Mr. Engel, seconded by
83 Ms. Motta and approved by all Board members present.

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85 A motion to adjourn was offered by Ms. McCarthy, seconded by Mr. Collier and approved by all Board
86 members present.

87
88 The meeting adjourned at 7:40.

89
90 Respectfully Submitted,

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92 Nanci Moquin

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