

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**September 19, 2006**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on September 19, 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  
Daniel Odell, Planning Board Member  
Katherine McCarthy, 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

Mark Kogler, Niagara Mohawk

Agenda: Niagara Mohawk

**Niagara Mohawk – Initial presentation**

Chairman Mathusa called the meeting to order and noted the presence of a quorum. The first item on the agenda was a reconsideration of a storage facility that Niagara Mohawk was proposing for their facility on 14 Plank Rd. Mr. Kogler, facility manager, presented for the project. They were proposing a forty-two (42) by sixty (60) steel framed fabric structure to house winter mix, trucks, piping and other items needed to service customers during the winter months. They were hoping to reduce time needed to secure equipment for repairs. The structure would be placed four (4) feet off of the ground on two (2) foot by two (2) foot by six (6) foot concrete blocks. They would be placing the structure on a bed of gravel without the need to do any sub-grade work. The fabric would be beige to blend into the landscape. It is a temporary structure that could not be expanded. Mr. Kogler stated that the structure would not have electricity or water. Mr. Collier asked the maximum height. Mr. Kogler responded that the door was fourteen (14) foot to accommodate that size vehicle and a backhoe to place cold patch inside the structure. The maximum height of the structure was twenty-four (24) feet. He said that the size had been reduced. The original proposed structure was too large for their needs.

The Board reviewed the draft SEQR Resolution.

A motion to approve the SEQR Resolution as drafted was offered by Ms. McCarthy, seconded by Mr. Odell and approved by all Board members present.

The project would now be sent to the Albany County Planning Board for review. The Board requested that a letter be sent to the adjacent property owners to make them aware of the proposal.

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

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

## **Overview of the Design Charrette for the area between Cherry Avenue and Mahar Road**

Mr. Morelli, Assistant Director of Economic Development and Planning, gave the overview. Over a three (3) day period, members of the community, staff, area property owners and invited design professionals came together and generated conceptual ideas for a vision of what a hamlet could look like and some of the obstacles that must be overcome for those visions to be realized. Mr. James Segedy, Ph. D., from Ball State University in Muncie, Indiana, was the facilitator of the charrette. There were groups formed around tables and they each brainstormed ideas for the area, concentrating on the needs of pedestrians in a mixed-use area. Mr. Morelli said that all the major developers that owned property in the area were in attendance. Within the next few months, the consultant should be providing the Town with usable design guidelines for the area that could be incorporated into an overlay district.

The Board thanked Mr. Morelli for his presentation.

The Board reviewed the minutes of September 5, 2006.

A motion to approve the minutes of September 5, 2006 as amended was offered by Mr. Collier, seconded by Mr. Engel and approved by all Board members present.

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

The meeting adjourned at 7:50.