

TOWN OF BETHLEHEM
BOARD OF APPEALS
January 3, 2007

A regular meeting of the Board of Appeals, of the Town of Bethlehem, Albany County, New York was held on the above date at the Town Offices, 445 Delaware Avenue, Delmar, New York. Michael Hodom, Chairman, presiding.

PRESENT: Michael Hodom, Board of Appeals Chairman
Gilbert Brookins Board of Appeals Member
Anthony K. Umina, Board of Appeals Member
Mark Hennessey, Board of Appeals Member
Leonard Micelli, Board of Appeals Member
Michael Moore, Attorney to the Board

Mark Platel, Building Inspector

AGENDA: Benderson Development
Capital Communications
JKC Realty
Lyngard, Paul

Chairman Hodom called the meeting to order at 7:00 p.m.

Benderson Development

The first order of business was the acceptance of the application of Benderson Development, Feura Bush Rd. and Glenmont Rd.

A motion to schedule a public hearing for the application of Benderson Development for a Variance under Article VI, Section 128-59, J (1), Quantity of Free Standing Signs, on February 7, 2007 at 7:00PM was offered by Mr. Micelli, seconded by Mr. Brookins and approved by all Board members present.

(By a request from the applicant, and a quorum vote by telephone, the date and time for this public hearing is now February 21, 2007 at 7:15PM)

Capital Communications

The next order of business was the acceptance of the application of Capital Communications, 384 Bender Lane, Glenmont.

A motion to schedule a public hearing for the application of Capital Communications for a Variance under Article XIII, Use and Area Schedules, Section 128-100, Schedule of Area, Yard and Bulk Requirements, on February 7, 2007 at 7:15pm was offered by Mr. Brookins, seconded by Mr. Umina and approved by all Board members present.

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

(Due to the rescheduling of another project, the time for the public hearing for Capital Communications will be 7:00pm)

JKC Realty, LLC

The next order of business was the acceptance of the application of JKC Realty LLC.

A motion to schedule a public hearing for the application of JKC Realty, LLC for a Variance under Article XIII, Use and Area Schedules, Section 128-100, Schedule of Area, Yard and Bulk Requirements, minimum lot width and minimum highway frontage, on February 21, 2007 at 7:00pm was offered by Mr. Hennessey, seconded by Mr. Micelli and approved by all Board members present.

Paul Lyngard

The Board reviewed the Resolution prepared by Counsel. Chairman Hodom recommended that certain items in the Findings of Fact be listed as a conditions in the Resolution. He raised additional items for consideration by the Board to be included as conditions. Those being: the eaves to have a finished soffit and fascia, to match the existing house structure and the support posts should be finished in the same manner. He also asked that a condition be added that did not allow unused motor vehicles to be stored in the carport. Mr. Platel suggested using the wording from the Zoning Law pertaining to unused motor vehicles. Mr. Moore asked the Board to wait until he had revised the Resolution with the additional working before a final vote was made.

The Board agreed to wait for the next meeting to vote on the final Resolution.

A motion to approve the minutes as drafted was offered by Mr. Micelli, seconded by Mr. Brookins and approved by all Board members present.

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

The meeting adjourned at 7:25PM.