

**PLANNING BOARD
TOWN OF BETHLEHEM**

August 1, 2006

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on August 1, 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
Brian Collier, Planning Board Member
Daniel Odell, Planning Board Member
Katherine McCarthy, Planning Board Member
Christine Motta, Planning Board Member
Tom Cotrofeld, Planning Board Member
Howard Engel, Planning Board Member

Michael Morelli, Deputy Director of Economic Development & Planning
Terry Ritz, Assistant Engineer

Agenda: Jay's Mobil Delaware Avenue
Beverwyck Phase V
Bethlehem Town Center II Amendment

Jay's Mobil

Chairman Mathusa called the meeting to order at 7:00pm and noted the presence of a quorum. The first item on the agenda was a site plan request from Jay Hostetter to convert a Mobil service station to a convenience store. Propane sales and the gas pumps will remain as part of the services offered.

Mr. Kleinke presented for the applicant. They propose to convert the service station to a full service convenience store. Mr. Hostetter has owned the facility for a number of years, recently adding a self-serve carwash. The parcel is located at the corner of Delaware Avenue and Elm Avenue in a Hamlet District. They have sufficient parking to accommodate the retail store. The existing accesses and building will remain. The changes would occur to the façade and the interior of the building. They were before the Board to request an information waiver from two (2) required items that would not affect the review of the project. Mr. Kleinke submitted pictures of the proposed floor plan and front façade. They were proposing siding for the remainder of the structure; the color had not been decided, centered double doors and more windows.

Mr. Cotrofeld noted that a waste oil tank had been recently removed and he inquired if the soil in the area had been tested. Mr. Kleinke was not sure. Ms. McCarthy wanted to know if the hours of operation would remain the same. Mr. Kleinke confirmed.

Chairman Mathusa wanted to discuss items he considered safety items. He anticipated an increase of traffic with the retail aspect and he had a concern with circulation within the site. He wanted the pedestrians on site to have safe passage to the doors. He noted that sidewalks were not being proposed

for in the front of the building. Chairman Mathusa stated that the freestanding sign on Delaware Avenue made car circulation within that area of the site difficult.

Mr. Kleinke thought there was adequate driving isle space for two (2) vehicles to pass. He also stated that there was adequate space in the front of the building for car travel. Chairman Mathusa said that with cars parked at the pump and pedestrians coming out of the building it didn't leave room for another car to pass safely. Mr. Kleinke said there was a sidewalk on the westerly end and that could be wrapped around from the easterly end.

Chairman Mathusa stated NYSDOT had a concern with the location of the sign within the right-of-way. Mr. Kleinke stated that NYSDOT had reduced the size of the island and increased their right-of-way with the expansion of the highway. The applicant had not wanted to move the sign at this time.

Chairman Mathusa asked Mr. Kleinke if they would move the sign to the corner of the site. Mr. Kleinke said the applicant didn't want to incur that expense at this time and he didn't think it was as visually acceptable. The applicant wanted to minimize their expenses until the store was open. Chairman Mathusa understood the applicant's position but the Board needed to take NYSDOT's position on the sign into consideration.

Mr. Collier thought that new signage emphasizing the store portion of the site would be helpful to his new endeavor. He pictured a monument sign and a nice wall sign. Mr. Kleinke said the applicant was not interested at this time for new signage. He asked if they could move the front door towards the old service door area to allow a larger pedestrian area. Mr. Buldoc, Keystone Builders, stated that the door was located near their desk for security purposes.

Mr. Odell wanted to know how many of the on-site accidents were sign related. Mr. Ritz said that two (2) involved the sign. The Board and the applicant asked for copies of the accident reports from the police department. He thought that it was hard to see around the sign especially when snow was piled under it.

Mr. Engel said that the sidewalk either went down the north side of Delaware and down Elm Avenue. He wondered if a planter could be added to the base of the existing sign. He felt very strongly that there should be a raised sidewalk with a curb across the front of the building.

Mr. Morelli stated the plans have already been sent to NYSDOT for their review in anticipation of that recommendation coming from the Albany County Planning Board. Staff would share their comments with the Board and the applicant when received. Officer Beebe had been to the site and currently there was only one (1) drive isle in front of the door. If the proposed planter was reduced in size a sidewalk could be fit into the design.

The Board reviewed the draft Information Waiver Resolution prepared by staff.

A motion to approve the Information Waiver Resolution as written was offered by Mr. Engel, seconded by Ms. McCarthy and approved by all Board members present.

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

Beverwyck Phase V

Chairman Mathusa turned the Board's attention to the next item on the agenda, Beverwyck Phase V. Mr. Wendth presented to the Board. He stated that they had received comments from staff and have since submitted revised plans. They were before the Board requesting an Information Waiver for items that were not relevant for the review of the project. Staff agreed with the request.

The Board reviewed the draft Information Waiver Resolution prepared by staff.

A motion to approve the Information Waiver Resolution as drafted was offered by Mr. Collier, seconded by Ms. Motta and approved by all Board members present.

Bethlehem Town Center II

The next item on the agenda was a proposed amendment to a previously approved Site Plan. The Army Corp of Engineers had requested that a portion of the deed-restricted area be withdrawn because it would be used for snow removal storage. Mr. Shepardson presented for the applicant. He stated that the Army Corp of Engineers had indicated that a snow storage area had pollutants they did not want within a deed-restricted area. Upon that request they proposed a modification to a condition within the approval document reducing the deed-restricted area to eight (8) acres. This change did not impact the access road.

A motion declaring the proposed amendment a SEQR Type II action was offered by Mr. Odell, seconded by Ms. Motta and approved by all Board members present.

The Board reviewed the Draft2 Amendment SPA 118-B prepared by staff.

A motion to approve the Amendment SPA 118-B as drafted was offered by Mr. Cotrofeld, seconded by Mr. Collier and approved by Board members present.

Chairman Mathusa suggested to Mr. Powers that the name of the park behind Bethlehem Town Center be Sheffedecker Park. The Bethlehem Historical Society had dismantled the Sheffedecker House from the site of Bethlehem Town Center and placed the materials into storage until such time that a new building could be constructed next to the existing Museum structure located in Cedar Hill.

The motion to approve the minutes of July 11, 2006 as drafted was offered by Ms. Motta, seconded by Mr. Odell and approved by all Board members present.

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

The meeting adjourned at 8:00.