

**PLANNING BOARD
TOWN OF BETHLEHEM**

August 2, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on August 2, 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
Brian Collier, Planning Board Member
Daniel Odell, Planning Board Member
Howard Engel, Planning Board Member
Christine Motta, Planning Board Member
Thomas Cotrofeld, Planning Board Member
Katherine McCarthy, Planning Board Member

Janine Saatman, Deputy Town Planner
Randall Passmann, Town Senior Civil Engineer
Michael Morelli, Deputy Director of Economic Development & Planning

Richard Green, P.E., Econolodge
Daniel Patel, Econolodge

Agenda: Econolodge
Proposed Subdivision Regulations and Combined Application Forms

Econolodge

Chairman Mathusa called the meeting to order and noted the presence of a quorum. He turned the Board's attention to the first item on the agenda, a proposed Site Plan amendment for the Econolodge located at 15 Frontage Road.

Mr. Green presented for the applicant. He said the project was a three-phase project. Phase A to include a three-story building connecting to the existing structure that would include a swimming pool and the additional rooms. They would install an elevator to make the units handicapped accessible. The Econolodge currently had thirty (30) rooms; the addition would increase that number to forty-eight (48). Parking would be increased to forty-eight (48) spaces by placing additional parking throughout the site. Renovation to the front façade of the building would be done in Phase B. To comply with the size of rooms that Econolodge wants for its rooms, Phase C would add two (2) feet to rooms within the existing structure. Mr. Green stated that the parking was sufficient to accommodate the additional rooms. The back of the site was currently gravel but would be paved and striped.

Ms. Saatman said staff had done an initial review and there were a few issues raised. Some of the parking spaces were not located in an area that allowed sufficient room for backing out. The

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

parking along the proposed building did not meet the appropriate isle width between spaces. The fire department had some concerns with being able to get their trucks onto the site because of the isle width. They need to be shown at the correct depth of twenty (20) feet. The circulation needed to be reworked for sufficient access for the emergency vehicles. Ms. Saatman stated that the plan would need to adhere to the new zoning code because they would not have their approvals by the time the new code was in effect. The new rear yard setback line was fifty (50) feet. The current proposal did not meet that requirement. Mr. Silliman suggested that the applicant may need to seek a variance to the setback requirement once the new code was in effect. Ms. Saatman stated that the applicant needed to submit proposed elevations for the new building and the front façade with the proposed awning. She suggested that the next submitted plan set be separate sheets for grading, existing conditions, phasing. Mr. Silliman stated that before going much further with the project, the applicant should meet with staff to find out how the new zoning law will affect the project.

Chairman Mathusa told the applicant in order to reduce his costs that he should meet with staff and settle the zoning issues before coming back before the Planning Board. The Chairman stated that the Board would want to review and approve all the Phases at once. The applicant wanted to know how long the approval would be in effect because economics might effect to progress of the Phases. Ms. Saatman told him the project should be started within a year of site plan approval and then they had two (2) years to complete.

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

Proposed Revised Subdivision Regulations and Proposed Combined Application

Chairman Mathusa turned the Board's attention to the next item on the agenda, the proposed Resolution recommending that the Town Board adopt the Revised Subdivision Regulations and Combined Application Forms.

Mr. Silliman said that the Town was coming to the end of the Comprehensive Planning Process and one of the first items that would be implemented would be the enactment of the new Zoning Code and Subdivision Regulations. New York State Town Law had been interpreted in such a way that gave the Planning Board the ability to recommend to the Town Board, the adoption of Subdivision Regulations and the forms and fee schedule that are to be used by the Board. Supervisor Egan and Mr. Leveille had recently been before the Board to explain the new Regulations and the timeline involved. It had already been decided that within six (6) months, a technical amendment would be prepared to cover areas that might need fine-tuning. Mr. Silliman thought that the new Regulations would be a benefit to both the developers and the Planning Board. The Resolution he had prepared for their consideration was the next procedural step in the implementation of those regulations.

The Board discussed the Resolution, Subdivision Regulations and Combined Application Forms. Though some definitions were questioned, the Board decided on a one word change to the Subdivision Regulations that needed to be made prior to the adoption of the Regulations.

A motion to approve the Resolution, Recommendation to the Town Board for the Adoption of the Revised Subdivision Regulations, last revised July 29, 2005, as amended by the Planning

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

Board and the Combined Application Forms as written, was offered by Mr. Odell, seconded by Mr. Collier and approved by all Board members present.

A motion to approve the minutes of July 19, 2005 as drafted was offered by Ms. Motta, seconded by Mr. Cotrofeld and approved by all Board members present.

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

The meeting adjourned at 8:40pm.