

**PLANNING BOARD
TOWN OF BETHLEHEM
August 18, 2009**

The Planning Board, Town of Bethlehem, Albany County, New York held a Regular Meeting on the above mentioned date, at the Bethlehem Town Hall, 445 Delaware Avenue, Delmar, NY.

Present: George Leveille, Planning Board Chairman
Kathy McCarthy, Planning Board Member
Chris Motta, Planning Board Member
Daniel Coffey, Planning board Member
Kate Powers, Planning Board Member
John Smolinsky, Planning Board Member

Michael Morelli, Director DEDP
Rob Leslie, Senior Planner
Terry Ritz, Assistant Town Engineer

Agenda: Horne Subdivision

Chairman Leveille called the meeting to order and noted the presence of a quorum.

REGULAR AGENDA ITEMS

Horne Subdivision

Mr. Leslie updated the Board on the 4 lot subdivision in Selkirk. The public hearing was held on July 21, 2009 at which some residents had raised some concerns. Staff has prepared a Parkland Resolution and a Conditional Final Approval document for the Board's consideration.

Mr. Smolinsky had a question about the septic system. Residents had raised some questions about drainage, ponding, runoff and failing septic systems. He had asked staff to contact ACDOH to ask if they had taken those concerns into consideration before approving the septic system.

Mr. Leslie said he had spoken with Mr. Brady, Assistant Director of the Division of Health Services at the Department of Health. He was the individual who wrote the approval letter for the project's septic system design. He said they're aware of the conditions of the site and therefore had required fill material for the sites. This is standard practice. He said the design meets all of Albany County's requirements for septic systems. They go out to the site, assess the site and the design of the septic system according to that assessment. Mr. Ritz said each of the proposed lots will have its own grading permit, insuring there won't be any runoff onto the adjoining property owners. This permit is reviewed at the same time as the building permit.

Chairman Leveille opened the Public Comment Period to the audience.

Cindy Radliff, Cottage Ln.

Concerned with runoff, someone she knew had damage from a developer.

A lot of water on her land

Has no problem with houses going in behind her

Has submitted a sewer petition to the Town Board

She thought the Town could use stimulus money or grants to bring sewer to Cottage Ln.

For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 518-439-4955.

She asked if the petition would be answered

Chairman Leveille responded:

Engineering will review grading plans

She can view those grading plans

Planning Board has no authority over the sewer petition, continue with Town Board

Chairman Leveille closed the public comment period.

The Board reviewed the draft Parkland Resolution prepared by staff.

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

Mr. Hite asked staff to explain the Parkland Resolution to the Mr. Horne.

Mr. Leslie responded:

Subdivisions either pay a fee or set aside land for parkland within the subdivision

This subdivision not suitable for parkland set aside.

\$1550 per lot will be due at time of building permit.

The Board reviewed the draft Conditional Final Approval 242-CF prepared by staff.

A motion to approve Conditional Final Approval 242-CF as drafted was offered by Ms. Powers, seconded by Ms. McCarthy and approved by all Board members present.

Minutes

The Board reviewed the draft minutes of August 4, 2009 prepared by staff.

A motion to approve the minutes as drafted was offered by Mr. Smolinsky, seconded by Mr. Coffey and approved by members present except Chairman Leveille and Ms. McCarthy who abstained.

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

The meeting adjourned at 6:15.

Respectfully submitted,

Nanci Moquin