

**PLANNING BOARD
TOWN OF BETHLEHEM**

March 20, 2007

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on March 20, 2007, 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
Katherine McCarthy, Planning Board Member
Daniel Odell, Planning Board Member
Chris Motta, Planning Board Member
Tom Cotrofeld, Planning Board Member
Howard Engel, Planning Board Member
John Smolinsky, Planning Board Member

Michael Morelli, Deputy Director of Economic Development & Planning

Lynn Sipperly, L. Sipperly and Associates
James Reeks, Bast Hatfield

Agenda: Capital Communications Federal Credit Union
Vista Technology Park

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

Capital Communications Federal Credit Union

The first item on the agenda was an initial presentation of a proposed site plan for a bank branch to be located at 384 Bender Lane, Glenmont. The proposed project site is located in a General Commercial zone. The applicant has been before the Zoning Board of Appeals and obtained approval for a number of variances.

Mr. Jim Reeks started the presentation for the applicant. He said that the credit union had chosen this site because there is an existing traffic light at the intersection of Bender Lane and Route 9W which makes access to the site easier. The two thousand six hundred (2,600) square foot building would be very similar to other branches of the credit union. It would be a brick facility having a vestibule in the front; three drive-thru lanes with one (1) specifically for an ATM. They are proposing more parking spaces than required.

Mr. Lynn Sipperly continued the presentation. He said the site was currently owned by Mr. Bercharlie, although he owns an adjacent parcel, he is not interested in selling it. The parcel is twenty-eight thousand five hundred (28,500) square feet in area. The drive thru lanes would have a counter clockwise circulation. The entrance for those lanes would be on the westerly side of the site, exiting on the easterly side. The easterly access would be both an ingress and egress. The fifteen (15) space

parking lot was located on the easterly side. They estimated four (4) to five (5) employees being at the facility at any one time. The site has access to water and sanitary sewer. The water line to be tapped is located on the north side of Bender Lane. They would have an irrigation system. The applicant had secured an easement from Mr. Bercharlie allowing the applicant to take their sanitary sewer down to an existing trunk sewer located in the ravine area to the back of the site. Storm water management would be done underground; the outlet from that to be deposited into the unnamed stream in the ravine. A residential structure and some out buildings on the site would be demolished as part of the project. The trees on the property would be replaced with new vegetation.

The site is located in a General Commercial zone and when the setback requirements were applied to estimate the usable area of the site, the buildable area measured approximately twenty-one (21) feet by fifty-four (54) feet by fifty-five (55) feet. The applicant had applied for a site plan and the building inspector reviewed the plan and directed them to the Zoning Board of Appeals. They requested and were granted three (3) variances; front yard setback, side yard setback and side yard parking lot setback. They were now in compliance, without the variances, if the parcel were to be rezoned Commercial Hamlet. The safe setback line also influenced the development of the site, there was a ravine to the rear and the building was positioned sufficiently away from the safe setback line.

Mr. Smolinsky asked about the hours of operation. Mr. Reeks said the ATM was 24 hours and the branch would be open 8:30 to 4:30 and Saturdays till 12:30. Mr. Smolinsky was concerned the headlights from cars in the lanes would disturb the residents adjacent to the site. He requested additional screening to eliminate that problem. The applicant said evergreens or pines could be planted to give screening year round. Mr. Smolinsky asked if the applicant would be constructing a sidewalk across the front of the site. Mr. Sipperly confirmed.

Mr. Cotrofeld mentioned that the lanes appeared crowded with three cars abreast at the turn in the lanes. Mr. Sipperly said that with one (1) car stacked at the ATM machine, there was ten (10) feet to get around that car. Mr. Cotrofeld asked if there was sufficient room off the paved area for snow removal. He didn't want snow compromising the available area for cars to make that turn. Mr. Sipperly said the topography was fairly level so there would be sufficient room for snow storage. Mr. Cotrofeld encouraged the applicant to use plantings that would not require much irrigation because in the past the Town had water shortages. Mr. Sipperly said the Commissioner of Public Works had voiced similar concerns at the Development Planning Committee meeting.

Mr. Odell understood that ATM's were required to have a certain level of lighting but wanted those lights mitigated to the extent they could be. Mr. Sipperly said ten (10) foot candles were required with a light radius of fifty (50) feet from the ATM. Those candles would be installed in the canopy and downcast. Shoebox light fixtures with baffles to keep light from spilling over the property line would be throughout the site. Mr. Sipperly stated that they would provide a lighting plan for the site.

Mr. Engel asked that signage be placed at the westerly entrance indicating it was for drive-thru and ATM traffic. He noticed that the majority of the proposed trees were deciduous. He thought they should use more evergreens along the easterly property line.

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

Mr. Morelli said the parcel associated with this project and a few other small parcels within the General Commercial zone could potentially be changed to Commercial Hamlet in the next round of recommended amendments to the Zoning Law and Zoning Map.

Vista Technology Park

The Town had received a letter from the applicant proposing a forty-five day extension for the Planning Board to make its recommendation on the Master Plan to the Town Board. The extension would give the Planning Board until May 25, 2007 to make their recommendation.

A motion to authorize the Chairman to send a letter of notification to the Town Board that the applicant has granted a forty-five (45) day extension to complete the review of the project and the Planning Board would forward their recommendation to the Town Board prior to May 9, 2007 was offered by Mr. Smolinsky, seconded by Ms. McCarthy and approved by all Board members present.

The Board reviewed the draft minutes of March 20, 2007.

A motion to accept the minutes as amended was offered by Mr. Odell, seconded by Mr. Engel and approved by all Board members present.

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

The meeting adjourned at 7:40PM.