

**PLANNING BOARD
TOWN OF BETHLEHEM**

October 4, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on October 4, 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
 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
 Brian Collier, Planning Board Member

 Jeffrey Lipnicky, Town Planner
 Michael Morelli, Deputy Director of Economic Development & Planning
 Donald Fletcher, Barton & Loguidice, P.C., TDE

 Steve Powers, Nigro Companies
 Peter Giovenco, Bergmann Associates
 Robert Jasinski
 Marie Capone
 Mr. & Mrs. Van DerPoel

Agenda: Bethlehem Town Center II

Bethlehem Town Center II

Chairman Mathusa called the meeting to order and noted the presence of a quorum. Bethlehem Center II was last on the agenda September 6, 2005 when the Board voted on a SEQR Negative Declaration. They were before the Board tonight for possible action on the Site Plan Approval document.

Chairman Mathusa asked the applicant to show the Board the most recent elevations and site plans. He stated that there was a more recent version than the last copy the Board had received. Chairman Mathusa proceeded by going over some of the recent correspondence that had been between the Town Designated Engineer and the applicant.

Mr. Giovenco stated that the elevations that the Board had previously seen were basically the same. The material for the façade remained brick with many windows. The only tenant that was certain was Staples; there were other potential tenants still in negotiation with Nigro Companies. The only changes that a tenant would be allowed to make was the signage, the architectural integrity of the project would remain intact. Mr. Giovenco stated that the site plan now included

the location of the dumpsters. The enclosures would be constructed of the same material as the building, a mixture of brick and block. The brick façade had been continued on the north side of the building as per the Board's request.

Chairman Mathusa asked the applicant if there was sufficient room for the truck traffic to negotiate behind the building with the location of the dumpsters. Mr. Giovenco stated they were able to show Barton & Loguidice that their design addressed that issue. It was confirmed that the dumpsters for both Staples and the retail space to the front of the site would be housed in the enclosure shown on the plans.

Chairman Mathusa asked the applicant where the designated snow removal areas were located. Mr. Giovenco stated there were areas in the rear of the building that did not have proposed trees so the snow could be pushed off that edge. There was also green space in the front of the building that would be utilized. Nigro Companies would remove snow offsite, if necessary, to maintain the parking ratio. He stated that snowmelt did not need to be mitigated. Mr. Fletcher said that putting the snow on the green space filtered the snow.

The next item in question was the final design for the Rt. 9W landscaping. Mr. Giovenco said that the Board had requested a berm with additional landscaping that would mirror the type of landscaping presently in front of the Bethlehem Town Center. The height of the berm would be between three (3) to five (5) feet and the trees would be staggered to also reduce the view of the parking lot. Landscaping was not planned for the north side of the project because there was an easement for the gas pipeline that prohibited any trees from being planted in the easement.

It was confirmed that the heavy-duty pavement area would be along the route the trucks would take through the site. The applicant had also added some lighting to the rear for safety purposes. The lighting fixtures in the front would be the same as used in the Bethlehem Town Center project.

Though the restaurant previously shown in the front retail space had been removed, the applicant would be installing sufficient grease traps and sewers to accommodate one.

Mr. Powers stated all the necessary easements between this project and Bethlehem Town Center were in place.

Creighton Manning, the traffic consultant, had indicated that traffic accident data was not available. The police had not compiled an accident history for the area. Even if they had the information, they did not feel it would change anything that they were proposing. Mr. Giovenco showed the Board the improvements they were proposing for Rt. 9W, which included a new traffic light, and striping the lane on Rt. 9W to direct traffic merging at the Rt. 32 ramp to the left hand lane.

At a previous meeting an adjoining landowner, Mr. Van DerPoel, had asked if the applicant would allow access from his property directly onto the proposed project. He had made this request because with the increase of traffic along Rt. 9W, it was difficult for him to enter and exit his driveway. Mr. Powers stated that he would allow residential access at the homeowner's expense.

Chairman Mathusa reviewed the draft Site Plan Approval document with staff and the Board.

A motion to approve the 2nd draft of the Site Plan Approval document, S.P.A 117, as amended was offered by Ms. Motta, seconded by Ms. McCarthy and approved by all Board members present.

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

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

The meeting adjourned at 9:15PM.