

TOWN BOARD
SEPTEMBER 22, 1999

A regular meeting of the Town Board of the Town of Bethlehem was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, NY. The meeting was called to order by the Supervisor at 7:30 p.m.

PRESENT: Sheila Fuller, Supervisor
George Lenhardt, Councilman
Doris M. Davis, Councilman
Robert C. Johnson, Councilman
Susan Burns, Councilman
Kathleen A. Newkirk, Town Clerk
Bernard Kaplowitz, Esq., Town Attorney

Supervisor Fuller welcomed everyone to a regular meeting of the Bethlehem Town Board and invited them to join in the pledge of allegiance. She said she was glad to see such a large turn out of students for an exciting Board meeting.

The first item on the agenda was a presentation regarding a proposal for the Four Corners Overlay District. Supervisor Fuller said this is to create a vision for the Four Corners in our Town, followed up by the presentation of the year 2000 budget.

Proposal for
Four Corners
Overlay District

The Supervisor indicated Marty Delaney was in attendance from the Chamber of Commerce and would present information on how this idea came about. Ms. Delaney said she is the President of the Bethlehem Chamber of Commerce. She thanked the Board for the opportunity to meet with them. She said over a year ago the Chamber brought together a group of business people from the Delaware Avenue and Four Corners area. She said many of them consider the Four Corners area the center of the community. She said they have been meeting several times a month since then talking, thinking and brain storming ways that the appearance, aesthetics and most importantly, to improve the businesses abilities to stay in business in Bethlehem competing with malls that are springing up all around us.

Ms. Delaney said what they are here to present is not the final answer to where we are going but rather just a beginning. She said we need to create a vision for this business area. She said a plan is needed to make the area more appealing. She said they want to consider several factors such as pedestrian safety issues, sidewalks, lighting, landscaping and noise buffers among others. She said once they define the vision, they want to figure out together how to make it happen.

Ms. Delaney said the Chamber of Commerce believes it is important for government leaders to commit to this project, indicating they look to the Town to help find and tap into resources that are out there, whether they be State grants, matching grants, DOT funding -- similar to what the City of Albany has been able to secure for their downtown revitalization efforts. Around the country, Ms. Delaney said, they are hearing a lot of discussion about a concept called SMART growth where you can utilize the resources you already have and focus again on our down town and our local businesses. She said they think the SMART growth concept fits here in our community. She further noted she hoped the Town Board would take a look at the Four Corners and focus on encouraging the residents to come back to the business district to shop, walk, dine, and even eat outside.

Ms. Delaney said let's again make this area the focal point of the community like it once was. She said the Four Corners should truly be a showcase, a place that we can all be proud of. In short, Ms. Delaney said the Chamber was here because they need help. She said she knows together they can make this happen.

Ms. Delaney said Mr. Edward Kleinke, Kleinke Associates, has done a beautiful job on a proposal and he will do a presentation. Supervisor Fuller thanked Ms. Delaney.

Mr. Kleinke exhibited drawings he had prepared for review and comment. They showed the existing Four Corners and the possibility of what could be done as an update of the area. He said there has been a lot of discussion regarding this area including consideration given to the highway configuration, the pedestrian areas and the businesses. He said a couple years ago Bethlehem First, one of the committees, put together an RFP that would take a look at a design competition. He said it never got off the ground but started a lot of people talking. He said it was to be a concept for promoting the Four Corners area.

Drawings were exhibited showing a possible look for the Four Corners area. The proposal shows removal of electrical lines, brick walkway for sidewalk and a pedestrian area with benches. This was only a possible vision that was exhibited.

Mr. Kleinke gave a brief overview of the historical nature of the Four Corners area, including the churches. He explained they work with a life cycle concept and in particular about commercial development. He said business and business facilities are not what they were in the past. He said some communities have gone back to earlier historical roots and have found they desired to recreate them in some aspects, but to put a focus on the community centers that are there. He said that is where the group that has been talking for the past several months is coming from. He said to take a look at the Four Corners and see how it can become again a more focal point in the community, how an atmosphere can be created that is both business oriented and residentially oriented and public use oriented.

Mr. Kleinke said they think it is a win/win proposal. He said it is a win for Town government because it enables the development to move forward in the community. He thinks it is a win for business and property owners because it encourages an alternative to allow them to develop in ways different than perhaps they have been able to thus far. He said he thinks that is a win for the community because everyone benefits with having a center of its community that is vital, good looking, has some anesthetic qualities about it and a place you can really say, well I'm from Delmar and be proud of it.

Mr. Kleinke said that in looking at this, they looked at zoning and explained that is where the Town Board comes in because it is the Town Board's job to deal with the issues of zoning and zoning regulations. He said some of the other things that need to be done are to create a vision and consider other kinds of mechanisms to have improvements done to the area. He said zoning is one way they can take a step forward and recognize the Four Corners as a unique area and plan for it a little differently. Another map exhibited, indicated the area they recommend for zoning to approve the area that was discussed. He said the map depicts the center of the Town and they refer to this as the Four Corners overlay district.

Mr. Kleinke included some copies from a book entitled, All You Ever Wanted to Know About Zoning. He said it was authored by James Coon and Sheldon Dansky who were attorneys for the Department of State. He said they dealt with a number of zoning issues. He said Mr. Coon could have given a concept about overlay districts. Mr. Kleinke said this information was submitted for information. He said the concept of an overlay district is simply a zoning district that is superimposed over existing zoning districts. He further explained the overlay district, commercial districts and other things would allow for flexibility in this district. He indicated their written draft talks about how all that would happen. He said without getting into all the nitty-gritty of it, they have outlined some purposes and objectives. He said he thinks these are important.

Mr. Kleinke said they defined or tried to define all the things that are contained in the proposal, i.e. urban village, overlay district, etc. He said they started to address some of the zoning issues, i.e. lot size, setbacks, density, and lot occupancy. Also contained are buffer areas, lot areas, side and rear yards, and parking, according to Mr. Kleinke.

Mr. Kleinke said alteration or conversion of a building could be handled differently, where an application could be submitted with the

changes, with supported commercial use reviewed by a 4 person review group which has been further defined in the material submitted. He said the review group and their purpose would be to make recommendations to the Building Inspector so that when it comes time to issue a building permit, there would be some sense of the requirements and design elements incorporated into the plan that are the objectives of the overall district.

Mr. Kleinke said with regard to the review group, they propose to have a group of 5, chaired by a representative of the Building Department to include an additional staff person from the Town appointed by the Supervisor, have a representative of the Bethlehem Chamber of Commerce appointed by the Board of Directors, have a representative of the Four Corners Merchant Group appointed by that group, and have a representative of an active neighborhood association that would be a name from names submitted to the Supervisor for appointment on the group. The group would meet when it was needed and review a proposal and if more sessions were necessary that could be arranged, according to Mr. Kleinke. The goal would be to make recommendations to the Building Inspector for issuance of a building permit for the alteration or conversion of a building or property. They propose that it be a revolving group and that their term be a one year term and people on it this year would not be on it next year with the exception of the Building Department representative. He said it would be a changing group although the areas of representation would stay consistent.

Mr. Kleinke said they also included some guidelines on project review, things to be considered by the group in their recommendations and would include proposed uses, structural or facade changes, lighting, pedestrian/vehicular access, landscape plantings, signage and parking to name a few. He said like every other local law there are some legal aspects with some information included.

Mr. Kleinke said as a stepping stone to get to a local law, these are the elements that they thought were important to initially include as part of the dialogue both with the Town Board, Chamber, Merchants Group, Building Department, neighborhood association and everybody in attendance.

Mr. Kleinke said this is the concept they have put together and this is the district they envisioned as an initial outline for it. He said the outline was done based on the meetings throughout the summer. He said it was not cast in stone but a starting point. He said the sketch was to provide some suggestions of design elements. Mr. Kleinke gave an overview of the possibilities.

Mr. Kleinke thanked the Board. Supervisor Fuller thanked Mr. Kleinke. She said the meeting was just the beginning of the process, noting she and some members of the Town Board have been meeting with representatives of the business community and the Chamber of Commerce. She said the opportunity was for anyone else who would like to comment on the proposal to do so. She said certainly when you begin a process it is difficult to reach everyone. She said there are some neighbors, as well as, business people involved. She said they would like to hear their ideas.

Mr. Bob Horn said he was Chairman of the Bethlehem First Community Appearance Committee. He said Mr. Kleinke had already alluded to some of the work done by the Committee. He said they began 3 years ago and this was the first project area because they recognized it as the most important focal point of the community. He said they were able through the help of Citgo and some local merchants, to put in the 3 large planters at the corners. He said they developed an rfp and this was shared with some of the neighbors and merchants. He said they were very receptive to it. He said they were at the meeting to endorse the concept and to urge the Town Board to endorse it and run with it. He said they need a cosmic shift in the concept and the importance of the appearance of our community. He said if this gets going, it could be a model that could reverberate all the way down Delaware Avenue.

Mr. Horn mentioned the Daffodil 2000 project and noted they might be planted in this area. He said there would be 2 critical

decisions to be made. One as to what the Trefiletti property is going to be if purchased or leased which is the old gas station site and the second is a close liaison with the State Department of Transportation because they have plans to do a lot of work on Kenwood Avenue from Four Corners all the way to Cherry Avenue, according to Mr. Horn. He said this is key and it is important to have a close liaison with DOT so that influence can be brought to bear on what they propose to do that might affect this project. He urged the Town Board to carefully consider this proposal and give it all the support that they believe it deserves.

Supervisor Fuller thanked Mr. Horn.

Mr. Douglas Zeno, resident of Adams Place, indicated he was part of Central Delmar Neighborhood Association. He said he has lived here over 20 years and has followed a lot of the planning at the Four Corners and Delaware Avenue. He said they do support the beautification along Delaware Avenue and always have. There are a few concerns, according to Mr. Zeno, when you look at what Mr. Kleinke said. He said when you look at the residential areas along Kenwood Avenue and some other areas -- he said he cannot speak for the ones on the north side that are hatched out but he can speak for the ones on Adams Place and Kenwood Avenue. He said the zoning would not change but there would be added uses. He said if there are uses added, the zoning is being changed. Mr. Kleinke said added uses included business office and noted the other uses were for the commercial district not the residential.

Mr. Zeno said back from the 1970s, they wanted to keep the zoning intact. He said people buy property in residential zones and they want to know it will remain. He noted there are schools in the area and the traffic should be minimized coming into these areas. He also mentioned there are some special people that live in the area. He noted they are anxious to meet with this group and discuss the proposal. He thanked the group for all the time they have put into this proposal. He thanked the Board for the time and said he hoped they could be a part of the planning process for the future.

Supervisor Fuller said she was glad Mr. Zeno was in attendance.

Mr. John Flanigan, Building Inspector, commented about the marks that were put on the exhibited map by Mr. Kleinke. He said they discussed this at length and noted the piece that goes back on Adams is all the church property. He said they stopped just beyond St. Thomas. He said the only 3 and 1/2 lots that are involved in the "A" zone are the Key Bank, St. Thomas and the ones adjacent. He said they are not talking about large uses because the buildings are not very big.

Mr. Jim Mancuso said he lives on the lot that is at the top right corner on the map, 15 Oakwood Place. He said there is a tremendous advantage to living there because they have the center of Town accessible to them. He said he has not seen the plan but he thinks there has been very serious thought given to it. He brought up the issue of how people will get to this location. He said the plan sounds great but he will look to see how the plan develops.

Supervisor Fuller thanked Mr. Mancuso. Mr. James Blendell, Member of the Planning Board almost 6 years and a member of the LUMAC committee for 4 years said he thinks the efforts of the committee should be applauded. He said a couple issues concern him and he is not sure why they occurred. He said of all the people involved, he did not hear the Town Planner was involved. He also mentioned the Chairman of the Planning Board should have been involved in this project. He said to this point they have never been contacted or these discussions brought to their attention.

Mr. Blendell said the second issue is a long standing problem in the zoning in that the Planning Board with regard to new buildings determines the aesthetic appearance of the building, the set backs, landscape but if it is a variance or a non-conforming use the Planning Board has no authority in this whatsoever. He said as you go down Delaware Avenue, they are trying to determine what something should look like and on the other hand when a variance is granted or

it's a non-conforming use, no one looks at that. He said there is a lot of conflict. He said a lot of towns have developed an architectural review committee and all plans whether those for variances, non-conforming use changes or for new buildings go to this committee and they make a recommendation to the Planning Board. The Planning Boards generally accept whatever is provided, according to Mr. Blendell. He said the committee is made up of people like Mr. Kleinke and people who know urban planning and suburban planning. He suggested this be looked at.

Mr. Blendell asked that those people in Town government who have a lot of knowledge on this type of development be included. Supervisor Fuller said Mr. Lipnicky was involved very early on for Mr. Blendell's information. She also noted many of these ideas came about because of the businesses at the Four Corners discussing some of the road blocks they have faced here with development. This is how it started, so Mr. Lipnicky was involved, according to Supervisor Fuller. Mr. Blendell asked what early on was. Supervisor Fuller said about a year ago or 10 months ago. Mr. Blendell said he never brought it to the attention of the Planning Board, noting he knows the Chairman of the Planning Board is not involved and the people on the Planning Board were not involved.

Mr. Blendell said there has been criticism of the Planning Board's slowness. He said it is not the fault of the Planning Board. He indicated there is a list provided of every project with the action taken and anyone who wants to look at that can tell where the hold-ups are on a project. He said he thinks the Planning Board has been criticized when it was not warranted. He also said he thinks it is time to come together and use the groups that are available and the groups that are being paid to do such things as this. Mr. Blendell thanked the Board.

Supervisor Fuller thanked Mr. Blendell. Mr. Richard Viglucci, a senior at Bethlehem Central High School said he has lived in the Town for 12 years. He said Mr. Kleinke did a very good job on the presentation. He had a question about the pedestrian plaza, noting it is an exciting proposal and he wants to see what it will look like. He said his problem is where are the street lights and telephone poles going to be running through. Supervisor Fuller explained that this was a proposal and the hope is that they will be underground. Mr. Viglucci thanked the Board. Supervisor Fuller said it is a dream.

Councilman Davis said we still need the traffic light and that is not on their either.

Mr. Dan Rosenthal, a senior at Bethlehem Central High School and also the President of the BC Student Senate spoke next. He said he is not coming up as an expert on zoning by any means, however, any time he sees a plan which betters the appearance of the Town he has to extend his support to it. He said what he has noticed, living in Town his entire life, is that at least in his opinion, the appearance of our Town is stagnant. He said he hasn't seen any improvements in it over the past couple years. He said if he were to compare the 2 pictures, the proposal will make this area look special. He said he has not walked around the Four Corners area in years with the exception of perhaps picking up a loaf of bread for his parents. He said he has not walked just for the sake of looking at a tree or looking around. He said anything that can do this for our Town would be important. He said he would lend his support to anything that would in any way improve what should be improved for our Town.

Supervisor Fuller thanked Mr. Rosenthal. A member of the audience asked about the cost of burying the utility poles. He said this would probably be the most significant thing to beautify that area of the Four Corners. He asked if there were any estimates of the costs. Mr. Kleinke said there has been some discussion about that issue, noting there is a great cost involved in doing this. He said there are no exact cost estimates at this time, however, they will be sought as the proposal goes forward. He said there is a need in our community to invest in our community. He said the initial concept at this point in time is to say, let's make a commitment to invest in our community and the dollar costs can come as the next

step. He said perhaps the extreme cost of burying all the utilities underground will lead to a decision that the improvements in terms of aesthetics will be worth it. On the other hand, Mr. Kleinke said they may find that they are relatively reasonable with respect to the overall cost of doing all the other things. He said the value of putting them underground may far outweigh the negatives about cost. He said they are looking at getting on a track where they are making an investment in the community for the purpose of aesthetics, pedestrian safety, community center focus and the like. He said he thinks ultimately they will get to that point and make that decision.

Supervisor Fuller said they will be seeking public funding, grants, hit the lottery. She said they are investigating the possibilities because it is very expensive.

A resident said she things anything that can be done to improve the appearance is the right step. She said it is critical to have a plan. Supervisor Fuller thanked her.

Mr. George Cockran said they own 2 parcels on Adams Street near the railroad tracks. He said they are at the northwest fringe of the proposed area. He asked what the rationale was for including those properties as part of the Four Corners project. Mr. Kleinke said the rationale was to recognize that there is more to the Four Corners than just the intersection of Delaware and Kenwood Avenues. He said in terms of the overall geography of the area, across the top is the railroad and this the real physical barrier that exists there. He said if it can be integrated to include pedestrian oriented, urban village kind of development to that railroad, then they would have a rather cohesive and expanded village center. He said there is street access all the way back to the railroad in a number of locations, and are viable properties that presently have business uses within them. He noted the location of Mr. Cockran's property and that it has access. He said those are the only ones indicated in the proposal. He said the whole area is being considered in the design elements to allow it to experience the village concept.

Mr. Cockran said there are 3 automotive businesses in the area and they have had a negative impact on the aesthetics of the area. He said he knows the Hudson Avenue group has been very concerned about that and noted they require constant policing to keep that area from becoming a junk yard. He said thanks to Sheila Fuller and Ken, they have constant contact with the police and keep it from getting worse. He asked if there is anything in this plan which would have a positive impact on that neighborhood. Mr. Kleinke said in terms of the use, the plan as proposed does not eliminate any uses but he thinks what is being exhibited is rather unique. He said in his practice of landscape architecture in the community, they find that community improvement, main street redevelopment, downtown centers just do not happen all by themselves. He said it does not happen because local government mandates it and it does not happen because a couple business people say they want to make improvements. It happens because there is a cooperative effort between all of the parties involved, according to Mr. Kleinke, including local government, the business group, and the property owners. What they find, according to Mr. Kleinke, is that as some improvements are made, some property owners reinvest or invest further in their properties. He said it is kind of a catching thing that the business people grow together, band together, begin to do things together cooperatively.

Mr. Cockran said there is no direct investment plan for that section but the proposal would encourage a catalytic effect that would help this eventually. Mr. Kleinke agreed, noting it is his experience that that is what happens in these kinds of proposals. Mr. Cockran thanked Mr. Kleinke.

Mr. Thomas Corrigan indicated there was also a discussion about a walkway across there in the back. Mr. Flanigan addressed the walkway situation, indicating the location of the Town parking lot existing at this time and that there is another lot down by Kenwood Avenue but there is quite a bit of land along the back where maybe there could be a walking path with street lighting so people could

park and walk through. He said this would be another plus, noting these are all just being discussed.

Resident Lynn Rhodes thanked everyone for the report, saying it was an excellent job. She said she is very uncomfortable with the few residential areas that are included in the overlay that there would be other uses allowed. She said when you live in a residential area, you do not want to have any increase in the other uses. Mr. Kleinke again clarified that he did not say that there would be any retail in those areas where the overlay extends above the residential districts. He said the proposal includes an additional use which would be an administrative or professional office in those areas that overlay the residence district.

Supervisor Fuller said this is obviously very early in the process. She said the utility poles and street lights will still be there tomorrow morning. We are not jumping quite that quickly. She said this is an ongoing dialogue and invited calls to anyone indicating they will continue to meet. There are additional names to be added to the group, according to the Supervisor. She said they need everyone's help as they go through this process. She thanked everyone for attending and especially thanked the business owners who have been very patient with the Town of Bethlehem. She said they want to continue to encourage business in the Town. She also thanked Bethlehem First and the garden clubs who have certainly tried to beautify Delaware Avenue. She said she could not agree more with Dan Rosenthal, noting she grew up just the other side of the Normanskill bridge and she said the Town has changed. She remembered the Delaware Plaza when it was built and the stores. She said they can try very hard to give it their best, and they will, to beautify the Town of Bethlehem. She thanked everyone for attending.

Mention was made that the information will be available in the Town Clerk's office and at the library.

The next item was the presentation of the tentative year 2000 budget and to the set public hearing for Oct. 27 at 8:00 p.m. Could advertise October 20. Supervisor Fuller said the Comptroller, Judith Kehoe and herself would be taking turns trying to make the presentation exciting.

Presentation
of tentative
year 2000 budget

Supervisor Fuller said the budget basically is the critical framework for the Town's operations. She said to the average citizen there is not much excitement about hearing the financial plans of the Town of Bethlehem. She said everyone looks at the bottom line and how much is owed in taxes. She said they are hoping to let everyone know that there is a plan and the plan is long term strategic planning. She said this is what the budget begins with.

Supervisor Fuller said she wanted to convey meaningful information to everyone during the budget process. She said in each of the previous years they have tried to point out the various services that are provided. She said they try to explain how the services are interrelated to other governmental service leaders, service providers and community based volunteer groups. She said she is especially proud of our community and is sure everyone at the table is equally as proud of the way so many organizations work together with the Town of Bethlehem to achieve what is our common goal. She said they work with the school districts to foster a safer environment for the children and work with the Chamber of Commerce, Albany County, and State of New York for economic development. They work with the volunteer fire and ambulance districts to enhance training facilities and coordinate emergency responses. They work with the local merchants, our service providers, because they are committed to being business friendly. They work with the community groups to provide adequate recreational and educational opportunities and when they all work together they can accomplish great things. Supervisor Fuller believes the quality of life in our Town is outstanding and our services cannot be beat by any other community. They work very hard to deliver it all in a very professional manner. She also believes that there is always room to improve. She said we must not rest on our laurels and we will not, we have work to do.

She said the Town's goal very broadly stated is to work more efficiently to provide better services. She said this broad goal provides the basis for the activity that occurs at many different departmental levels.

Supervisor Fuller said since our Town is a service provider, our most important assets are the people who work right here to perform the necessary community services. She said our public safety and protection, our recreational facilities, our senior services, our water and wastewater treatment plants, maintaining safe roads -- all of this we come to take for granted. She said we all need to know that these are the services that have made Bethlehem the place that it is today. She said what everyone might not realize when you think about the tools that help us in providing all these services is a tool that we are very proud of -- our computer hardware and software. We live in an automated world, according to the Supervisor, both in our work places and for many people in their homes. The efficiencies we are able to achieve using these tools allows us to produce higher quality work for a shorter time frame, she said. The Supervisor said it should come as no surprise to this community that the Town of Bethlehem has kept pace with available technology. She said she would hope and assume that everyone would expect nothing less from us, this \$24 million business.

At this point, the Supervisor turned the presentation over to Comptroller Kehoe who showed how the interaction with these new tools is done. Comptroller Kehoe did a power point presentation to show how the AS400 IBM Computer system is used to provide communication to all departments for more efficiency. She also gave an update regarding Y2K for the new year. Applications have been reviewed and rewritten where necessary by the Management Information Systems office, according to Comptroller Kehoe. The Town also has established a task force to review the Y2K issues, said Mrs. Kehoe. They systematically identified, tested and replaced equipment and software as necessary. She said they checked for imbedded chips within the equipment and verified the readiness of the key business partners to make sure that all the links in this chain were strong. She said the results are that all critical systems are Y2K compliant.

Comptroller Kehoe addressed the fact that the year 2000 budget enables the continuation of services while preserving financial strength. She said prior budgets have been and continue to be very conservative. She said the budgets are designed to be a reasonable operating plan. She said if actual results occur, exactly as budgeted, there are no financial consequences. She said if the results are past the budget, financial strength is in hand. She exhibited graphs to show the current financial situation. She said in years where there are surpluses above what were expected, Capital Reserve Funds were established to avoid outstanding debt to the Town.

Supervisor Fuller said what has been shown so far, represents no significant changes in the budget. She said the operations and improvements will continue and there is a 3 percent raise for the employees provided. She said their efforts are what make it possible for all of the citizens to receive the high quality service that the Town provides.

Supervisor Fuller took a minute to add a highlight on economic growth. She said economic growth in our Town over the last 2 years has been positive. She said Hoffman's Car Wash is a welcome addition to a commercial tax base; Flach Industries launched the Bethlehem Industrial Park; the Price Chopper Plaza or Windsor Plaza has built a medical facility, Bethlehem Family Practice; the effort to revitalize the Four Corners as you saw this evening is hoped to have progress made; VanAllen Senior Housing is under construction; the Hess Mart presently on New Scotland Road is underway, the next one will be on Delaware Avenue next to McDonald's; and First Columbia's new medical facility, their ground breaking was scheduled for this date, however, it obviously was rained out. The economic development in the Town of Bethlehem has been and will continue to be a group effort led by the Supervisor, the staff -- Michael Tucker who is Chair of the Industrial Development Authority, Marty Delaney, Chair of the Bethlehem Chamber of Commerce -- and they will continue to work with the State of New York and Albany County who send many people to look

at different locations in our Town to help increase the economic base. She said the Board feels very strong that we are part of this regional organization working together to market the Town's strength and to improve its degree of shovel readiness. She said there is still a ways to go to be shovel readiness but they have made great progress, especially within the last year. She said Bethlehem is indeed open for business and the fact that everyone needs to go home with is that this year alone, the assessment rolls have grown by 27.5 million from last year.

Comptroller Kehoe next exhibited a graph showing taxes over the past 6 years and did an overview of previous tax monies and explained the tax structure. She showed a graph showing the proposed 5 percent tax increase for the year 2000 with a 2 and 1/2 percent increase in the Highway Fund. She said the water and sewer rates will remain at the 1999 level.

Supervisor Fuller said considering the vast array of services that the Town provides, they believe that they have successfully once again provided great value to the community. She said this is the end of the presentation.

Supervisor Fuller encouraged the citizens to attend the work sessions of the Town Board as they go through the tentative budget which was presented. She said the work sessions will be held on Tuesday, October 5, 1999 at 7:00 p.m.; Thursday, October 7, 1999 at 7:00 p.m.; and Thursday, October 17, 1999 at 7:00 p.m. All workshops are open to the public. She said the notice will be up on the web page for information purposes.

Supervisor Fuller noted on October 27, 1999 there will be a public hearing for the Town Budget for the year 2000 as presented, after the Board has had an opportunity to go through this and make further decisions at the workshops. She invited the public's participation in discussion that evening at the public hearing. She said the workshops will be for the observance of the Board having their discussions. Copies of the budget will be available in the Town Clerk's office beginning September 23, 1999 and in the library. She said the budget itself will not be put on the web page until it is adopted and this will take place November 10, 1999 at 7:30 p.m.

Supervisor Fuller thanked everyone for joining the Board.

The next item was a request from David Austin, Administrator of Parks & Recreation Department, for approval of seasonal personnel.

The motion was made by Mrs. Davis and seconded by Mr. Lenhardt to approve the appointment of seasonal personnel as requested by David Austin, Administrator, Parks & Recreation Department, as follows:

Parks and
Recreation
appoint
seasonal
personnel

Recreation Instructor III at a rate of \$9.20 per hour.

Mary Tremblay-Glassman
177 Adams Street
Delmar, NY 12054

Recreation Instructor III at a rate of \$9.95 per hour.

Douglas Gross
2 Cold Springs Drive
Clifton Park, NY 12065

The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

The following item was a request from Michael Cirillo, Engineering Division, Department of Public Works, for acceptance of a deed for Quail Hollow Road.

The motion was made by Mr. Lenhardt and seconded by Ms. Burns to approve the acceptance of a deed for Quail Hollow Road from Mr. and Mrs. Peter J. McQuire, Glenmont, NY as recommended by Michael Cirillo, Engineering Services Administrator, Department of Public Works. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

Public Works
Engineering
Division
acceptance
of deed
turn-around
easement for
McMillen Place

The next item was a request from Michael Cirillo, Engineering Division, Department of Public Works, for acceptance of deed for turn-around easement for McMillen Place.

The motion was made by Mr. Johnson and seconded by Mr. Lenhardt to approve the acceptance of a deed from Mr. Stephen Bolduc and Mr. Michael Sullivan, Delmar, NY for a turn around easement on McMillen Place, Delmar, as recommended by Michael Cirillo, Engineering Services Administrator, Department of Public Works. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

Engineering
Services
acceptance
of deed for
Asprion Road

The following item was a request from Engineering Services Administrator, Michael Cirillo, Department of Public Works, for acceptance of deed for Asprion Road.

The motion was made by Ms. Burns and seconded by Mr. Johnson to approve the acceptance of a deed from Mr. Murat S. Kasparian, Glenmont, New York for a storm drainage easement on Asprion Road, Glenmont, NY as recommended by Michael Cirillo, Engineering Services Administrator, Department of Public Works. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

Engineering
Division
acceptance of
deed Bethlehem
Central School
District

The following item was a request from Engineering Division for acceptance of deed from Bethlehem Central School District.

The motion was made by Mrs. Davis and seconded by Mr. Lenhardt to approve the acceptance of a deed from Bethlehem Central School District, Delmar, NY which conveys a parcel of land for sidewalk easement purposes along the southerly side of Delaware Avenue from VanDyke Road to the easterly property of the School District as recommended by Michael Cirillo, Engineering Services Administrator, Department of Public Works. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

Request from
Highway
Superintendent
for award of
bid for truck
use by Department
Public Works and
Highway Department

The following item was a request from Highway Superintendent, Gregg Sagendorph, for award of bid for truck tractor for use by Department of Public Works and Highway Department.

The motion was made by Ms. Burns and seconded by Mr. Johnson to approve the award of bid for one (1) truck tractor for use by the

Department of Public Works and Highway Department to Orange Motors Co., Inc., Albany, NY at the bid price of \$69,328. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

The next item was a request from Gregg Sagendorph, Highway Superintendent, for award of bid for installation of new roof at Highway Garage, Elm Avenue, Selkirk.

Highway Department
award bid for
installation of
new roof

The motion was made by Mr. Lenhardt and seconded by Mrs. Davis to approve the award of bid for installation of a new roof at the Highway Garage, Elm Avenue, Selkirk as recommended by Highway Superintendent, Gregg Sagendorph, to the low bidder Urethane Systems Northeast, Inc., Southington, Connecticut at a bid price of \$107,670 and alternate #1 bid price of \$88,023. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

The following item was a recommendation from the Traffic Safety Committee for an amendment to the Town Code regarding Through Streets, to permit installation of stop sign at Sylvan Avenue at Wellington Road, Delmar.

Traffic Safety
amendment to
Town Code regard-
ing through
streets stop sign
Sylvan Avenue at
Wellington Road
to set Public
Hearing

The motion was made by Mrs. Davis and seconded by Ms. Burns to set a public hearing for October 13, 1999 at 7:30 p.m. to consider a proposed local law amending the Code of the Town of Bethlehem, Through Streets, to permit installation of a stop sign at Sylvan Avenue at Wellington Road, Delmar. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

The next item was to approve the Town Board minutes of August 25, 1999.

Approve Town
Board Minutes
August 25, 1999

The motion was made by Mr. Johnson and seconded by Mrs. Davis to approve the Town Board minutes with one correction. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

Supervisor Fuller asked if anyone wished to address the Board. She noted she has copies of the tentative budget if anyone would like one.

Councilman Johnson said fortunately or unfortunately he was in a position to observe the Town of Bethlehem last Thursday and Friday. He said from the Highway Department, Building Department, to the water, the sewer to Bethlehem Police Department. He said every time he thinks he cannot be more surprised about the Town of Bethlehem and their employees, I see them do a job like they did last weekend. The fire services, the ambulance services, barricades were all over and this Town was virtually cleaned up by Friday night, according to Mr. Johnson. He said this before, however, he wanted to again congratulate all the Town employees for the job they did. Everyone agreed with Mr. Johnson's comments.

Supervisor Fuller asked if there were any other comments from the Board Members. There were none.

The Supervisor asked for a motion to meet in Executive Session following the close of the regular meeting to discuss negotiations.

The motion was made by Mr. Lenhardt and seconded by Mrs. Davis to approve meeting in Executive Session following the close of the regular meeting to discuss negotiations. The motion was passed by the following vote:

Adjourn meeting
to executive session
no formal action
taken

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.

The motion was made by Mrs. Davis and seconded by Ms. Burns to adjourn the regular Town Board meeting at 9:18 p.m. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson,
Ms. Burns.
Noes: None.


Town Clerk

EXECUTIVE SESSION

There was no action taken at the Executive Session.