

**PLANNING BOARD
TOWN OF BETHLEHEM**

December 5, 2006

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on December 5, 2006, 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
Keith Silliman, Planning Board Counsel
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
Brian Collier, Planning Board Member

Michael Morelli, Deputy Director of Economic Development & Planning
Janine Saatman, Deputy Town Planner
Terry Ritz, Assistant Town Engineer

Agenda: Conti, Jacqueline
Koch, Wayne
NIMO Storage building
YMCA

Brian Lyda, Esq.
Paul Hite, LLS
Wayne Koch
Peter Gillies
Mark Kogler

Conti, Jacqueline – 614 Rt. 9W

Chairman Mathusa called the meeting to order and noted the presence of a quorum. The first item on the agenda is a proposed adaptive reuse of the former Patroon House restaurant to an office space.

Mr. Lyda, Esq. presented for the applicant, SOBE Properties. The proposal is to convert the lower portion of the structure, which was the restaurant, into office space. A metal handicapped ramp would be installed to the eastern side of the building and they would upgrade the roof and doors on the garage. Water service was already on the site and the parcel had a septic system. The existing sign would be removed and the proposed sign would be located approximately in the center of the ingress egress and ten (10) feet back from the sidewalk easement.

Mr. Lyda stated that the easements and deed of record had been submitted with the application. One of

the easements had been for the neighbor for access by necessity. The adjacent property had put in a driveway to access their parcel, so there was the potential that the easement was no longer needed..

They were not proposing any other exterior changes besides the sign and the ramp. Though a proposed sign had been submitted, the design might change but not the location. It would meet the sign regulation and be submitted for the Board's final review. The current internal circulation would remain the same.

The draft SEQR Resolution prepared by staff was reviewed by the Board.

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

The project would be forwarded to the Albany County Planning Board for their December 21, 2006 meeting.

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

Koch, Wayne – 408/410 Feura Bush Rd.

Chairman Mathusa turned the Board's attention to the next item on the agenda, an adaptive reuse of a single-family structure at 408/410 Feura Bush Road into office space. The property is in a Commercial Hamlet District where offices are permitted.

Mr. Hite presented for the applicant, Wayne Koch. He stated that the property was located on the southern side of Feura Bush, next to the Glenmont Plaza with a cemetery on the other side. The proposal was to use the first floor for a professional office and an apartment on the second floor. They showed parking for the building and an ingress, egress driveway. The new driveway would be shared with the rear parcel that the applicant also owns.. It would be twenty-four (24) feet in width, meeting all the requirements of NYSDOT and approved by that agency. An easement would be granted from one parcel to the other to be able to share the driveway. The Comprehensive Plan encourages shared driveways where possible and NYSDOT was in favor of reducing the number of curb cuts on busy roads. There were no plans to develop the separate rear parcel at this time. They proposed to eliminate the existing driveway, re-grade and seed it. The applicant also proposed to provide an easement along Feura Bush Road for a potential future sidewalk. They would put in a sidewalk along the side of the building to the front stoop area.

The proposed sign would be located in the front of the building with external illumination.

The Board reviewed the draft SEQR Resolution prepared by staff.

A motion to approve the SEQR Resolution, Negative Declaration, as amended was offered by Mr. Odell, seconded by Mr. Collier and approved by all Board members present.

The project would be sent to the Albany County Planning Board and the NYS Department of Transportation for their review.

A motion to table the project was offered by Mr. Cotrofeld, seconded by Ms. McCarthy and approved by all Board members present.

National Grid

Chairman Mathusa turned the Board's attention to the next item on the agenda, a request by National Grid to construct a steel framed storage building on their property located on Plank Road in Glenmont. The project has been reviewed by the Albany County Planning Board.

Mr. Kogler presented for the applicant. They are proposing a 42' x 60' storage building with overhead doors on either end. The type of structure would be steel framed and fabric covered. Chairman Mathusa said one of the issues was the visibility of the structure from Rt. 9W, he wanted to make sure that the placement minimized the visual impact. Mr. Kogler said the fabric would be a beige, sand colored to blend in better. Mr. Collier said after a visit to the site, he thought their corner placement, behind the trees would be the best place. He suggested turning the building so the doors faced Plank Road. By doing this the headlights from the incoming and outgoing trucks would not shine into the adjacent neighbors homes. The Board was in agreement with that suggestion. Mr. Morelli recommended that vehicular access to the building be from the east side and exit the building from the west side. The Board supported that recommendation.

Mr. Morelli said the building was twenty-four (24) feet high but the way building height was determined it was actually around seventeen (17) feet and the code allows a forty-five (45) foot building. They were trying to clean up the site and put the various materials on the site under cover for faster response time during emergencies.

Mr. Kogler said the building did have power with task lighting inside. Asphalt and stone, gas pipes and fittings would be stored in the building. The facility took care of gas emergencies; they were a twenty-four (24) hour, seven (7) day operation. They wanted to get the structure up prior to the next snow fall.

The Board reviewed the draft site plan approval document SPA 124 prepared by staff.

A motion to approve the Site Plan Approval document as amended was offered by Ms. Motta, seconded by Mr. Collier and approved by all Board members present.

YMCA

Chairman Mathusa turned the Board's attention to the next item on the agenda, a site plan amendment for the YMCA site.

Mr. Gillis presented for the applicant. He stated that the project had not changed since it was last on the Board's agenda. Chairman Mathusa noted that it had been agreed that the sidewalk would be extended from the edge of property to the driveway at such time that the sidewalk from Fisher Blvd was constructed to the property's edge. Mr. Gillis said the membership was being monitored and the traffic study would be done when the threshold established was reached.

The Board reviewed the draft SEQR Resolution prepared by staff.

A motion to approve the SEQR Resolution, Negative Declaration as amended was offered by Mr. Cotrofeld, seconded by Mr. Engel and approved by all members present.

The Board reviewed the Draft 2 Site Plan Amendment SPA 106-A3, prepared by staff.

A motion to approved the Site Plan Amendment SPA 106-A3, Draft 2, was offered by Mr. Odell, seconded by Ms. Motta and approved by all Board members present.

The Board reviewed the minutes of November 21, 2006.

A motion to approve the minutes of November 21, 2006, Draft 2 was offered by Mr. Collier, seconded by Ms. McCarthy and approved by all Board members present.

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

The meeting adjourned at 8:02.