

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**February 21, 2006**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on February 21, 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  
Daniel Odell, Planning Board Member  
Howard Engel, Planning Board Member  
Christine Motta, Planning Board Member  
Thomas Cotrofeld, Planning Board Member  
Brian Collier, Planning Board Member  
Kathy McCarthy, Planning Board Member

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

Steven Picarazzi, Capital Cities Import Cars  
Scott Wallant, Wallant Architects, Capital Cities Import Cars  
John O'Brien, SY Kim, Alta East  
Mark Dombal, Alta East  
John Schafer, SPECTRA, Meadowbrook III  
David Carpenter, Esq., Meadowbrook III

Agenda: Presentation  
Capital Cities Import Cars  
Alta East Inc., 317 Delaware Ave.  
Meadowbrook III

Chairman Mathusa called the meeting to order at 7:00pm and noted the presence of a quorum.

**Presentation of the Proposed Amendments to the Zoning Code and Subdivision Regulations**

Mr. Morelli updated the Board on the process and timeframes the Department of Economic Development and Planning were working under to review the Zoning Law and Subdivision Regulations for possible amendments. When the Town Board adopted the regulations, there was a commitment to look at them within a six (6) month period of time for possible revisions and/or amendments. That process was currently underway. He asked the Planning Board to also continue to review the regulations themselves and submit questions or concerns to DEDP.

**Capital Cities Import Cars**

Chairman Mathusa turned the Board's attention to the next item on the agenda. This project had their public hearing on February 7, 2006. They were on the agenda for possible action on the approval documents. Chairman Mathusa reviewed the draft Special Use Permit with the Board. There were no changes proposed to the draft approval document.

A motion to approve the Special Use Permit for Capital Cities Import Cars as written was offered by Mr. Collier, seconded by Ms. Motta and approved by all Board members present.

Chairman Mathusa reviewed the draft Site Plan Amendment 34-A4 with the Planning Board.

A motion to approve the Site Plan Amendment 34-A4 as amended was offered by Mr. Cotrofeld, seconded by Mr. Odell and approved by all members present.

### **Alta East, Inc.**

Chairman Mathusa turned the Board's attention to the next item on the agenda, 317 Delaware Avenue. This was an initial presentation to the Board.

John O'Brien, from S.Y. Kim and Mark Dombel from Alta East presented the project to the Board. The applicant was proposing to eliminate the three (3) service bays and replace them with a convenience store/ deli. The green space on the site would be increased and one of the curb cuts onto Delaware Avenue would be eliminated. They will be extending the right-of-way island on Howard Place that would help with the stacking of cars as they exit the facility. The existing tanks would be replaced with new double walled and one would be eliminated. The façade of the building would basically remain the same with some improvements. The applicant would center the front door and replace the windows. They would also be removing the current sign and replace it with a ten (10) foot monument sign.

Mr. Collier was concerned that there were no renovations planned for the existing canopy. Mr. Dombel stated that the cost would be prohibitive and they did not see the need. Mr. Collier wanted the applicant to see if there were any architectural embellishments that could be added to compliment the building. Mr. Cotrofeld agreed with those requests.

Chairman Mathusa reviewed the draft Information Waiver with the Board. A few changes were suggested.

A motion to approve the Information Waiver as amended was offered by Mr. Odell, seconded by Mr. Collier and approved by all members present.

Chairman Mathusa reviewed the draft SEQR Resolution – Negative Declaration with the Board.

A motion to approved the draft SEQR Resolution – Negative Declaration as written was offered by Mr. Engel, seconded by Ms. McCarthy and approved by all members present.

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

### **Meadowbrook III**

Chairman Mathusa turned the Board's attention to the next item on the agenda, Meadowbrook III, a subdivision located in a PDD. John Schaffer from Spectra Engineering presented for the applicant.

The project was located in a Planned Development District. It was zoned as such under the old zoning and that zoning designation remained under the new zoning. The project would cover twenty-five (25) acres of the sixty-three (63) acres of the site with forty-eight (48) lots. The remainder of the land would stay open space. The entrance to the site would be a boulevard to accommodate emergency vehicles. The applicant had already acquired a ACOE permit for the wetland disturbance around the culvert area of the proposed boulevard. They had done a geotechnical study concerning the soils along the Normans Kill. The report would be looked at by the TDE during the review. The applicant was proposing a thirty (30) foot wide easement to the Town for access to the Storm water pond near the Normans Kill.

Chairman Mathusa reviewed the draft Information Waiver with the Board. A few changes were suggested.

A motion to approve the draft Information Waiver as amended was offered by Mr. Collier, seconded by Mr. Engel and approved by all Board members present.

With the approval of this waiver, the submission was deemed complete/

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

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

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

The meeting adjourned at 8:25.