

**PLANNING BOARD
TOWN OF BETHLEHEM**

July 5, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Public Hearing** for the Carlomagno Subdivision, on July 5, 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

Jeffrey Lipnicky, Town Planner
Randall Passmann, Town Senior Civil Engineer
Michael Morelli, Deputy Director of Economic Development & Planning

Salvatore Carlomagno, Carlomagno Subdivision
Frank Fazio, CT Male, Carlomagno Subdivision
Teresa Bakner, Esq., Whiteman, Osterman & Hanna, Glenmont Woods
Tammy Cuomo-Smith, Whiteman, Osterman & Hanna, Glenmont Woods
Daniel Tompkins, Environmental Design, SEFCU
Bruce Ginsburg, Schuyler Company, SEFCU
Steve Neuremberg, Schuyler Company, SEFCU
Peter Givenco, Bergmann Associates, Bethlehem Town Ctr. II
Steven Powers, Nigro Companies, Bethlehem Town Ctr. II
John Allen, Esq., Shanley, Sweeney, Reilley & Allen, Bethlehem Town Ctr. II
Jim Murray, Orchard Street, Carlomagno Subdivision
Robert Jazinski
Linda Jazinski

Agenda: Carlomagno Subdivision – Public Hearing
Glenmont Woods Subdivision
SEFCU – Town Squire Plaza
Bethlehem Town Center II

Chairman Mathusa opened the meeting, noted the presence of a quorum and asked for a motion to add an item to the agenda. The additional item would be to consider a vote on the SEQR Resolution for the Carlomagno Subdivision. State Law mandated that the SEQR Resolution be considered prior to the Public Hearing.

A motion to place the draft SEQR Resolution for consideration on the agenda was offered by Ms. McCarthy, seconded by Ms. Motta and approved by all present.

The Board reviewed the draft SEQR Resolution Classification of Action and Negative declaration for content. There weren't any changes to the draft document.

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

Carlomagno Public Hearing

Chairman Mathusa: The next item on the agenda is the scheduled Public Hearing for the proposed subdivision project, I'm asking for a motion to indent the public notice of the meeting into our records. Do I have a motion for that?

Mr. Engel: So moved

Ms. Motta: Second

Chairman Mathusa: All in favor.

All Board Members Present: Aye.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Board of the Town of Bethlehem, Albany County, New York, will hold a public hearing on Tuesday, July 5, 2005 at 7:30 p.m., at the Town Offices, 445 Delaware Ave., Delmar, New York, on the application of Salvatore Carlomagno and Asa Carlomagno for approval of a two (2) lot subdivision located on Orchard Street, Delmar, NY 12054, Albany County, N.Y., as shown on map entitled: PRELIMINARY PLAT, 2 LOT SUBDIVISION, LANDS NOW OR FORMERLY OF SALVATORE CARLOMAGNO AND ASA CARLOMAGNO, Orchard Street, Town of Bethlehem, Albany County, State of New York, dated March 7, 2005, last revised June 23, 2005, map prepared by C.T. Male Associates, P.C.. 50 Century Hill Drive, P.O. Box 727, Latham, NY 12110.

Chairman Mathusa: Thank you. Now let's get to status. I think what I'll do is ask the applicant to make a very short presentation. This is to bring the Board up to date and the public up to date on the status of the project before we hear from the public.

Mr. Fazio: My name is Frank Fazio with C.T. Male Associates, we're the site engineers and surveyors for this project. The project encompasses approximately 30.8 acres on Orchard. On Orchard Street here there's road frontage along here. It's going to be subdivided into two (2) parcels. One a 5.57-acre parcel where the existing residence is and the remaining lot will be 25.3 acres. There are no plans at this point in time for other than a single family residential. The subdivision line, the outbound, is shown here in red and then there is a subdivision line which is shown in this location here. For purposes of clarity I think, we were asked to show a house location, some grading just to show that a house could be built on the site. And we show that up in the front here which is fairly level and out of any potential wetlands which may be in the back here. There is sewer available, water available for that parcel. There are several comments by the Planning Department in the June 9th letter. We responded to that on June 23rd, most of them were technical and adding items to the map but for the most part again just a two (2)-lot subdivision that we are proposing. We did show some of the wooded areas and the ravines in the back, I think we were asked to show a couple little issues in there. If the house ever goes back here, they wanted to see that also, so that were the items that we needed to add to the plans.

Chairman Mathusa: Thank you. Any comments from the Board at this point? If not I'll open the meeting to the public to receive comments for and against the proposed project for the benefit of the Board. I do ask that each speaker speak into the microphone, give their name and address for our records. I also ask each speaker to talk directly and clearly so we'll have all your messages clearly recorded. Would anyone like to step up and make a comment or raise any points of anything? Opportunity to have fifteen seconds of fame. Does the Board have any thoughts at this point?

Mr. Murray: My name is Jim Murray, I live at 370 Orchard Street right across the street from this. It can only be positive for me, putting one house on twenty-five (25) acres is pretty darn good. That's about it.

Chairman Mathusa: Thank you. If there's no other comments, I'll entertain a motion to close the public hearing.

Mr. Odell: So moved.

Chairman Mathusa: Do I have a second?

Mr. Engel: Second.

Chairman Mathusa: All in Favor.

All Board Members Present: Aye

The public hearing closed at 7:43.