

George Leveille
Chairman

Nicholas Behuniak
Member

Thomas Coffey
Member

Christine Motta
Member

Kate Powers
Member

Stephen Rice
Member

John Smolinsky
Member

TOWN OF BETHLEHEM

Albany County - New York
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Town Planner

Robert Leslie
Senior Planner

Terrence W. Ritz
Asst. Engineer, L.S.

Keith Silliman
Counsel

Deborah Kitchen
Assistant to the Board

MINUTES July 20, 2010

1 A meeting of the Town of Bethlehem Planning Board was convened in public session in the Bethlehem
 2 Town Hall, 445 Delaware Ave., Delmar, NY at 6:00 p.m., on Tuesday, July 20, 2010. Attendance was
 3 recorded as follows:

Board Members Present	Board Members Absent	Counsel Present	Town Staff Present
Nicholas Behuniak	George Leveille	Keith Silliman	Jeffrey Lipnicky
Thomas Coffey	Christine Motta		Robert Leslie
Stephen Rice	Kate Powers		Deborah Kitchen
John Smolinsky			Terrence Ritz
Others Present			
Glen Valente	Ted Zabinski	Chuck Radliff, Sr.	Michael Churchill
Thomas Butler			

4
 5 Acting Chairman Smolinsky called the meeting to order and noted the presence of a quorum.

7 **Public Comment on Regular Agenda Items**

- 8
 9 • South Albany Airport (Site Plan / SUP)

10
 11 There were no public comments on regular agenda items.

12
 13 Thomas Butler, President of ESCO Tower, was present to inform the Board he has been working with Mr.
 14 Leslie to schedule the official balloon test for the weekend of Friday, July 30, 2010. A legal notice will
 15 appear in the Town's designated newspaper. ESCO will be conducting an unofficial test on Friday, July 23,
 16 2010 between 6:00 a.m. – 10:00 a.m. in order to work out any kinks that may arise. Mr. Butler invited the
 17 Board Members who may have a conflict on the official test date to visit the site during the unofficial test.

19 **South Albany Airport, 6 Old School Road, Selkirk (Site Plan / SUP)**

20 The applicant, South Albany Airport Corporation is seeking Site Plan and Special Use Permit approval for
 21 construction of a 5,800 sq. ft. aircraft maintenance hangar and apron at South Albany Airport. The project
 22 last appeared before the Planning Board on May 4, 2010, at which time the project was tabled pending
 23 engineering review of the applicant's Storm Water Pollution Prevention Plan (SWPPP).

24
 25 Michael Churchill of Passero Associates was present on behalf of the applicant to provide information and
 26 answer questions. He stated that he is working with Ted Zabinski, President of the Corporation, to construct
 27 a maintenance hangar/apron and storm drainage at the existing airport. The new hangar is a pre-
 28 manufactured steel frame structure. A detention basin has been designed to handle storm water runoff. The
 29 project is 90% funded by NYS Department of Transportation, Transportation Bond Act Project for Public
 30 Use Airports.

31
32 In an effort to make sure that no regulations were circumvented, Mr. Behuniak asked if the current proposal
33 would have impacted a previous project approved at the Airport. Mr. Lipnicky stated that it would not have
34 impacted the previous project except for the possibility of combining the SWPPP review. He does not
35 believe the project would have exceeded thresholds for environmental impacts because the project is not
36 located in an environmentally sensitive area, and there are no wetlands. The applicant did need to obtain a
37 variance for setback. The site is improved by a stormwater retention pond. Funding for the current project
38 was not available when the last project was approved.
39

40 Mr. Lipnicky stated that the SWPPP was reviewed by the Town's Stormwater Engineer and there were no
41 significant issues that would impact the issuance of a SEQR - Negative Declaration. The applicant has
42 submitted a revised SWPPP dated June 2010, along with other supporting materials requested by the Town.
43 Albany County Planning Board recommended that the project should be sent to the Albany County
44 Department of Public Works to address concerns related to the design of Highway access and impact of the
45 proposed drainage system to County Route 53. Mr. Lipnicky does not believe there will be an issue with
46 drainage due to the fact that runoff is improved as a result of the detention pond.
47

48 In his memo to the Planning Board, dated July 14, 2010, Mr. Lipnicky states that the most recently submitted
49 materials have been reviewed by Town staff and previous comments have been sufficiently addressed to
50 approve a SEQR Determination of Significance and set a Public Hearing Date for the Special Use Permit.
51 He also noted that the project requires a special use permit in addition to site plan approval which requires a
52 public hearing.
53

54 Acting Chairman Smolinsky called for a motion to consider the SEQR Resolution and set a date for the
55 Public Hearing.
56

57 Upon motion by Mr. Rice, seconded by Mr. Coffey, and unanimously approved by all Members present, the
58 SEQR Resolution - Classification of Action and Negative Declaration was approved.
59

60 Upon motion by Mr. Rice, seconded by Mr. Coffey, and unanimously approved by all Members present, the
61 Public Hearing was set for Tuesday, August 17, 2010 at 6:00 p.m. at Town Hall.
62

63 **Discussion**

64 Robert Leslie was asked to provide information about the upcoming balloon test for the proposed ESCO
65 Tower and Independent Towers projects. He stated that the first test will take place on Friday, July 30, 2010
66 from 6:00 a.m. – 2:00 p.m. (alternate date August 2, 2010). The second test date has been set for Saturday,
67 July 31, 2010 from 6:00 a.m. – 2:00 p.m. (alternate test date August 1, 2010). Public notices will appear in
68 The Spotlight Newspaper and on the Town's website. Property owners within 200 feet of the project will be
69 notified via letter. Both sites will be managed and monitored by a project representative. Flags will be
70 placed at ten foot intervals on the line that is attached to the balloons to provide visual aid in determining the
71 height of the balloon. Balloon tests involve raising a large balloon to the proposed height of the antenna to
72 give a better idea of how the tower would fit in with its surroundings.
73

74 **Minutes**

75 The minutes of the June 1, 2010, June 15, 2010 and July 6, 2010 meetings will be considered at the August
76 17, 2010 meeting.
77

78 **Meeting Schedule**

79 08/03/2010 - Town Hall - 6:00 p.m. - Regular Meeting - CANCELLED

80 08/17/2010 - Town Hall - 6:00 p.m. - Regular Meeting – Public Hearing / South Albany Airport
81

82 Respectfully submitted,
83 Deborah Kitchen