

**PLANNING BOARD
TOWN OF BETHLEHEM**

May 15, 2007

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on May 15, 2007, 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
Tom Cotrofeld, Planning Board Member
Chris Motta, Planning Board Member
Howard Engel, Planning Board Member
John Smolinsky, Planning Board Member

Michael Morelli, Deputy Director of Economic Development & Planning
Jeffrey Lipnicky, Town Planner
Robert Leslie, Senior Planner

Gregg Ursprung, P.E.
Bill Herbert
Terresa Bakner, Esq.
Ted Kolankowski
Ursula Bauer
Ron Twiddy

Agenda: Ursula Bauer
MEDD Presentation
Vista Technology Campus

Chairman Mathusa called the meeting to order and noted the presence of a quorum.

Ursula Bauer – Site Plan

The first item on the agenda was a site plan to place two (2) bee hives on property located at 200 Winne Road. The project was last before the Board on November 21, 2006. A brochure on hobby beekeeping from the City of Vancouver had been supplied to the Board.

The Board reviewed the draft SEQR Resolution prepared by staff.

Mr. Odell said he thought the draft reflected the correct classification of the action and the Negative Declaration was appropriate.

A motion to accept the SEQR Resolution, Classification of Action and Negative Declaration was offered by Mr. Cotrofeld, seconded by Mr. Smolinsky and approved by all Board members present.

The Planning Board has the option, under the Site Plan review process, to hold a public hearing. They asked Ms. Bauer for her availability. She was available on June 19, 2007.

For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 439-4955.

A motion to set the public hearing for 200 Winne Road, Delmar on June 19, 2007 at 7:00pm was offered by Mr. Odell, seconded by Ms. McCarthy and approved by all Board members present.

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

MEDD Presentation

Mr. Morelli and Mr. Lipnicky gave an overview presentation of the Mixed Economic Development District, its goals, objectives and regulations. The Vista Technology Park, as a Tier I priority in the Comprehensive Plan, was shown to fit within the goals, objectives and regulations of the Mixed Economic Development District. The Board was given an overview of the approval process for a MEDD Concept plan and was reminded that significant deviations from that plan would need to be approved by the Town Board. Individual projects, under either the site plan review process or subdivision process, would be reviewed and approved by the Planning Board.

Vista Technology Park

Chairman Mathusa turned the Board's attention to the next item on the agenda, the concept plan for Vista Technology Park. A twelve (12) page concept plan set was presented to the Planning Board. Mr. Ursprung, Saratoga Associates, said they had enlarged the same maps that were in the FEIS. Mr. Morelli said that the Phasing Plan Sheet showed the additional roundabout that would be built for an access onto the Vista Campus as well as access to the bypass for the adjoining property. Phase I would be a combination of primary and secondary uses and this is the phase that would be closest to the bypass. Phase II would be primary uses. The percentage of primary to secondary uses in the total build out would be approximately 80% primary uses and 20% secondary uses.

Mr. Morelli said that the Planning Board's role is to make a recommendation to the Town Board on the concept master plan. The Town Board has the authority to either approve or disapprove the master plan.

The Board reviewed the draft Planning Board Recommendation to the Town Board on the Vista Technology Park Master Plan as prepared by staff.

A motion to approve the Draft 2 Recommendation as amended was offered by Mr. Smolinsky, seconded by Mr. Engel and approved by all Board members present.

The Board reviewed the draft minutes of May 1, 2007.

A motion to accept the minutes as drafted was offered by Mr. Cotrofeld, seconded by Mr. Smolinsky and approved by all Board members present.

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

The meeting adjourned at 7:55 PM.