

**PLANNING BOARD  
TOWN OF BETHLEHEM**

**May 16, 2006**

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on May 16, 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  
Katherine McCarthy, Planning Board Member  
Christine 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  
Terry Ritz, Assistant Engineer  
Jeffrey Lipnicky, Town Planner

Joseph Lanaro, Chazen Engineering  
Mr. & Mrs. Guy Ricci  
Robert Jasinski – Bender Lane  
Jared King – Paxwood Rd.

Agenda Elm Avenue East Subdivision  
Ricci, Guy  
Proposed Amendments to Zoning Law & Subdivision Regulations Update

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

**Elm Avenue East Subdivision**

Chairman Mathusa turned the Board's attention to the first item on the agenda. They had last been before the Board on February 7, 2006. They were here to update the Board. Mr. Lanaro presented for the applicant. They have had meetings with staff and received comments from the TDE. They had a meeting on May 8<sup>th</sup> in which certain items were outlined: SEQR issues, lot constructability, storm water, utility districts, traffic impacts, wetlands, along with other technical reports. They were awaiting a formal comment letter from Clough Harbor so they could prepare a detailed response.

Mr. Lipnicky stated that the project was a Type 1 action under SEQR Regulations and needed to be circulated among the other involved agencies to determine lead agency.

The Board reviewed the draft SEQR Resolution, Preliminary Classification of Action and Lead Agency Coordination.

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

A motion to accept the draft SEQR Resolution as written was offered by Ms. Motta, seconded by Mr. Engel and approved by all Board members present.

### **Ricci, Guy – 63 Carson Road**

Chairman Mathusa turned the Board's attention to the next item on the agenda. The Riccis are proposing an accessory apartment to their home at 63 Carson Road. Accessory apartments are allowed within the Core Residential Zone subject to a special use permit and site plan approval under the Town Zoning Law. The project would be reviewed by the Albany County Planning Board because of its close proximity to Cherry Avenue.

Mr. Ricci presented to the Board. He stated that a one-bedroom apartment was being added onto their residence for his parents. It would have its own entrance separate from the main house. Mr. Ritz recommended that Mr. Ricci give the apartment its own address to eliminate confusion if there was a 911 call. The Board discussed whether the Special Use Permit would expire if the Ricci's ever sold their home. Mr. Silliman stated that the Special Use Permit was for the accessory apartment and that permit would run with the land.

The Board reviewed the draft Information Waiver.

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

A motion to consider the project a Type II Action under the SEQR Regulations with no further action required was offered by Ms. McCarthy, seconded by Mr. Cotrofeld and approved by all members present.

A motion to set the public hearing on June 6, 2006 at 7PM was offered by Mr. Cotrofeld, seconded by Ms. McCarthy and approved by all members present.

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

### **Zoning Law and Subdivision Regulation Amendment Update**

Mr. Morelli, Assistant Director of Economic Development and Planning, gave the Board an update on the proposed amendments to the Zoning Law and the Subdivision Regulations. There were items that the Town Board had identified as outstanding issues, plus there were other items that staff had identified as needing work. They would be receiving a draft copy of both the documents for their review and comment.

A motion to approve the minutes of May 2, 2006 as amended was offered by Ms. McCarthy, seconded by Ms. Motta and approved by all Board members present.

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

The meeting adjourned at 8:10.

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