

**PLANNING BOARD
TOWN OF BETHLEHEM**

September 18, 2007

The Planning Board, Town of Bethlehem, Albany County, New York held a Regular Meeting, on September 18, 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
Dan Odell, Planning Board Member
Howard Engel, Planning Board Member
Kathy McCarthy, Planning Board Member
John Smolinsky, Planning Board Member
Kate Powers, Planning Board Member

Mike Morelli, Assistant Director of Economic Development and Planning
Robert Leslie, Senior Planner
Terry Ritz, Assistant Town Engineer

Percy Cotton
Owen Speulster
David Ingalls
Brett Steenburgh
John Ferraro
Peter Verhagen

Agenda: McDonald's
Bethlehem Real Estate
Cottonwood Estates
Cyprus Shriners

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

PUBLIC HEARINGS

McDonald's

Chairman Mathusa turned the Board's attention to the first item on the agenda, a public hearing for McDonalds Special Use Permit/ Site Plan application for a new facility at 132 Delaware Avenue.

A motion to indent the public hearing notice was offered by Mr. Odell, seconded by Ms. McCarthy and approved by Board members present.

Notice is hereby given that the Planning Board of the Town of Bethlehem, Albany County, New York, will hold a public hearing on Tuesday, September 18 at 7:00 p.m., at the Town Offices, 445 Delaware Ave., Delmar, New York, on the application for a Site Plan/ Special Use Permit for McDonald's located at 132 Delaware Avenue, Delmar, NY as shown on Map titled, "McDonald's , 132 Delaware Avenue, Bethlehem, New York, as prepared by Bohler Engineering, P.C., 5 Computer Drive West, Albany, NY 12205, dated June 19, 2006, last revised August 27, 2007.

Mr. Owen Speulster, Bohler Engineering, presented for the applicant. He pointed out that the six (6) foot high solid vinyl fence between the site and the neighbor's home along the rear property line had been extended for the full length. The matter of the apparent striping of the siding color was resolved. One color would be used except for the area near the drive thru window.

Peter Verhagen, 5 Mason Rd. He did not have any objection to the project and liked the fact that the fence had been extended.

A motion to close the public hearing was offered by Mr. Odell, seconded by Ms. McCarthy and approved by all Board members present.

The hearing closed at 7:22pm.

Bethlehem Real Estate

The next public hearing, started at 7:23pm, was for a proposed three (3) lot subdivision on Wemple Road.

A motion to indent the public hearing notice was offered by Ms. McCarthy, seconded by Mr. Smolinsky and approved by all Board members present.

Notice is hereby given that the Planning Board of the Town of Bethlehem, Albany County, New York, will hold a public hearing on Tuesday, September 18 at 7:15 p.m., at the Town Offices, 445 Delaware Ave., Delmar, New York, on the application for a Subdivision for Bethlehem Real Estate LLC, located off Wemple Rd., Glenmont, NY, Albany County, N.Y., as shown on map entitled: Minor Subdivision, prepared for Bethlehem Real Estate LLC, Wemple Road, Town of Bethlehem, Albany County, State of New York, dated January 23, 2007, last revised April 27, 2007, map prepared by CHAS. H. SELLS, INC., 7 Washington Square, Albany, New York, 12205.

Mr. Percy Cotton, P.E. presented for the applicant. He stated that the language for the cross easements necessary for the shared driveway had been submitted and reviewed by the Town attorney. He reiterated the fact that each of the lots had sufficient road frontage if they decided to install their own driveway.

There were no comments from the audience.

A motion to close the public hearing was offered by Ms. Powers, seconded by Mr. Smolinsky and approved by all Board members present.

The public hearing closed at 7:28pm.

REGULAR MEETING

Cottonwood Estates

Chairman Mathusa turned the Board's attention to the next item on the agenda, a proposed seven (7) lot subdivision located at the end of Cottonwood Lane.

Mr. Ingalls from Ingalls Associates, presented for the applicant. He acknowledged that there were drainage issues that they were working on with the Engineering Division. These were matters that would need to be resolved prior to Preliminary Plat Approval.

The Board reviewed the draft SEQR Resolution, Negative Declaration prepared by staff.

A motion to approve the SEQR Resolution, Negative Declaration as drafted was offered by Mr. Odell, seconded by Mr. Engel and approved by all Board members present.

A motion to set the public hearing for October 2, 2007 at 7:00pm was offered by Ms. McCarthy, seconded by Mr. Smolinsky and approved by all Board members present.

Cyprus Shriners

The next item on the agenda was a proposed site plan for a fraternal hall on Hanney Lane for the Cyprus Shriners.

Mr. Brett Steenburgh, P.E. presented for the applicant. He stated that per the comment letter received from staff, a significant amount of changes had been made to the plans. They were outlined in a response letter to Mr. Leslie, a copy of which had been supplied to the Board.

The Board reviewed the draft SEQR Resolution, Negative Declaration prepared by staff.

A motion to approve the SEQR Resolution, Negative Declaration was offered by Mr. Smolinsky, seconded by Mr. Engel and approved by all Board members present.

A motion to adjourn was offered by Mr. Smolinsky, seconded by Mr. Engel and approved by all Board members present.

The meeting adjourned at 8:22 PM.