

**PLANNING BOARD
TOWN OF BETHLEHEM**

September 20, 2005

The Planning Board, Town of Bethlehem, Albany County, New York held a **Regular Meeting**, on September 20, 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
Keith Silliman, Esq., Planning Board Counsel
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
Brian Collier, Planning Board Member

Janine Saatman, Deputy Town Planner
Michael Morelli, Deputy Director of Economic Development & Planning
Randall Passmann, Town Senior Engineer

David Wendth, Beverwyck
David Caesar, Beverwyck
Doug Miller, Beverwyck
Lisa Richard
Joe Anastasio
Corey Anesbach, Albany Law School

Agenda: Beverwyck Phases IV & V

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Chairman Mathusa called the meeting to order and noted the presence of a quorum. The first item on the agenda was Beverwyck Phases IV & V. They were on the agenda for possible action on a resolution from the Planning Board to the Town Board recommending rezoning of two parcels from Residential A District to be included in the Beverwyck Planned Development District.

Chairman Mathusa wanted to know if the question of ownership and the necessity of cross easements had sufficiently been answered. He understood that the attorneys for the applicant and the Town had been working on the details. Mr. Silliman stated that the project proceeded as an open development area and this resolved the frontage issue. This had been documented in the draft recommendation that staff had prepared.

The applicant had been before the Zoning Board with a parking requirement question. The new

Zoning Law would transfer that responsibility to the Planning Board.

Chairman Mathusa asked if the Certificate of Need from the NYS Dept of Health had been obtained by the applicant. Mr. Wendth stated that it was a two (2) part process, they had been approved for Phase I which allowed them to go forward.

Mr. Wendth stated that they were hoping to go before the Town Board for a Public Hearing and then a decision on the rezoning. They would return to the Planning Board for Site Plan approval. The applicants would work with their architect to facilitate the project's development into construction documents as quickly as possible.

Chairman Mathusa reviewed the draft Resolution, Planning Board Recommendation on SEQR Determination of Significance and Zoning Application, with the Board. Minor amendments were made.

A motion to approve the draft Resolution as amended was offered by Mr. Odell, seconded by Mr. Cotrofeld and approved by all Board members present.

A motion to approve the minutes as amended was offered by Ms. McCarthy, seconded by Mr. Engel and approved by Board members present.

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

The meeting adjourned at 8:00PM.