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Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County
City
Town
Village

of Bethlehem, Albany County, New York

Local Law No. 3 of the year 2005

A local law Rezoning Certain Property from Residential A District to Planned Development District

Be it enacted by the Town Board of the

County
City
Town
Village

of Bethlehem as follows:

SECTION 1. FINDINGS AND INTENT

Pursuant to Section 128-44 of the Code of the Town of Bethlehem, the Town Board has received a joint application from Beverwyck, Inc. and Beechwood, Inc. to amend the established zoning district boundary of the Planned Development District known as PRD No. 12, located within the Town and along Krumkill Road. Amendment of the zoning district boundary would change the existing zoning district designation on two parcels, one of 1.03 acres and one of 42.36 acres, from Residential A District to Planned Development District and would increase the land area of the Planned Development District, PRD No. 12, by 43.39 acres, resulting in approximately 76 total acres within the district.

Preliminary plans submitted with the application for rezoning indicate that it is the intent of the applicant to construct seven duplex cottages containing a total of 14 independent living units for seniors (Phase IV) and to construct a one-story addition to the existing assistive living facility, which would contain an additional 18 assistive living units and 20 skilled nursing beds, along with parking for approximately 30 additional vehicles (Phase V), within the amended Planned Development District also known as PRD No. 12.

The Town Board hereby finds, upon its own review of the application, and upon recommendation of the Town Planning Board, that the rezoning of the two parcels, as described in Section 2.B of this Local Law, from Residential A District to Planned Development District, would provide additional housing options for seniors by allowing the construction of 14 additional independent living dwelling units, 18 assistive living units designed for seniors with Alzheimer's disease, and 20 skilled nursing beds within PRD No. 12, and is therefore in the interest of the public health, safety, and welfare of the Town.