A Regular Meeting of the Zoning Board of Appeals of the Town of Bethlehem was held on the above date at the Town Hall Auditorium, 445 Delaware Avenue, Delmar, NY. The Meeting was called to order at 7:00 PM.

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel Coffey</td>
<td>Chairman</td>
<td>Present</td>
<td></td>
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<tr>
<td>Leonard Micelli</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>David DeCancio</td>
<td>Board Member</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Matthew Watson</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>George Harder</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Justin Harbinger</td>
<td>Assistant Building Inspector</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Kathleen Reid</td>
<td>Assistant to the Zoning Board of Appeals</td>
<td>Absent</td>
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</tr>
<tr>
<td>Mark Platel</td>
<td>Assistant Building Inspector</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Michael Moore</td>
<td>Planning/Zoning Board Counsel</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

II. Public Hearings

Motion To: forego the reading of the Public Hearing notice a motion to indent the public hearing notice into the record was offered and approved as follows:

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Watson, Board Member
SECONDER: Leonard Micelli, Board Member
AYES: Daniel Coffey, Leonard Micelli, Matthew Watson, George Harder
ABSENT: David DeCancio

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Appeals of the Town of Bethlehem, Albany County, New York will hold a public hearing on Wednesday, April 18, 2011 at 7:00p.m., at the Town Offices, 445 Delaware Avenue, Delmar, New York, to take action on an application by Daniel Sullivan, 65 Winne Road, Delmar for an area variance under Article XIII, Section 128-100, Side Yard Setback. Applicant wishes attach a one car garage and breeze way to existing dwelling that does not meet setback requirements.
B. 7:00pm Public Hearing - Daniel Sullivan, 65 Winne Road, Delmar for an area variance under Article XIII, Section 128-100, area, yard and bulk requirements

Chairman Coffey opened the public hearing. He asked Mr. Platel the reason for the hearing. Mr. Platel stated that the applicant is proposing to construct an attached garage and breezeway addition to the existing main structure that will be setback 2.1 feet from the side yard property line, 5.9’ shy of the 8’ required. The property is located in a Core Residential Zoning District and the structure is occupied as a single family dwelling. Mr. and Mrs. Sullivan presented their application to the Board. They want to construct a single car garage to house one of their cars and to be used as storage. The breezeway will give the family coverage during bad weather to get to the garage. Mr. Sullivan has a medical issue that compromises his balance and the covered area would be very helpful to him. He submitted a letter into the record from his neighbor Mr. Smith that indicated that the neighbor supported Mr. Sullivan's request for a variance.

Mr. Mark Johnson, 1 Darroch Rd. spoke in support of Mr. Sullivan's request.

A motion to close the public hearing at 7:20pm was offered and approved as follows:

RESULT: CLOSED [UNANIMOUS]
MOVER: Leonard Micelli, Board Member
SECONDER: George Harder, Board Member
AYES: Daniel Coffey, Leonard Micelli, Matthew Watson, George Harder
ABSENT: David DeCancio

C. Discussion of Application for 65 Winnie Rd.

Chairman Coffey was in favor of granting the variance. It was not a substantial variance, wouldn't change the character of the neighborhood and if granted the applicant stated that the addition would match the existing structure.

Mr. Watson was in favor of granting the variance. There were a number of trees in the area so the garage would blend in.

Mr. Micelli was in favor of granting the variance. It was not a substantial variance and it would help the applicant.

Mr. Harder was in favor of granting the variance. The applicant had tried to mitigate the impact of the garage.

Motion To: approve the variance application request for 65 Winnie Rd was offered and approved as follows:
III. Applications - Review and Possible Public Hearing Scheduling

There were no new applications.

IV. Resolutions

There weren't any resolutions to review.

V. New Business

VI. Adjournment

Motion To: Adjourn

RESULT: APPROVED [UNANIMOUS]
MOVER: Leonard Micelli, Board Member
SECONDER: George Harder, Board Member
AYES: Daniel Coffey, Leonard Micelli, Matthew Watson, George Harder
ABSENT: David DeCancio

Next Regular Meeting Wednesday, May 2, 2012