I. Call to Order

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>Holly Nelson Lutz</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
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<tr>
<td>David R. DeCancio</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
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<tr>
<td>Matthew C. Watson</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
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<tr>
<td>George T. Harder</td>
<td>Board Member</td>
<td>Absent</td>
<td></td>
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<tr>
<td>Michael Moore</td>
<td>Planning/Zoning Board Counsel</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Kathleen Reid</td>
<td>Assistant to the Zoning Board of Appeals</td>
<td>Present</td>
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<tr>
<td>Mark Platel</td>
<td>Assistant Building Inspector</td>
<td>Present</td>
<td></td>
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II. Public Hearings

1. 7:00 PM Crossroads Subdivision - Section 3 - Wemple Road, 3 lot minor subdivision variance, application submitted by Tate Family Limited Partnership for Article VI, Section 128-48 A.(10), length of pole of flag pole lot.

Mr. Platel introduced the reason for the public hearing. The applicant is proposing a flag lot where the pole section of the lot does not meet the minimum required length. The proposed length of the pole is 120’ which is 80’ shy of the 200’ required. If the variance application is approved by the Zoning Board the applicant will proceed to the Planning Board for Subdivision Approval for this 3 lot subdivision. The property is located in a Residence “A” Zoning District and is currently vacant land.

For the Boards information this project was in front of the Board in 2009 for the same request, that request was granted.

A motion to forego the reading of the public hearing notice and indent the notice into the minutes was offered by Mr. Watson, seconded by Ms. Lutz and approved by all Board members present.
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, March 19, 2014 at 7:00 PM, at the Town Offices, 445 Delaware Avenue, Delmar, New York, to take action on an application by Tate Family Limited Partnership for property located off of Wemple Road, Parcel 109.00-1-36, between Beacon & Milltowne Road. One of the lots of a proposed subdivision requires an Area Variance under Article VI, Section 128-48, A.(10) Length of flag pole.

James Easton, with WSB, presented the project for the applicant. They are requesting the same variance that had been granted in 2009. The statute of limitations has past for that variance and the applicant would like to proceed with the variance to complete the project. The request before the Board was to reissue the variance.

The Board asked the applicant if anything on the plans had changed since the 2009 variance was granted. The wetlands are now being shown. The Board discussed the reasoning for the requested variance for the length of the pole of the flag lot. The owners are ready to move forward with the subdivision.

Dave Alexander, the next door neighbor, thought that a few years ago Niagara Mohawk cleared more property for their easement. Mr. Easton was not aware of any taking of land within the property. They have a current title report. Mr. Alexander asked if new houses would increase drainage issues along the sewer pipe. Mr. Easton said the drainage area was a wetland.

Mr. Alexander spoke about the rural character of the road and the speed limit. He is against three (3) houses being built on the property.

There were no further comments from the audience.

A motion to close the public hearing was offered and approved as follows:

RESULT: CLOSED [UNANIMOUS]
MOVER: David R. DeCancio, Board Member
SECONDER: Matthew C. Watson, Board Member
AYES: Daniel Coffey, Holly Nelson Lutz, David R. DeCancio, Matthew C. Watson
ABSENT: George T. Harder

III. Discussion/Possible Action

• CROSSROADS SUBDIVISION - SECTION 3- WEMPLE ROAD

The Board decided to discuss the Crossroads Subdivision variance request. Mr. Coffey was in favor of the variance due to prior precedence of the Board of Appeals in 2009 when the application was first presented. Ms. Lutz agreed with the Chairman and she didn't think there would be an undesirable change in the neighborhood. Mr. Watson was on the Board in 2009 and was in favor of the variance application. Mr. DeCancio was in favor of the application.

A motion to approve the variance application as submitted was offered and approved as follows:
IV. Minutes Approval

1. Wednesday, March 05, 2014

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Holly Nelson Lutz, Board Member
SECONDER: Matthew C. Watson, Board Member
AYES: Daniel Coffey, Holly Nelson Lutz, David R. DeCancio, Matthew C. Watson
ABSENT: George T. Harder

V. Adjournment

Motion To: Adjourn

RESULT: ADJOURN [UNANIMOUS]
MOVER: David R. DeCancio, Board Member
SECONDER: Matthew C. Watson, Board Member
AYES: Daniel Coffey, Holly Nelson Lutz, David R. DeCancio, Matthew C. Watson
ABSENT: George T. Harder

Next Regular Meeting Wednesday, April 2, 2014