I. Call to Order

A Regular Meeting of the Planning Board 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 6:00 PM.

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Smolinsky</td>
<td>Chairman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Thomas Coffey</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Leah Farrell</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Scott Lewendon</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Kate Powers</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Michael Moore</td>
<td>Planning/Zoning Board Counsel</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Deborah Kitchen</td>
<td>Assistant to the Planning Board</td>
<td>Excused</td>
<td></td>
</tr>
<tr>
<td>Robert Leslie</td>
<td>Director of Planning</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Jeff Lipnicky</td>
<td>Town Planner</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Kenneth Kovalchik</td>
<td>Senior Planner</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Kathleen Reid</td>
<td>Assistant to the Zoning Board of Appeals</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

II. Public Comment on Regular Agenda Items - 10 Minutes

Edward Kleinke of Kleinke Associates, Delmar
- comments related to 308 Delaware
- hoping that the change of use would be reflected in the overall site plan
- additional parking stalls not required for retail use could be removed
- parking stalls perpendicular to the property line adjacent to 306 are elevated
- noted that there is minimal setbacks and landscaping on the site
- hopeful that Public Hearing could be reopened since the 2nd floor residential component was removed
- plan steps away from Hamlet Overlay District but still takes advantage of setbacks
- there is an existing drainage problem which has not been adequately addressed

Chris Dempf, representing owners of 300 and 306 Delaware
- comments related to 308 Delaware
- presented information for the Board's consideration (4:30 p.m.)
- asking the Board to reopen the public hearing and not push the project thru
- paperwork found in the property owner's files that shows the Town installed a catch basin at 300 Delaware
- there was prior litigation related to drainage, deposition from the 1940's
- Town planning to spend $4.2 million on water improvements along Delaware (in the vicinity of this project)
- size of project reduced by 4,000 sf but the number of parking spaces was not reduced proportionally
- 4 parking stalls could be eliminated and converted to green space
- it is not clear where the drainage (flow & velocity) is directed
- site slopes away from Delaware
- believes that the Town should repair catch basin at 300 Delaware

III. Minutes Approval

A. Thursday, April 21, 2016

RESULT: ACCEPTED [4 TO 0]
MOVER: Thomas Coffey, Board Member
SECONDER: Kate Powers, Board Member
AYES: John Smolinsky, Thomas Coffey, Scott Lewendon, Kate Powers
ABSTAIN: Leah Farrell

IV. Action Items

A. Delaware Ave, 308 - Site Plan Amendment Application for a 4,000 SF Commercial Building - Possible Action on SEQR Determination of Significance

The project was before the Board for an update and possible action on the Site Plan Amendment application. Staff comments were provided by Robert Leslie. To date, the project was placed on the following Planning Board Agendas: 05/05/2015, 07/07/2015, 08/04/2015, 12/15/2015, 04/21/2016 and 05/03/2016.
WHEREAS, the Planning Board has received a short Environmental Assessment Form ("EAF") for the project with Part I completed by the applicant, and;

WHEREAS, the State Environmental Quality Review Act (SEQRA) regulations found at 6 NYCRR Part 617.3(a) require that no agency shall carry out, fund, or approve an action until it has complied with the requirements of SEQRA, and;

WHEREAS, 6 NYCRR 617.6(a) requires that when an agency receives an application for approval of an action it must: (1) determine whether the action is subject to SEQRA, (2) determine whether the action involves a federal agency, (3) determine whether other agencies are involved, (4) make a preliminary classification of the action, (5) determine whether a short or full EAF will be used to determine the significance of the action, and (6) determine whether the action is located in an Agricultural District, and;

WHEREAS, the SEQRA regulations at 6 NYCRR 617.6(b)(4) indicate that for uncoordinated review of an unlisted action the agency conducting the review may proceed as if it were the only involved agency; and,

WHEREAS, the Planning Board has independently considered both the information provided in the EAF and comments on the application provided by the Town of Bethlehem Engineering Division and Department of Economic Development and Planning;

NOW, THEREFORE, BE IT RESOLVED,

that the Planning Board hereby determines that:

1. approval of the proposed site plan constitutes an Unlisted action which is subject to SEQRA,

2. the proposed action does not involve the US Army Corps of Engineers (USACOE), and does involve the New York State Department of Transportation

3. the proposed action is not located in an Agricultural District and, therefore, is not subject to the provisions of the Agriculture and Markets Law,

4. a short Environmental Assessment Form is adequate for determining the significance of the proposed action, and;
BE IT FURTHER RESOLVED,
that the Town of Bethlehem Planning Board hereby determines that coordinated review of
the action is not required, and pursuant to 6 NYCRR 617.6(b)(4) the Board will not
coordinate review; and,

BE IT FURTHER RESOLVED,
that the Planning Board hereby declares it is lead agency with respect to SEQRA review of
the proposed action; and,

BE IT FURTHER RESOLVED,
that based upon its review of the project and the short EAF, review of the proposal by Town
Engineering and Planning staff, and comparison with the Criteria for Determining
Significance found at 6 NYCRR Section 617.7(c), the Planning Board hereby finds that the
proposal amends a previously approved site plan that would result in the construction of a
4,000 square foot one-story commercial building at 308 Delaware Avenue constitutes an
action which will not have a significant impact on the environment and, therefore, does not
require preparation of a Draft Environmental Impact Statement; and,

BE IT FURTHER RESOLVED,
that this determination is based upon the following facts and conclusions:

1. The proposed amendment involves the reduction of a previously approved but not
constructed two-story 8,000 square foot mixed use building consisting of 3 apartment units
on the second floor and 4,000 square foot commercial space on the first floor, to a one-
story 4,000 square foot commercial building. The amendment does not entail any other
significant physical changes to the previously approved project. On August 4, 2015 the
Bethlehem Planning Board issued a SEQR Negative Declaration Resolution for the previously
approved site plan.

BE IT FURTHER RESOLVED,
that this Determination of Significance shall be considered a Negative Declaration made
pursuant to Article 8 of the Environmental Conservation Law; and,

BE IT FURTHER RESOLVED,
that the Town Department of Economic Development and Planning is hereby authorized to
file any and all appropriate notices so that the intent of this Resolution is carried out.

On a motion by Ms. Farrell, seconded by Mr. Lewendon and a vote of Five (5) for, Zero (0)
against, Zero (0) abstained and Zero (0) absent, this RESOLUTION was adopted on May 3,
2016.
RESULT: APPROVED [UNANIMOUS]
MOVER: Leah Farrell, Board Member
SECONDER: Scott Lewendon, Board Member
AYES: Smolinsky, Coffey, Farrell, Lewendon, Powers

B. Delaware Ave, 308 - Site Plan Amendment Application for a 4,000 SF Commercial Building - Possible Action on Site Plan Amendment Approval

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

SITE PLAN AMENDMENT APPLICATION APPROVAL

308 DELAWARE AVENUE, DELMAR
4,000 SF COMMERCIAL BUILDING


1. TYPE OF APPROVAL: Amendment to Site Plan Approval

NAME OF PROPOSAL: 308 Delaware Avenue

DESCRIPTION OF PROPOSAL: The amendment consist of the proposal to construct a 4,000 square foot 1-story commercial building at 308 Delaware Avenue. (The previous site plan approval was for an 8,000 square foot 2-story mixed use building consisting of 3 apartment units on the second floor and 4,000 square foot commercial space on the first floor.)

LOCATION OF SITE: 308 Delaware Avenue, Delmar NY

TITLE OF DRAWINGS:

A. Site Plan drawings titled as follows:

- C1.1, Sheet 1 of 10, “Existing Conditions and Demolition Plan”, 308 Delaware Avenue, dated March 29, 2016
- C1.2, Sheet 2 of 10, “Site Plan”, 308 Delaware Avenue, dated March 29, 2016
- C5.1, Sheet 3 of 10, “Soil Erosion and Sediment Control Details”, 308 Delaware Avenue,
2. THIS IS TO CERTIFY THAT the PLANNING BOARD of the Town of Bethlehem, Albany County, New York, at a meeting held May 3, 2016, AMENDED a previous Site Plan Approval by APPROVING a reduction in the size of the previously approved building to 4,000 square feet of the Certificate of Site Plan Approval for 308 Delaware Avenue, located in Delmar, NY.

3. This Amendment modifies the original Certificate of Site Plan Approval granted by the Planning Board on August 4, 2015, Certificate No. S.P.A. 222, by amending the size of the building from 8,000 square feet to 4,000 square feet, as well as revised building elevations to reflect a one-story building and conversion of a parking space abutting Oakwood Place to a landscape end island.

4. In granting this Amendment, the Planning Board determines that the proposed Amendment does not constitute a substantial change to the project, and therefore does not require referral back to the Albany County Planning Board.

5. Except as modified by this Amendment, all other provisions, requirements and conditions of Site Plan Approval for 308 Delaware Avenue, as outlined in Certificate of Site Plan Approval No. S.P.A. 222, dated August 4, 2015, shall remain in full force and effect.

6. Approval of the Site Plan was made with the following MODIFICATIONS to be shown on the plan set endorsed with the Planning Board's stamp of Approval.

A. No modifications are needed.
7. Any Site Plan submitted subsequent to the receipt of this approval by the Owner shall list the changes made to the plan since the last submittal -- with a corresponding date for each such change.

8. This Approval is granted subject to the following CONDITIONS:

A. Prior to the signing of the approved plans by the Planning Board Chairman, the Owner shall prepare or cause to be prepared the following items, and shall provide the following items to the Town for its review and approval as indicated below:

1. A set of revised drawings showing all those modifications as listed under Item 6 above. The modifications made shall be satisfactory to the Department Economic Development and Planning, and the Engineering Division.

B. Prior to the issuance of a Building Permit, the Owner(s) shall provide a copy of the NYSDOT Highway Work Permit.

C. Prior to the issuance of a Building Permit, the Owner(s) shall provide a backflow prevention device application to the Bethlehem Department of Public Works for review and approval.

D. Prior to the issuance of a Building Permit, the Owner(s) shall submit to the Town Engineering Division for its review and approval draft metes and bounds descriptions, closure checks, easement language, and completed filing documents for the drainage easement located at the rear of the property, and the sidewalk easement located along Oakwood Place.

E. The size of the freestanding sign shall be no greater than 20-square feet and no greater than a height of 6.5 feet as shown on C5.3 Sheet 5 of 9.

F. The project shall meet all requirements of the NYS Building Code and Fire Code.

9. Upon submission of revised Site Plan drawings reflecting those MODIFICATIONS specified in ITEM 6, and upon satisfying those CONDITIONS specified in ITEM 8.A herein, the Chairman of the Planning Board is empowered to endorse the Site Plan with his signature, such Site Plan shall be known henceforth as the FINAL APPROVED SITE PLAN.

BY ORDER OF THE PLANNING BOARD
Expiration of Approval

Site Plan Approval in respect to a particular lot, plot, site or parcel shall expire 180 days following the date of such approval by the Planning Board unless all conditions and requirements established by the Board as a prerequisite to endorsement of the site plan have been satisfied and said site plan has been endorsed by the Planning Board stamp and signature. Prior to expiration and upon request of the applicant, the site plan approval may be extended by the Planning Board for up to two additional 90 day periods.

Site plan approval shall be void if construction is not started within one year of endorsement of the site plan as noted above, and completed within two years of said endorsement. Prior to expiration and upon request of the applicant, the site plan approval may be extended by the Planning Board for up to two additional 90 day periods.

Building Permits Required

A building permit is required for all work in and to any structure and for any proposal for a change of use or occupancy, new signs, and demolition of existing structures.

RESULT: APPROVED [UNANIMOUS]
MOVER: Thomas Coffey, Board Member
SECONDER: Leah Farrell, Board Member
AYES: Smolinsky, Coffey, Farrell, Lewendon, Powers

C. 333 Delaware Ave., Delmar - Havzi Ipek and Hadi Ipek - Conversion of Office to Five (5) Apartments - Possible Action on Site Plan Application Waiver

The project was before the Board for an Initial Presentation and possible action on the Site Plan Waiver request. Staff comments were provided by Kenneth Kovalchik. To date, the project was placed on the following Planning Board Agendas: 05/03/2016.

May 5, 2016
Justin Harbinger, Building Inspector
Town of Bethlehem
445 Delaware Avenue
Delmar, NY 12054

Re: Site Plan Application Waiver - Office to Apartments Conversion - Havzi Ipek & Hadi Ipek - 333 Delaware Avenue, Delmar

Dear Mr. Harbinger:
At its May 3, 2016 Planning Board meeting, the Board heard a presentation from Havzi Ipek and Hadi Ipek (Applicant), owner of property located at 333 Delaware Avenue regarding a proposal to convert offices located on the second floor of an existing building to two (2) two-bedroom apartments and three (3) one-bedroom apartments. The Planning Board has reviewed the proposed site plan application and submits the following recommendation.

According to §128-71.B (Application Waiver) of the Town Zoning Law, site plan review and approval may be waived by the Planning Board if it determines that the proposed site plan will not result in significant additional traffic generation, waste water flows, or water consumption, and would not otherwise adversely affect pedestrian and traffic circulation, eliminate parking, or alter the height of the exterior façade. Once the Planning Board determines that the proposed project fulfills the intent of §128-71.B, a determination letter shall be made to the Building Inspector, in writing, from the Planning Board.

The Planning Board has determined that the action to be undertaken as described in the site plan application consists of a minor nature since the proposed office to apartment conversion does not propose any exterior changes to the building or site, will not impact existing site circulation, does not eliminate existing parking spaces and will minimally add to waste water flow and water consumption. This letter serves to inform you that the Planning Board grants an application waiver of site plan review and approval for the proposed office to apartments conversion located at 333 Delaware Avenue.

I would be pleased to answer any questions or respond to any comments regarding this matter.

Respectfully submitted,

John Smolinsky, Chairman
Bethlehem Planning Board

c: R. Leslie, D. Kitchen

RESULT: APPROVED [UNANIMOUS]
MOVER: Thomas Coffey, Board Member
SECONDER: Kate Powers, Board Member
AYES: Smolinsky, Coffey, Farrell, Lewendon, Powers

D. 67 Honeysuckle Way (Meadowview Subdivision) and 20 Twinflower Court (Newell Place Subdivision) Lot Line Revision - Possible Action on SEQR Determination of Significance

The project was before the Board for an Initial Presentation and possible action on the Subdivision Amendment application / Lot Line Revision. Staff comments were provided by Robert Leslie. To date, the project was placed on the following Planning Board Agendas: 05/03/2016.

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

SEQR RESOLUTION
CLASSIFICATION OF ACTION AND NEGATIVE DECLARATION

LOT LINE REVISION
67 Honeysuckle Way (MEADOWVIEW SUBDIVISION)
and 20 Twinflower Court (NEWELL PLACE CONSERVATION SUBDIVISION)

WHEREAS, the Town of Bethlehem Planning Board ("the Planning Board") has received an application from Pablo Lopez and Aixa Toledo for approval of a Lot Line between 67 Honeysuckle Way (Meadowview Subdivision) and 20 Twinflower Court (Newell Place Conservation Subdivision); and,

WHEREAS, the Planning Board has received a short Environmental Assessment Form ("EAF") for the project with Part I completed by the applicant; and,

WHEREAS, the State Environmental Quality Review Act (SEQRA) regulations found at 6 NYCRR Part 617.3(a) require that no agency shall carry out, fund, or approve an action until it has complied with the requirements of SEQRA; and,

WHEREAS, 6 NYCRR 617.6(a) requires that when an agency receives an application for approval of an action it must: (1) determine whether the action is subject to SEQRA, (2) determine whether the action involves a federal agency, (3) determine whether other agencies are involved, (4) make a preliminary classification of the action, (5) determine whether a short or full EAF will be used to determine the significance of the action, and (6) determine whether the action is located in an Agricultural District; and,

WHEREAS, the SEQR regulations at 6 NYCRR 617.6(b)(4) indicate that for uncoordinated review of an unlisted action the agency conducting the review may proceed as if it were the only involved agency; and,

WHEREAS, the Planning Board has independently considered both the information provided in the EAF and comments on the application provided by the Town of Bethlehem Engineering Division and Department of Economic Development and Planning,

NOW, THEREFORE, BE IT RESOLVED,
that the Town of Bethlehem Planning Board hereby determines that: (1) the proposed action constitutes an action that is subject to SEQR; (2) the action does not involve a federal agency; (3) no other involved agencies could be identified; (4) the proposed action is appropriately classified as an unlisted action; (5) the proposed action is not located within 500 feet of an Agricultural District and, therefore, is not subject to the provisions of the Agriculture and Markets Law; and (6) a short EAF is adequate for determining the significance of the proposed action; and,

BE IT FURTHER RESOLVED,
that the Town of Bethlehem Planning Board hereby determines that coordinated review of the action is not required, and pursuant to 6 NYCRR 617.6(b)(4) the Board will not coordinate review; and,

BE IT FURTHER RESOLVED,
that the Planning Board hereby declares it is lead agency with respect to SEQRA review of the proposed action; and,

BE IT FURTHER RESOLVED,
that based upon its review of the project, the EAF, review of the proposal by Town Engineering and Planning staff, and comparison with the Criteria for Determining Significance found at 6 NYCRR Part 617.7(c), the Planning Board hereby finds that approval of the Lot Line Revision for 67 Honeysuckle Way (Meadowview Subdivision) and 20 Twinflower Court (Newell Place Conservation Subdivision) constitutes an action which will not have a significant impact on the environment and, therefore, does not require preparation of a Draft Environmental Impact Statement, and;

BE IT FURTHER RESOLVED,
that this determination is based upon the following facts and conclusions:

1. The proposed action results in a change in the location of a lot line in two approved subdivisions for which an environmental review was previously undertaken and for which a Negative Declaration was previously issued by the Planning Board. 1,100 +/- square feet will be transferred from 20 Twinflower Court to 67 Honeysuckle Way.

2. The proposed action does not result in any significant changes to the approved Meadowview Subdivision plans and the Newell Place Conservation Subdivision plans and will not result in any significant physical changes to the parcel.

BE IT FURTHER RESOLVED,
that this determination of significance shall be considered a Negative Declaration made
pursuant to Article 8 of the Environmental Conservation Law, and;

BE IT FURTHER RESOLVED,

that the Chairman of the Planning Board is hereby authorized to file any and all appropriate notices so that the intent of this Resolution is carried out.

On a motion by Mr. Coffey seconded by Mr. Lewendon, and a vote of five (5) for, zero (0) against, zero (0) abstained and zero (0) absent, this RESOLUTION was adopted on May 3, 2016.

RESULT: APPROVED [UNANIMOUS]
MOVER: Thomas Coffey, Board Member
SECONDER: Scott Lewendon, Board Member
AYES: Smolinsky, Coffey, Farrell, Lewendon, Powers

E. 67 Honeysuckle Way (Meadowview Subdivision) and 20 Twinflower Court (Newell Place Subdivision) Lot Line Revision - Possible Action on Lot Line Revision Approval

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

CERTIFICATE OF APPROVAL

LOT LINE REVISION
67 Honeysuckle Way (MEADOWVIEW SUBDIVISION)
and 20 Twinflower Court (NEWELL PLACE CONSERVATION SUBDIVISION)

CERTIFICATE NO. 201 A1 LL CF May 3, 2016
CERTIFICATE NO. 266 A2 LL CF

THIS IS TO CERTIFY THAT:

1. The PLANNING BOARD of the Town of Bethlehem, Albany County, New York, at a meeting held May 3, 2016, approved a LOT LINE REVISION to previously approved final plats titled:

   (a) "Final Plat, Proposed Subdivision Meadowview Property Under Contract to the Swift Group, Wemple Road, Town of Bethlehem", dated January 10, 2000, revised October 17, 2000,
2. The Final Plat Approval document for the Meadowview Subdivision was issued by the Planning Board under date of October 3, 2000 as Certificate of Conditional Approval of Final Plat No. 201-CF.

The Final Plat Approval document for the Newell Place Subdivision was issued by the Planning Board under date of August 4, 2015 as Certificate of Conditional Approval of Final Plat No. 266-CF.

3. The Lot Line Revision APPROVED by the Planning Board to the subdivision cited above is shown on a drawing titled “Lot Line Adjustment between 67 Honeysuckle Way (Meadowview Subdivision) and 20 Twinflower Court (Newell Place Conservation Subdivision)” County of Albany, Town of Bethlehem, State of New York, dated April 3, 2016, revised 5/2/2016.” The drawing was prepared by Jason R. Peterson, LLS, Delmar, NY.

4. The Lot Line Revision was requested by the owner of 67 Honeysuckle Way by means of the following:
   A. Letter, received April 11, 2016 Pablo Lopez and Aixa Toledo owner of 67 Honeysuckle Way. The owner of 20 Twinflower Court, Michaels Group, submitted a signed affidavit authorizing Pablo Lopez, Aixa Toledo, and Jason Peterson to act as their representative in all matters regarding the application.

5. The Lot Line Revision consists of conveying a 1,100 +/- square foot area from 20 Twinflower Court to 67 Honeysuckle Way. The new lot size for 67 Honeysuckle Way will be 21,563 +/- square feet and for 20 Twinflower Court the new lot size will be 23,958 +/- square feet.

6. Prior to approving this Amendment, the Planning Board:
   A. On May 3, 2016, classified the proposal as an Unlisted action and issued a Negative Declaration in compliance with the State Environmental Quality Review Act.

7. The following MODIFICATIONS shall be made to the drawing cited in Item 3, above:
   A. No modifications are required.

8. This Lot Line Revision is granted subject to the following CONDITIONS:
   A. The drawing cited in Item 3 above shall be filed in the Office of the Albany County Clerk.
Evidence of said filing shall be provided to the Secretary of the Planning Board.

B. The landscaping plan approved for the Newell Place Subdivision included a row of 5 evergreen trees along the rear yard of 20 Twinflower Court. These trees shall continue to be planted along the revised lot line within the property of 67 Honeysuckle Way, and are the responsibility of 67 Honeysuckle Way.

9. Upon satisfactory completion of the requirement(s) stated in Items 7 above, the Chairman of the Planning Board is empowered to endorse the approved drawing with his signature.

10. This Approval is an amendment in the location of the lot line between 67 Honeysuckle Way (Meadowview Subdivision) and 20 Twinflower Court (Newell Place Subdivision). It does not authorize any other amendments to the drawings or conditions that are part of the Meadowview Subdivision Approval, as cited in the Certificate of Conditional Approval of Final Plat No. 201-CF; and the Newell Place Subdivision, as cited in the Certificate of Conditional Approval of Final Plat No. 266-CF which shall otherwise remain in full force and effect.

BY ORDER OF THE PLANNING BOARD

John Smolinsky, Chairman

Note: This Approval will expire within 180 days of granting such approval unless all applicable requirements stated herein have been completed. In addition, this Approval will expire unless the approved drawing is filed with the Albany County Clerk within 62 days following endorsement of said drawing by the authorized Planning Board officer.

RESULT: APPROVED AS AMENDED [UNANIMOUS]

MOVER: Thomas Coffey, Board Member

SECONDER: Scott Lewendon, Board Member

AYES: Smolinsky, Coffey, Farrell, Lewendon, Powers

V. Discussion/Information Items

A. JW Properties Site Plan - Discussion of landscaping/screening plan for contractors storage yard at 24 Hannay Lane, Glenmont

The project was before the Board for an Initial Presentation. Staff comments were provided by Jeffrey Lipnicky. To date, the project was placed on the following Planning Board Agendas: 05/03/2016.

Project was discussed and tabled.
B. 22 Hamilton Lane - J-W Properties - Initial presentation of proposed Site Plan for a 3,088 sq ft addition to an existing office building and 8 new parking spaces at 22 Hamilton Lane, Glenmont

The project was before the Board for an Initial Presentation. Staff comments were provided by Jeffrey Lipnicky. To date, the project was placed on the following Planning Board Agendas: 05/03/2016.

Project was discussed and tabled.

C. Wiggand, LLC - 1 Lot Minor Subdivision - Vagele Lane, Glenmont

The project was before the Board for an Initial Presentation. Staff comments were provided by Kenneth Kovalchik. To date, the project was placed on the following Planning Board Agendas: 05/03/2016.

Project was discussed and tabled.

VI. New Business

A. Amendments to Town Code

Mr. Leslie provided information about the proposed amendments to the Town Code.

B. Open Space Preservation

There was a brief discussion related to Open Space Preservation.

VII. Adjournment

Motion To: Adjourn - Next Meeting 05/17/2016 at 6:00 p.m.

RESULT: ADJOURN [UNANIMOUS]
MOVER: Thomas Coffey, Board Member
SECONDER: Leah Farrell, Board Member
AYES: Smolinsky, Coffey, Farrell, Lewendon, Powers