TOWN OF BETHLEHEM

Zoning Board of Appeals Agenda

Wednesday, August 16, 2017
7:00 PM

I. Call to Order

II. Public Hearings
   A. Public Hearing for an application submitted by John Vadney for an area variance located on Van Dyke Road, Delmar, tax map #96.00-1-32. The Applicant is proposing construction of a single family home that does not meet the lot highway frontage onto Duyster Court under Article XIII, Section 128-100.(17-01000020)
   B. Public Hearing continuation for an application submitted by Timothy Aherns, ForeFront Power, LLC on behalf of the Estate of Marvin LaGrange for the proposal of a ground mounted solar facility for the sole use of the Bethlehem Central School District. The project site is located on Delaware Avenue, Parcel No. 95.00-4-30. The proposed project does not meet the Town's Zoning Code requirements under Article XIII, Section 128-99, A Schedule of Uses - a large scale PV System is not a permitted use in the Rural Hamlet Zoning District and Article VIII, Section 128-67.2, E. (3) (b) [2] [a], for setback requirements when abutting a residential district. (17-01000017)
   C. Public Hearing Continuation for an Application submitted by Antonino Catalano - 194 River Road, Glenmont - The Applicant would like to construct a convenient mart/gas station located at 194 River Road, Glenmont, the proposed project would not meet setback requirements under Article V, Section 128-39 (C), Accessory Uses & Article XIII, Section 100, Yard and Bulk Requirements. This project was last before the Board on 3/18/2015 at that time the Board voted to table the Public Hearing per the Applicants request for additional time to gather information requested by the Board.

III. Applications - Review and Possible Public Hearing Scheduling
   A. Accept application and set Public Hearing for an application submitted by Daniel Lucarelli for an area variance located at 44 McCormack Road, Slingerlands. The Applicant is proposing construction of a shed located in the front yard. Under Article V, Section 128-30 C. an accessory structure may not be located in the front yard of the property.(17-01000021)

IV. Resolutions

V. Discussion/Possible Action
   1. Forefront Power LLC-Delaware Avenue, Delmar
   2. Antonio Catalano-194 River Road, Glenmont
VI. New Business

VII. Minutes Approval
   A. Wednesday, August 02, 2017

VIII. Adjournment

Next Regular Meeting September 6, 2017