

TOWN OF BETHLEHEM



John Clarkson
Town Supervisor

Zoning Board of Appeals Agenda

Daniel W. Coffey
Chairman

Wednesday, March 1, 2017
7:00 PM

I. Call to Order

II. Public Hearings

- A.** Public hearing for an application submitted by Edmond Buckley for an area variance located at 5 Clarkson Road, Delmar. Applicant is proposing construction of a garage does not meet the current zoning code for front/side yard setback under Article V, 128-30, C(1).
- B.** Continuation of a Public Hearing for an application submitted by Louis Neri, ESQ on behalf of Jeff A. Vadney for area variances located on Vadney Road, Delmar. The Applicant is proposing a subdivision that does not meet the Town Zoning Code under Article XIII, Section 128-100(A), lot and bulk requirements and Article VI, Section 128-42, lot requirements.
- C.** Continuation of a Public Hearing for an application submitted by Mithun Vyas on behalf of DG SUNY Solar 1, LLC for area variance(s) located at 93 Bridge Street, Selkirk. The Applicant is proposing a solar project that does not meet the requirements of the Town Law under Articles VI, Section 128-67,2, Article XIII, Section 128-100, and Article VI, Section 128-42 A,1.
- D.** Continuation of a Public Hearing for an application submitted by Stanley Hayes of Hyman Hayes Associates on behalf of Albany Medical Center for areas variance(s) located at 99 Delaware Avenue, Delmar. Applicant is proposing facade and landscaping renovations that do not meet the Town's Zoning Code requirements Under Article VI, Section 128-56(H)(K).

III. Applications - Review and Possible Public Hearing Scheduling

- A.** Accept application and set public hearing for an application submitted by Eloise Briere for an area variance located at 48 Herrick Avenue, Delmar. Applicant is proposing construction of an entryway that does not meet the minimum setback to the front of the property line on both front yards of a corner lot under Article XIII, Section 128-100, Schedule of Area, Yard and Bulk requirements, A.
- B.** Accept application and set public hearing for an application submitted by Sandra L. Zelka on behalf of Curtis Lumber-12 Grove Street, Delmar. The Applicant is proposing signage to an existing non-conforming freestanding sign located at 363 Delaware Avenue, Delmar.
- C.** Accept application and set public hearing for an application submitted by Michael Caruso of Carton Builders for area variance(s) located at 133A Kenwood Avenue, Delmar. Applicant is requesting a variance for an existing deck that does not meet the zoning requirements under Article XIII, Section 128-100,A.

IV. Resolutions

V. Discussion/Possible Action

1. Edmond Buckley - 5 Clarkson Road, Delmar
2. Neri (Vadney) - Vadney Road, Delmar
3. DG SUNY Soar 1, LLC - 93 Bridge Street, Selkirk
4. AMC - 99 Delaware Avenue, Delmar

VI. New Business

VII. Minutes Approval

- A. Wednesday, February 15, 2017

VIII. Adjournment

Next Regular Meeting March 15, 2017

Adjourn