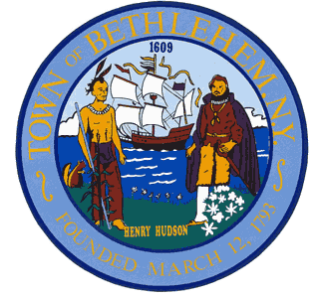


TOWN OF BETHLEHEM



John Clarkson
Town Supervisor

Zoning Board of Appeals Agenda

Daniel W. Coffey
Chairman

Wednesday, August 2, 2017
7:00 PM

I. Call to Order

II. Public Hearings

- A.** Public Hearing 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)
- B.** Public Hearing for an application submitted by Garo Derian, Owner, Glenmont Self Storage-560-576 Route 9W, Glenmont for a use variance under Article(s) XIII, 128-99, 128-12, Article IV, Section 128-22 and an area under Article V, Section 128-37 C(9) for a 50' Master Plan Buffer. (17-01000019)

III. Applications - Review and Possible Public Hearing Scheduling

- A.** Accept application and set 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)

IV. Resolutions

- A.** William Spinosa - 629 Route 9W, Glenmont

V. Discussion/Possible Action

- 1. LaGrange/Forefront Power, LLC-Delaware avenue, Delmar
- 2. Glenmont Self Storage

VI. New Business

- A.** Anthony Catalano-194 River Road, Glenmont - Set Public Hearing Continuation
- B.** Recognize Daniel Coffey for his Service as Zoning Board Chairman from 1/13/2010 - 8/2/2017

VII. Minutes Approval

- A.** Wednesday, July 05, 2017

Meeting of Wednesday, August 2, 2017

B. Wednesday, July 19, 2017

VIII. Adjournment

Next Regular Meeting August 16, 2017