

TOWN OF BETHLEHEM



David VanLuven
Town Supervisor

Zoning Board of Appeals Minutes

David Devaprasad
Chairman

Wednesday, December 19, 2018
6:00 PM

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 6:00 PM.

Attendee Name	Title	Status	Arrived
Dave Devaprasad	Chairman	Present	
Jane Barnes	Board Member	Excused	
Joshua Beams	Board Member	Present	
Donna Giliberto	Board Member	Present	
Jeremy Martelle	Board Member	Present	
Mark Sweeney	Planning/Zoning Board Counsel	Present	
Mark Platel	Assistant Building Inspector	Present	
Craig Yaiser	Assistant Building Inspector	Present	
Kathleen Reid	Assistant to the Zoning Board of Appeals	Present	

II. Public Hearings

A. Comfort Inn-37 Route 9W, Glenmont for Area Variance(s) under Article VI, Section 128-59, G. Signs and 128-59, K (18-01000018)

The Applicant is proposing to remove and replace two freestanding signs, the first sign is located at the front of the property with the second at the rear of the property that overlooks the New York State Thruway. The applicant is requesting variances for height, overall size, setback requirements and an additional sign as only one freestanding sign is permitted.

The property is located in the Commercial District and is currently a hotel.

Ricky Narang spoke on behalf of Comfort Inn, 37 Route 9W, Glenmont. He expressed the need for larger signage so the Comfort Inn signs can easily be seen by motorist traveling on the New York State Thruway and on US- Route 9W in Glenmont. The following issues were discussed:

Safety concerns for motorist who pass the hotel due to poor signage and need to turn around on the busy interstate.

- Signage by nearby business's
- Reasoning for two signs
- Hours the sign is illuminated

- Description of proposed signage

Craig and Doris Jensen live at 22 Old Route 9W they had concerns regarding the size of sign and lighting on the site

There was no one present to speak in favor or in opposition of the variance.

The Board requested the Applicant provide the following:

1. A rendering of a sign in conformance
2. A rendering from the bridge on Route 9W facing south showing height of current sign vs signage proposed.

The Board voted to table the Public Hearing to give the Applicant time to submit the requested material and have ACPB weight in.

The Board tabled the Public Hearing as follows:

RESULT: KEPT OPEN

III. Applications - Review and Possible Public Hearing Scheduling

- **ACCEPT APPLICATION AND SET PUBLIC HEARING FOR AN APPLICATION SUBMITTED BY LEE KABACK-405 ORCHARD STREET, DELMAR, FOR AN AREA VARIANCE UNDER ARTICLE V, SECTION 128-27, ACCESSORY USES(1)LOCATION(18-01000019)**

The Board voted to accept the application and set the Public Hearing for January 2, 2019 at 6:00 PM.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dave Devaprasad, Chairman
SECONDER: Joshua Beams, Board Member
AYES: Dave Devaprasad, Joshua Beams, Donna Giliberto, Jeremy Martelle
EXCUSED: Jane Barnes

IV. Resolutions

V. Discussion/Possible Action

VI. New Business

VII. Minutes Approval

A. Wednesday, December 05, 2018

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Joshua Beams, Board Member
SECONDER: Donna Giliberto, Board Member
AYES: Dave Devaprasad, Joshua Beams, Donna Giliberto, Jeremy Martelle
EXCUSED: Jane Barnes

VIII. Adjournment

Motion To:

RESULT: **ADJOURN [UNANIMOUS]**
MOVER: Dave Devaprasad, Chairman
SECONDER: Joshua Beams, Board Member
AYES: Dave Devaprasad, Joshua Beams, Donna Giliberto, Jeremy Martelle
EXCUSED: Jane Barnes

The Meeting was adjourned at 6:33 PM

The Next Regular Meeting is January 2, 2019