

**George E. Leveille**  
*Chairman*

**Joseph P. Richardson**  
*Vice-Chairman*

**Judith E. Kehoe**  
*Treasurer*

**Frank S. Venezia**  
*Secretary*

**David A. Petraglia**  
*Assistant Secretary*

**Daniel G. Plummer**  
**Sam Messina**

## **TOWN OF BETHLEHEM**

*Albany County - New York*

### **INDUSTRIAL DEVELOPMENT AGENCY**

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**Brian V. Hannafin**  
*Executive Director*

**Thomas P. Connolly Esq.**  
*Agency Counsel*

## **MINUTES OF THE REGULAR MEETING**

January 18, 2005

The regular meeting of the Town of Bethlehem Industrial Development Agency was convened in public session on Tuesday, January 18, 2005 at the Bethlehem Town Hall, Delmar, New York.

### **Board Members Present**

Joseph Richardson  
Judith Kehoe  
Frank Venezia  
Sam Messina

### **Board Members Absent**

George Leveille  
David Petraglia

### **Others**

Brian Hannafin  
Tom Connolly, Esq.  
Sheila Krauss, Clerk  
Theresa Egan  
Marie Capone  
Marty Delaney

The meeting was called to order by Mr. Richardson at 8:00 AM.

The first item was an update on the YMCA led by Mr. Hannafin. They have advanced the schedule and wish to issue 7 million dollars in bonds instead of 5 million. This will necessitate another public hearing. Mr. Hannafin is trying to find out if there is a change in the scope of the project or if costs are higher than expected. They have turfed over one of the ice rinks. They are delaying their capital campaign.

### **Pending Projects**

- Robert Finke Equipment – purchased 40 acres by Exit 22 and bought farm behind existing business for expansion – will seek IDA incentives
- Produce Distribution Wholesale Warehouse – West Yard Road/Appleton Paper Building.
- Glenmont Plaza – potential purchaser to redevelop.
- Bethlehem Industrial Park – Route 9W- expansion possibility.

The Comp Plan will be ready for distribution by January 20, 2005. Copies will be available on the Town Website and at Mailboxes. A Public Workshop will be held on the draft of the Comp Plan on February 3, 2005. A Public Hearing will be held the first week in March. Zoning ordinances are also being reviewed and updated. The building moratorium is due to expire on March 31, 2005. The Town Board will discuss a three month extension of the moratorium at the next meeting.

Three major planning initiatives have come out of the comp plan process:

- LWRP – Grants applications are in to the State
- Linkage Study – Grant application in to the State. Involves Transportation in relation to land usage – 9W / Railroad Yards
- Open Space Policy Group – Study town trails and other open space usage.

Mr. Hannafin distributed the 2004 year end review and the IDA Goals and Objectives for 2005 to be reviewed and amended for the annual meeting in February.

The EPA will hold a meeting at the Delmar Reformed Church on Wednesday, January 19, 2005 at 6:30 PM to discuss the site on the river. They may determine whether the site will be a transfer facility or a full dewatering facility.

Anyone who has a recommendation to fill the empty IDA Board seat, have them send a resume to Supervisor Egan.

#### Announcements

- The Delmar Dash will be held on April 3<sup>rd</sup> starting at the Middle School
- Justin Wright has resigned to take a position with the AEA.
- The Chamber Annual Dinner is March 24 at the Palace Theater
- The State of the Town will be given on February 4 at the Town Hall at 8:00 AM.

The next meeting is Tuesday February 15, 2005 at 7:30 AM.

The Slingerlands By-Pass Record of Decision should be out by the end of January.

The fiscal impact study for Vista Technology Park was sent to all members.

There was a discussion about the Town boundary line. The line is supposed to be 6 miles from the Hudson River. Adjustments have been made over the last 200 years.

Ms. Kehoe has sent out informational letters to all the current projects getting their data on sales tax exemptions, property tax and employment numbers – information for the annual report.

A motion to adjourn was made by Mr. Venezia, seconded by Ms. Kehoe and carried with the following vote:

<u>Ayes</u>	<u>Abstain</u>	<u>Absent</u>	<u>Nay</u>
George Leveille	None	David Petraglia	None

Joseph Richardson  
Judith Kehoe  
Frank Venezia  
Sam Messina

Respectfully submitted,

Sheila Krauss