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TOWN OF BETHLEHEM

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12/19/13

Town of Bethlehem Development Planning Committee (DPC)
Bethlehem Town Hall
Room 101, first floor

10:00 start time

- 1. Applicant: Delmar Full Gospel Church, 282 Elsmere Avenue, Delmar, tax map 97.05-4-12.** Project proposes expansion of existing church. Project is in Elsmere fire district, in Core Residential (CR) zone, in water district, in sewer district, in Bethlehem Central school district. Project is proposed within the existing open field. Some grading of the embankment is necessary. The existing water and sewer laterals will be reused. The existing parking lot will be re-used. Under an acre of disturbance is proposed for the 8,000+/- SF 500 seat addition. The interior of the existing building will be remodeled. Code allows a maximum building height of 30' (halfway between gutter and ridge). Waiver may be granted by the Planning Board to "bank" parking. 1 parking space is required for every 5 seats. Building setback lines should be shown on the plans. DPW is to supply applicant will as-built drawings for the recently installed sewer. No new landscaping should be installed within the existing sewer easement. DPW requested a sewer easement along the Elsmere Avenue frontage and to the Riggs parcel. Special use permit/site plan review and approval is required.

Town attendees: Ken Kovalchik, Robert Leslie, Jeff Lipnicky, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Brian Kise, Joann Stannard, Gil Boucher, John Smolinsky

Applicant representatives: Frank Palumbo.

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- 2. Applicant: Bethlehem Associates, 241 Route 9W, Glenmont, tax map 86.00-2-20.** Project proposed the construction of a new 2,595 SF Taco Bell restaurant within the existing parking area near Panera Bread. Project is in Elsmere fire district, in General Commercial (C) zone, in water district, in sewer district, in Bethlehem Central school district. NYSDOT has reviewed the conceptual drawing. Proposed restaurant will tie into the existing water and sewer services. A new freestanding sign along Route 9W is proposed, but requires a variance. Applicant was asked to consider adding the existing freestanding sign instead. Proposed building will be leased. No subdivision is planned.

A special use permit and site plan approval are required. A public hearing is required for approval. There have been discussions to remove the berm along Route 9W, and questions were raised on how this proposal ties into the berm removal. Current shopping center parking requirements must be reviewed. The project will require an area variance for the number of parking spaces since 25 existing parking spaces will be removed and no new parking spaces are proposed. Applicant indicated that green space will remain approximately the same. Proposed site to be reviewed for meeting the 10% of gross parking area to include landscaped end and center islands. Approximately 70% of proposed customers are said to use the drive-thru. Applicant was asked to review other building designs that may complement the existing shopping center (brick material). Applicant was asked to consider moving the building closer to Route 9W to increase area for landscaping. The proposed 9' x 18' size parking spaces require a variance.

Town attendees: Ken Kovalchik, Robert Leslie, Jeff Lipnicky, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Brian Kise, Joann Stannard, Gil Boucher, John Smolinsky

Applicant representatives: Robert Osterhoudt, Steve Harrison, John Mason, Bruce Ginsberg.

Disclaimer

During this meeting of the DPC, prospective developers presented development concepts and received feedback from the Town on a host of development related issues. The DPC discussed a variety of issues including, among other things, the following:

- consistency with the planning, zoning, building code and land use regulations.
- environmental impacts.
- compliance with stormwater regulations.
- neighborhood compatibility.
- availability and adequacy of public facilities (water mains, storm drainage, sanitary sewer, and roads).
- consideration of fire and life safety.
- potential for land conservation or park land development.
- economic and fiscal impacts.

The issues discussed during this DPC meeting are not to be viewed as a full project review. Once the project is formally submitted to the Town of Bethlehem Town and/or Planning Board, each project will receive a full review by the appropriate Town Departments, and/or a Town Designated Engineer.