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TOWN OF BETHLEHEM

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3/20/14

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

10:00 start time

- 1. Applicant: Bethlehem Lutheran Church**, 75 and 85 Elm Avenue, Delmar, tax maps 96.07-1-1 and 2. Project proposes expansion of existing church, some interior reconstruction and some changes to the parking areas. Project is in Delmar fire district, in Residential A (RA) zone, in water district, in sewer district, in Bethlehem Central school district. Applicant plans to combine the two parcels into one. Wetlands have been delineated within the last six months. The covered drop off point will have approximately 16' of clearance. Additions are proposed for the office and sanctuary areas. The site is planned for approximately 12% of building lot coverage. Parking spaces will increase from 170 to 192 during phase 1. 320 seats are proposed in the large sanctuary, 120 in the small. A 9,400 SF addition is planned for the first floor, 2,600 SF addition for the basement. A back flow prevention device is required on the water service. Proposed driveways, parking and access must meet the State Building Code. The total area of disturbance is proposed to be under an acre. Project will be presented to the Church membership soon.

Town attendees: Ken Kovalchik, Robert Leslie, Elizabeth Staubach, Kathleen Reid, Terry Ritz, Mark Platel, Howard Hyer,

Applicant representatives: Wes Greenman, Gene Browning, Pastor Mark Mueller.

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.