

*John Clarkson*  
*Town Supervisor*

*Erik T. Deyoe, P.E.*  
*Commissioner*

*Paul Penman, P.E.*  
*Town Engineer*

# TOWN OF BETHLEHEM

*Albany County - New York*  
**DEPARTMENT OF PUBLIC WORKS**  
445 DELAWARE AVENUE  
DELMAR, NEW YORK 12054  
Engineering Division (518) 439-4955 x1135  
Fax: (518) 439-5808  
Email: [ppenman@townofbethlehem.org](mailto:ppenman@townofbethlehem.org)



**12/18/14**

**Town of Bethlehem Development Planning Committee (DPC)**  
**Bethlehem Town Hall**  
**Room 101**

**10:00 start time**

- 1. Applicant: Klersey Building Corporation**, Elm Avenue and Shanks Place, Delmar, tax map 96.12-1-19. Project proposes a 60 lot conventional single-family home subdivision or a 72 lot conservation subdivision. Project is in Delmar fire district, in Residential A (RA) zone, in water district, in sewer district, in Bethlehem Central school district. Site is approximately 46.4 acres and has access to Elm Avenue and Shanks Place. Applicant prefers the conservation subdivision design. Plan has about 3600' of new Town roads and several storm water management areas. Storm water management areas cannot be included in the open space calculations. Any green infrastructure facilities must be owned/maintained by the homeowners association. Typically, Town doesn't own open space areas within subdivisions. Wetlands may prohibit construction of trails/paths. Wetlands may prohibit road connection to Fieldstone Drive. Town prefers a road connection and gravity sewers within the subdivision. Applicant must clarify benefits to Town of conservation subdivision. The previously created traffic study will need to be updated for the current design. Adjoining flag lots are not allowed. Flag pole must be a minimum of 200' in length. Town will review lot data (frontage, area).

Town attendees: Ken Kovalchik, Robert Leslie, Elizabeth Staubach, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Brian Kise, Howard Hyer, Mark Platel, Brent Merideth, John Clarkson, John Smolinsky

Applicant representatives: Rob Osterhoudt, Frank Barbera, Mark Kelly

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- 2. Applicant: Barry Feinman**, 37 Frontage Road, Glenmont, tax map 87.03-1-5.1. Project proposes a climate controlled building and four (4) storage buildings. Project is in Elsmere fire district, in Rural Light Industrial (RLI) zone, in water district, in sewer district, in Bethlehem Central school district. Project requires a subdivision from adjoining trucking company parcel to get road frontage. Trucking company has access to

Hanney Lane. Trucking company will require access easement from Frontage Road. Steep slopes have been reviewed and safe setback line is shown on the plan. Existing storm drainage from trucking company must be re-routed through the site. Discharge onto a steep slope will be reviewed. A lighting plan is required. A 20' high sign is proposed. No sprinklers are planned for the site.

Town attendees: Ken Kovalchik, Robert Leslie, Elizabeth Staubach, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Brian Kise, Howard Hyer, Mark Platel, Brent Merideth, John Clarkson, John Smolinsky

Applicant representatives: Tom Andress, Barry Feinman, Jeff Feinman

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### **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.