

John Clarkson
Town Supervisor

Robert Leslie, AICP
Director of Planning

TOWN OF BETHLEHEM
Albany County - New York
ECONOMIC DEVELOPMENT AND PLANNING
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Town of Bethlehem Development Planning Committee (DPC) Notes
Thursday, October 15, 2015
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees: John Clarkson, Supervisor
John Smolinsky, Chairman Town Planning Board
Robert Leslie, Director of Economic Development and Planning
George Kansas, Commissioner of Public Works
Elizabeth Staubach, Economic Development Coordinator
Mark Platel, Assistant Building Inspector
Justin Harbinger, Building Inspector
Deborah Kitchen, Planning Board Secretary
Kathleen Reid, Administrative Assistant to the Board of Appeals
Howard Hyer, Director of Field Operations
Ken Kovalchick, Senior Planner

Applicant Representatives: James Boglioli, Benderson Development

1. Applicant: Glenmont Plaza Improvements, Phase II

Tax maps 97.15-2-3/9001 and 97.15-2-3/9002

Project proposes the following site plan modification:

- Construction of a proposed 7,750 square foot building to be located on the US Route 9W side of the site behind the existing McDonalds;
- The renovation of the existing parking lot to improve traffic flow and circulation;
- The reconfiguration of the two driveways located on US Route 9W such that the northern driveway will become a full access driveway and the southern driveway will be converted to a restricted right-in/right-out driveway; and
- Addition of center left turn lane along Route 9W (Glenmont Plaza frontage).

Project is in the Elsmere fire district, in the Commercial Hamlet (CH) zone, in water district, in sewer district, and in the Bethlehem Central School District.

The applicant was encouraged to explore what steps would be necessary to continue the improvements to Route 9W to the intersection with Fuera Bush Road. The applicant was also

encouraged to review past parking variances granted to the site to determine if additional variances would be needed as a result of the development.

Questions – Contact Liz Staubach, 439-4955 ext. 1189