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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) Agenda
Thursday, March 17, 2016
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

- Rob Leslie, Director of Economic Development & Planning
- John Smolinsky, Chairman Town Planning Board
- George Kansas, Commissioner of Public Works
- Paul Penman, Town Engineer
- Terry Ritz, DPW Engineer
- Mark Platel, Assistant Building Inspector
- Howard Hyer, Director of Field Operations
- Ken Kovalchik, Senior Planner
- Elizabeth Staubach, Economic Development Coordinator
- Deborah Kitchen, Planning Board Secretary
- Kathleen Reid, Zoning Board Secretary

1. Applicant: Coldwell Banker

Tax maps: 85.05-2-1

Project proposes a Planned Development District (PDD), located at 29 Mullens Road, Slingerlands, with the development of twenty-two single family homes. The project is in the Slingerlands Fire District, in the Residential "A" (RA) zone, in the Bethlehem School District and within the Towns sewer and water district.

Project proposes a 22 lot maintenance free single family home subdivision on an 8 acre parcel with a private road clustered in a series of four cul-de-sacs. The plan would replicate the Terramere PDD neighborhood with colonial style homes from 1900-2000 square-feet. A Home Owners Association will maintain the common grounds. The homes would be accessed by Font Grove Road and Surrey Mall off of New Scotland Road. There will be a 50 foot buffer and screening area between adjoining properties and access to the Albany County Rail Trail. There will be a proposed turn around for Mullins Road and the placement of a 2nd entry to the site with a gate in the event of an emergency. Construction vehicles and building suppliers can access the site during construction thru Mullins Road limiting construction traffic to any adjoining residential streets during the development stage.

Town Engineers will confirm water and sewer connection entering the parcel from a stub road off Bittersweet Lane.

A second option with 9 units was provided but would drive the cost of the homes up. Applicant prefers the first option as it targets baby boomers and young professionals who are seeking smaller home sites in the Town of Bethlehem.

Town would like screening in place as buffer to the Albany County Rail Trail. Town request the applicant submit a fiscal impact analysis comparing the 22 lot subdivision proposed and the 9 lot subdivision option and a deed to the property for highway by use.

Representatives: Al McCormick, Developer, Nick Costa, Advanced Engineering

2. Applicant: TACS Autobody Service

Tax maps: 97.13-3-8, 97.19-3-6, and 97.19-3-7

Project proposes the expansion of TACS Autobody operations through the construction of a detached 10,955 square foot repair shop. The project is in the Selkirk fire district, in a Rural Hamlet (RH) zone, in the water and sewer districts and in the Bethlehem School District.

The Owner is proposing to merge three parcels into one 1.3 acre lot. Two existing buildings will be demolished and one existing will remain. Construction of a new 12,000 square foot building will be erected to expand on the 30 year old business. The proposed building will house 15-18 bays and will be utilized for body work while the existing building houses 10 bays and will remain for routine maintenance work. The façade of the existing building will be reconstructed to match the new structure. The Applicant will work with the town on ingress/egress from Beacon and along the Route 9W corridor along with future grading of the site. Shrubbery and fencing will be placed around the perimeter of the site for buffering to adjoining neighbors.

Representatives: Thomas Andress, ABD Engineers, Matthew Ungerer, Owner

3. Applicant: 224 Delaware Avenue

Tax maps: 86.09-3-3

Project proposes the development of twenty multifamily mid-price rental units on Delaware Avenue. The project will consist of two buildings (four units in first building and sixteen units in the second). The project is in the Elsmere fire district, in the Commercial Hamlet (CH) zone, in the water and sewer districts and in the Bethlehem School District.

The existing house facing Delaware will be demolished to make room for the construction of a 16 unit two story vinyl sided building with pitched roofing and a cupola, each building will have their own entrance point with a total of 37 parking spaces. Sewer and water will be accessed from Delaware Avenue with one sewer lateral accessed for both buildings, additional catch basins will be added to the property. A private road will be assigned for 911 numbering. The Town will consult with the Elsmere Fire Department regarding access to the back portion of the lot.

Representatives, Daniel Sanders, Architect; Paul Hite, Engineer; Gregg Biche, Owner

4. Applicant: International Trade Routes of New York, Inc.

Tax maps: 110.00-2-8.21 and 110.00-2-8.22

Project proposes the expansion of International Trade Routes of New York, Inc. located at 645 Wemple Road, through the addition of a 20,000 square foot warehouse. The project is in the Selkirk fire district, in a Mixed Economic Development (MED) zone, in the water district and in the Bethlehem School District.

Proposed expansion of a 20 square foot warehouse to the existing facility plus 8,000 square foot garage parallel to Wemple Road. The facility will sit on a 6 acre lot and property will be expanded to abutting 2 lots also owned by Applicant with a 160' lot line shift. Warehouse will be a distribution center for natural hair coloring products marketed nationwide. There will be two semi-tractor truckloads per week projected to exceed to four per week with Fed Ex/UPS delivery's daily. Currently the business has two employees with a total of eight employees projected. The building will connect to the existing water and will remain on private sewer. Access to the building will be off of Wemple Road to an existing driveway entrance that will extend to the back of the facility. An entrance island will be added along with a security fence potentially being added in the future. The proposed warehouse will have a pitched gable roof with a roofline extended to include the garage. There are no further plans for the balance of the property.

Representatives: Apryl Donato, U.W. Marx Construction; Steve Boisvert and Amy Signor of Bergmann Associates,

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