

John Clarkson
Town Supervisor

Robert Leslie, AICP
Director of Planning

TOWN OF BETHLEHEM
Albany County - New York
ECONOMIC DEVELOPMENT AND PLANNING
445 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(518) 439-4955 x1157
Fax: (518) 439-5808
Email: rleslie@townofbethlehem.org



Town of Bethlehem Development Planning Committee (DPC) Meeting Minutes
Thursday, September 15, 2016
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:		Residents Attending:
John Clarkson, Town Supervisor	Justin Harbinger, Building Inspector	Karen Beck
Rob Leslie, Director DEDP	Ken Kovalchik, Senior Planner	Georgia Fishburn
John Smolinsky, Planning Board Chairman	Keith Menia, GIS Coordinator	Susan Gutman
David VanLuven, Town Board Member	George Kansas, DPW Commissioner	Ryan Kitchen
Julie Sasso, Town Board Member	Susan Leath, Town Historian	Mike Morelli
Elizabeth Staubach, Economic Development Coordinator	Deborah Kitchen, Planning Board Secretary	Karen Praisner
Monika King Senior Civil Engineer	Kathleen Reid, Zoning Board Secretary	
Paul Penman, Town Engineer		

1. Applicant: 65 Kenwood Avenue Subdivision

Tax maps: 86.00-1-6

The project, located at 65 Kenwood Avenue proposes a conservation subdivision consisting of approximately 31 traditional single family homes and 32 townhouse lots. The project is in the Elsmere fire district, in the Residential A (RA) and Rural (R) zone, in the water and sewer districts, and in the Bethlehem School District.

Applicant Representative: Dave Ingalls and Peter Knutsen of Ingalls & Associates, LLP; Developer, Anthony Cardona

The project proposes a 63 lot conservation subdivision consisting of 31 traditional single-family homes and 32 town homes. The conservation layout, which is preferred by the developer, would include 33.6 acres of open space land. The Applicant is proposing that all water and sanitary sewer service will be connected to Kenwood Avenue. Minimum lot size is projected to be 7,000 square feet. A conventional subdivision layout was also proposed with 53 single family homes.

Although barns located on the property will be removed the Applicant will add green space to keep with the rural feel of the area. There will be two acres of wetlands and flood plain, five acres of sloped area and 27 acres of total unconstrained land. Preliminary trip generation estimates based on data from the Institute of Traffic Engineers shows the new development would add 40-50 cars during the peak hours.

Upon completion of the subdivision the roads will be dedicated to the Town.

Staff comments included the following:

Ensure that the conventional subdivision is buildable in order to consider a conservation subdivision as preferred by the Applicant.

Encouraged Applicant to consider size of homes for grading, setbacks, and stormwater management, lot occupancy requirements.

Encouraged Applicant to consider unconstrained land and slope setback for buildable lots as well as shifting storm water and sewer lines.

Look at whether sewer will need to be extended to the property line in order to serve adjoining parcels in the future.

Right of way locations and the addition of sidewalks on Kenwood Avenue.

Calculate water and sewer demands during peak times

Trip generation for traffic concerns

Review intersection sight distance at new roadway locations.

Proximity to steep slopes may need to be evaluated by a geotechnical engineer.

Residents Concerns:

- Traffic generated on two lane road in close proximity to the Tri Village Little League Ball Park f/k/a Magee Park
- Impact on neighborhood and overall feel of community
- Ingress and egress of development
- Buffering along Kenwood Avenue
- Road infrastructure not suited for additional impact of traffic
- Cost to Bethlehem Central School District
- Design of homes – variety is preferred
- Historic value of property and barns located on premises
- Visibility for motorist during sun rise

Next Steps:

Applicant to provide more detailed information on the conventional layout option to allow for the Planning Board to make a determination if the conservation subdivision is acceptable.

Susan Leath the Town Historian will look into the historic value of the barn that is located on the parcel.

2. Applicant: 48 Kenwood Avenue Subdivision

Tax maps: 86.15-1-13

The project, located at 48 Kenwood Avenue proposes an 11 lot conventional subdivision consisting of single family residential homes. The project is in the Elsmere fire district, in the Residential A (RA) zone, in the water and sewer districts, and in the Bethlehem School District. The project is located across the road from the proposed 65 Kenwood Avenue Subdivision.

Applicant Representative(s): Dave Ingalls and Peter Knutsen of Ingalls & Associates, LLP; Developer, Anthony Cardona

Although this parcel is in close proximity to the subdivision proposal on 65 Kenwood Avenue it was noted that it will be considered under a separate independent Planning Board review and SEQR review.

This 7 ½ acre parcel is located to the west of Tri Village Little League Ball Park f/k/a Magee Park, left of agricultural fields, north of the Delmar Bypass and south of Kenwood Avenue. The project will consist of 11 traditional single family lots (including the existing house), access roads and associated utilities including water, sanitary sewer and storm water management facilities. The project is within the allowable density of 3 dwelling units/acre of unconstrained land. Upon preliminary review no direct wetland impacts are anticipated by the Applicant.

Staff Comments:

Staff Comments mirrored those of the project at 65 Kenwood Avenue including sight distance, landscaping along Kenwood Avenue to buffer development from Kenwood Avenue. In addition, the Applicant was asked to reconsider the placement of homes and their orientation to Kenwood Avenue, as well as, examine the possibility of reconfiguring the existing home's driveway to exit on the newly constructed roadway.

Residents Concerns:

Concerns for this project were similar to those expressed for the project located at 65 Kenwood Avenue including increase in traffic, ingress and egress visibility, ability for emergency response apparatus, ability to keep with the rural feel of the area.

3. Applicant: 1562 New Scotland Road

Tax maps: 85.09-2-13

The project, located at 1562 New Scotland Road proposes the development of 24 apartment units across three buildings and a 3,092 sq. ft. commercial building. The project is in the Slingerlands fire district, in the Hamlet (H) zone, in the water and sewer districts, and in the Bethlehem School Districts.

Applicant Representative(s): Andrew Karl, VHB; Jarred George, Tri Capitol Realty

The Applicant is proposing to remove the current vacant restaurant (Mangia's) that is located on a 3.15 acre parcel and construct one 3,092 square foot commercial building and three, two story buildings. The apartment building will allow for 24 garage spaces (1 car per garage), 29 surface for a total of 73 total parking spaces. Currently the Applicant does not have a commercial tenant.

Staff Comments:

- Revisit the location of the current driveway locations on New Scotland Road. With a new site plan there may be an opportunity to relocate driveway locations for safer operations along New Scotland Road and Kenwood Ave.
- Revisit the stormwater layout to ensure there are no drainage impacts to adjoining properties. NYSDEC regulations may have a 25-ft setback requirement for stormwater management practices to property lines.
- Side and rear yards should provide a buffer/screening to adjoining properties.
- Building design/architecture should be consistent with the architecture of surrounding homes and buildings within the Slingerlands Historic district.
- A bank with drive-thru may impact operations at the New Scotland Road/Kenwood Ave intersection.
- A Traffic Impact Study will be required to understand any impacts the development may have on the New Scotland Road/Kenwood Ave intersection.

Residents Concerns:

- Impact on historic value of community – how is this proposal consistent with the Slingerlands Historic District?
- Too many apartment units – too dense
- Traffic Impact
- Vehicles traveling eastbound on New Scotland Road drive on the landscape/utility strip to access Kenwood Avenue. Vehicles travel too fast. Safety of pedestrians was raised.
- Tenant for commercial building – bank not preferred
- Impact on adjacent residents
- Design of new buildings (to be consistent the current surrounding architecture)
- Care of the Town owned Slingerlands cemetery and mausoleum located on the premises
- Does the Town have rights to cross the parcel to access the Slingerlands cemetery?
- Emergency access
- Storm water drainage concerns
- Residents noted the outpour of opposition when Mangia's Restaurant was before the Planning Board in 1991 and wanted staff to review those proceedings.

Town Historian Susan Leath will research historic easements in conjunction with the Cemetery and mausoleum.

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