

John Clarkson
Town Supervisor

Robert Leslie, AICP
Director of Planning

TOWN OF BETHLEHEM
Albany County - New York
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, October 20, 2016
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

Rob Leslie, Director of Economic Development & Planning
John Smolinsky, Chairman Town Planning Board Chairman
Howard Hyer, Director of Field Operations
Elizabeth Staubach, Economic Development Coordinator
Justin Harbinger, Building Inspector
Deborah Kitchen, Planning Board Secretary
Kathleen Reid, Zoning Board Secretary

1. Applicant: AMC EmUrgent Care

Tax maps: 97.12-2-2

The project, located at 386 Route 9W Glenmont proposes the development of a 5,000 sf medical office building adjacent to the existing SEFCU, 16 Handles and Chili's Restaurant. The project is in the Selkirk fire district, in the General Commercial (C) zone, in the water and sewer districts, and in the Bethlehem School District.

Applicant Representative: James Easton, MJ Engineering, Eric Larner and Charles Jasmain of Schuyler Companies

The Applicant is proposing a 5,000 sf Medical Office Building within the developed portion of the parcel, disturbing less than 1 acre adjacent to the existing buildings. The remainder of the parcel will be undeveloped. A stream currently runs through the area to be developed and the Applicant is in contact with the Army Corps of Engineers (ACOE) about the relocation of the stream on the site.

AMC EmUrgentCare will be the tenant of the building and it is anticipated that the urgent care facility will be open 9AM-9PM.

Staff Comments:

Staff requested that the applicant address the project's traffic impacts on the Feura Bush Road/Route 9W intersection. Applicant stated the project is expected to generate 14-20 trips in the PM peak hour. The applicant is to provide an assessment of the existing drainage area to the

site and determine if the current stormwater management basin can accommodate any additional stormwater runoff. The applicant proposes to relocate the existing drainage pipe, which currently contains an easement for drainage purposes to the Town. Town Staff will meet with the Engineering and the Highway Department to discuss the intermittent watercourse, and the ownership and maintenance responsibility of the proposed 48-inch stormwater pipe. The proposed project is located on an area of steep slopes, which will require a geotechnical evaluation regarding any impacts to the slopes.

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