

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) Agenda
Thursday, November 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**
- Paul Penman, Town Engineer**
- Terry Ritz, DPW Engineer**
- Howard Hyer, Director of Field Operations**
- Ken Kovalchick, Senior Planner**
- Elizabeth Staubach, Economic Development Coordinator**
- Deborah Kitchen, Planning Board Secretary**
- Kathleen Reid, Zoning Board Secretary**
- Brent Meredith, Highway Superintendent**
- Thomas Connelly, IDA Executive Director**

1. Applicant: Air Products

Tax maps: 98.00-2-8

The project, located at 461 River Road, Glenmont proposes the expansion of the existing industrial gas plant for production of oxygen, nitrogen and argon. The on-site expansion will include the installation and/or construction of loading pads, fueling stations, maintenance building and office space, trailer and employee parking areas, liquid storage tanks, air separation units and cooling tower. The project is in the Selkirk fire district, in the Heavy Industrial (I) zone, in the water district, and in the Bethlehem School District.

Representatives: Heather Myers, Air Products Project Engineer; John Kraft, Air Products Site Manager; Larry Bleam, Air Products Manager-Project Engineering; Henry Roberson, Air products John Privitera, Counsel for Air Products.

The Applicant proposes an expansion and upgrade of its current facility. This will include the installation of machinery with the intent to make the facility more efficient. The Applicant is proposing the expansion in two phases. The first phase would include the construction of new trailer loading pads and a new entrance off of River Road to make the traffic flow within the plant safer and

more efficient. The second phase would include the installation of additional liquidation storage tanks, as well as the installation of a new air separation unit and maintenance building.

The proposed new equipment in the second phase of the expansion will exceed the current zoning height limit of 60 feet, in addition a proposed new structure is located within the side yard setback requirements. Both of these proposals will need to receive an area variance from the Town of Bethlehem Zoning Board of Appeals. The applicant was encouraged by town staff to begin the variance process as soon as possible to ensure that the entire project can be completed.

The expansion will increase the businesses' water demands. The business is still calculating the increased water demand that the site will require and was encouraged to speak with the Town Department of Public Works as the project moves forward to ensure future water needs can be met. The business also estimates that the expansion will result in an addition 10-20 trucks per day.

It was suggested by a representative from the Selkirk Fire Department that emergency only entrance be added off of Smultz Road.

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