

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, December 15, 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**
- Howard Hyer, Director of Field Operations**
- Ken Kovalchick, Senior Planner**
- Elizabeth Staubach, Economic Development Coordinator**
- David Rice, Assistant Building Inspector**
- Mark Platel, Assistant Building Inspector**
- Scott Lewendon, Planning Board Member**
- Deborah Kitchen, Planning Board Secretary**
- Kathleen Reid, Zoning Board Secretary**

1. Beacon Heights

Tax maps: 98.00-2-10.22

The project, located on the southwest corner of River Road and Glenmont Road, proposed a residential and mixed use development. The proposal calls for the creation of 434 apartment units and 123,596 square feet of mixed use development. The project is in the Selkirk Fire District and is located in a Rural Light Industrial (1) Zone, inside the water district and the Bethlehem School District.

Representatives:

Nadine Feiden Shadlock, Esq., Michael Groff, CT Male, Senior Project Surveyor

The Applicant is proposing five styles of residential and mixed used development on the parcel as follows:

1. Ten buildings consisting of 14 units per building for 140 units.
2. Fourteen buildings consisting of 14 units per building or 196 units.
3. Mixed use development will consist of 123,596 sf.
4. Twenty six buildings at 2 units per building or 52 units.
5. Twenty three buildings at 2 units per building or 46 units.

On December 14, 2016 the Town Board approved zoning and subdivision amendments to include the elimination of multi-family units, as well as three and four family units in the Rural Light Industrial District (RLI). Therefore, the applicant's proposal is not permitted per the new zoning amendments.

The Applicant expressed that the location is ideal for what they are proposing. They felt the view especially across from the Hudson River would be attractive to possible renters and would fit well with the area. Staff identified several industrial uses that are located adjacent to the site along the Hudson River.

As a result of the zoning changes, Planning staff suggested pursuing industrial uses that are allowed in the RLI District and expressed their concern of a residential development within an industrial zone, and adjacent to land zoned Heavy Industrial. Staff referred to the previous Beacon Heights proposal that included multiple industrial uses buildings on the site. Multi-family units are not compatible with the adjacent industrial uses along River Road. Staff encouraged the Applicant to look at the industrial benefit with the location of the property so close to the Port of Albany proposed expansion and expressed that it would be easier to work towards a project that would be allowed in the district.

For the proposed project (and any project) to be considered, a full geotechnical analysis would be required to evaluate any impacts to the site's existing steep slopes. Two separate access locations will be required for fire access pursuant to the 2015 International Building code. The Applicant was encouraged to speak with the Town Department of Public Works if the project moves forward to ensure water and sanitary sewer needs can be met and to review feasible options with the increase in water and sanitary sewer demands.

The ongoing Local Waterfront Revitalization Plan (LWRP) could serve as an opportunity for the area to be reviewed for multi-family residential uses. The LWRP advisory group could make a recommendation for future land uses on the site.

If the Applicant pursues their proposal for multi-family residential use they would need to submit an application for a use variance to the Zoning Board of Appeals and then site plan review by the Planning Board or to the Town Board for the establishment of Planned Development District (PDD).

Questions – Contact Kathleen Reid, 439-4955 ext. 1158