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TOWN OF BETHLEHEM
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, February 16, 2017
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

Rob Leslie, Director of Economic Development & Planning
Ken Kovalchick, Senior Planner
John Smolinsky, Chairman Town Planning Board
John Clarkson, Town Supervisor
Terry Ritz, DPW Engineer
Brett Meredith, Superintendent of Highways
George Kansas, Commissioner of Public Works
Howard Hyer, Director of Field Operations
David Rice, Assistant Building Inspector
Leah Farrell, Planning Board Member
Deborah Kitchen, Planning Board Secretary
Kathleen Reid, Zoning Board Secretary

1. Applicant: Lands of Dembling

Tax maps: 85.06-4-20,21,22,26.2 & 27

The project is located at 33 McCormack Road, Slingerlands and proposes an 11 lot subdivision and lot line amendment. The project is in the Slingerlands fire district and is located in the Core Residential (CR) zone, in the water district, and in the Bethlehem School District.

Representatives:

Joseph Bianchine, P.E. & Ray Smith Jr., LLS, ABD Engineers, LLP

The Applicant is proposing a two phase project. Phase I is being proposed as a three lot minor subdivision to include a lot line amendment on the parcel located at 55 McCormack Road. The lot will be sub-divided to create a total of 3 lots, one existing and two lots proposed for new residential lots. Phase II is being proposed as a major subdivision on approximately 9 acres of land consisting of eight new residential lots, with a lot size of 7-9,000 square feet, two of which will be keyhole lots. Topography of the site consists of high and low points with gentle slopes and Federal wetlands. National Grid power lines border the parcel.

The subdivision will be located on a cul-de-sac maintained by the Town. Sewer, water and gas will be connected from McCormack Road – with one gravity pump. Storm water disturbance will be less than five acres with some storm water detention on site.

The Applicant will work with DPW/Engineering staff for sewer connection and consideration to locate a new pump station that will tie into the existing force main.

The Applicant is proposing the roads be dedicated to the Town. Staff encouraged the Applicant to consider a loop road to avoid a cul-de-sac and to allow public access to a walking trail with an entrance point by the pump station and to provide some storm water detention to help maintain trees.

The Applicant will submit a letter regarding adjacent lands.

2. Applicant: Todd Drake, Cornerstone Building Corporation

Tax maps: 86.9-1-20 & 21

The project is located at 265-267 Delaware Avenue, Delmar and proposes construction of a 1,840 square foot Sunmark Federal Credit Union bank with drive thru. The project is in the Elsmere fire district and is in the Commercial Hamlet (CH) zone, in the water district and in the Bethlehem School District.

Representatives:

Brett Steenburgh, PE; Todd Drake, Sunmark Federal Credit Union & Cornerstone Building Corp, Gregg Biche, Owner

The Applicant is considering the proposal for construction of a Sunmark Federal Credit Union with a drive thru. Note this parcel was recently approved for a six unit apartment building.

The parking lot will be pulled back closer to the building to eliminate impact on the neighbors. There will be two lanes for the drive thru to accommodate up to six cars in que that will not impact the parking in the rear of the building. Screening of either fencing or landscaping will be provided along the front and rear of the building and a landscaping buffer on the easterly side of property with greenspace. Signage is proposed for the façade of the building and additional signage on Delaware that will meet the required 10' setback. There will be a new shared curb cut on the west with egress coming out on Delaware Avenue.

The Applicant is proposing an internal LED pole light focused down – Staff requested a lighting plan and encouraged the Applicant to provide fencing to buffer lighting.

Elevations presented displayed front access on Delaware Avenue with signage on the front façade.

There will also be access to the west side of the building. There will be ¾ acre disturbance on the site.

Residents are concerned about traffic on that part of the Delaware Avenue corridor and inquired why another bank. The Applicant described Sunmark's use of new technology is up and coming and does not require the use of a teller for basic transactions therefore credit union members have the convenience of 24/7 banking. The Applicant expressed this "new technology" banking would be the first for Bethlehem.

Staff request the Applicant come back with the following:

- Traffic counts and trip generation (compared to the previously approved 6 unit apt building)
- Is there a dedicated turning lane present on Delaware Avenue – what is the DOT Standard for a bank drive thru?
- Number of members to Sunmark Federal Credit Union
- Traffic counts at other Sunmark locations
- Percentage of customers using drive thru compared to going inside
- Submit a customer count "in que" from 7-9AM and 4-6PM

- Lighting Plan
- Drainage Report

3. Applicant: Hillman Farms Subdivision

Tax maps: 121.00-3-18.11

The Project is located at 292 Clapper Road, Selkirk and proposes a conservation subdivision. A conventional subdivision is shown to achieve 108 units (single family detached homes) and a conservation subdivision is shown to achieve 118 units comprised of 14 estate lots, 44 single family attached homes (townhomes) and 60 single family detached homes (carriage lots). The project is in the Selkirk fire district, in the Residential A (RA) zone, a portion is located in the Rural (R) zone, in the water and sewer (portion) districts, and in the Ravena Coeymans Selkirk School District.

Representatives:

Scott Lansing, Lansing Engineers, PC; David Hillmann, Applicant

The Applicant is proposing a subdivision located on Clapper Road, the parcel consists of 112 Acres that will border the Vloman Kill Creek. Topography of the site includes slopes and a flood plain boundary – delineation has been done. Another subdivision proposal (Brookside Meadows) sits to the North of the site.

Two options are before the committee:

1. Conventional Subdivision - 107 lots with main off of clapper and new subdivision to the north. With access off of Clapper Road.

2. Cluster or Conservation subdivision - 60 single family carriage homes, 44, town home units and 14 estate lots. Fifty one percent of the property will be deed restricted open space.

The Applicant prefers the cluster design option. There will be no clubhouse but a Homeowners Association is being considered. Currently there is no price point for the homes.

Developer proposed the use of new gravity sewers in the development with a tie into the towns existing sewer main trunk.

Staff encouraged the Applicant to have their builders reach out to Charlew Builders, Brookside Meadows subdivision, just north of the site, in regards to improvements to the infrastructure on Clapper Road, sanitary sewer and drainage on the Hillman property.

Topography of the site is a flat plateau that is sloped to the Vloman Kill. Applicant proposes to remove a barn currently on the property (not in good condition), wetlands will be delineated with no expected impacts. Staff encourages trail along Vloman Kill creek that would allow public use. There will be a full SEQR review.

Residents expressed the following concerns: rural character of road, value of properties, traffic, maintenance and policing of trail, multifamily close to Clapper Road changing feel of community and a decrease in the value of single family homes. They expressed their desire for a boulevard over a cul-de-sac and a pocket park for children.

Maps are hanging outside Debbie Kitchen's office, DEDP, second floor, Town Hall, 445 Delaware Avenue, Delmar

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