

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) Agenda
Thursday, April 19, 2018
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

Rob Leslie, Director of Economic Development & Planning
George Kansas, Commissioner DPW
Paul Penman, Town Engineer
Matt Hoffman, Assistant Engineer
Kevin Perazzelli, Assistant Engineer
Elizabeth Staubach, Senior Planner, DPC Coordinator
Leslie Lombardo, Senior Planner
John Anastasi, Superintendent of Highways
Mark Platel, Assistant Building Inspector
David Rice, Assistant Building Inspector
Deborah Kitchen, Planning Board Secretary
Kathleen Reid, Zoning Board Secretary
Margaret Sherman, Planning Board member

1. Applicant: Joseph Parrottino

Tax maps: 133.00-1-28.1

The project is located at 11 Rapa Drive in Selkirk, just north of the Bethlehem/Coeymans town border. The proposed project would consist of seven, four family unit buildings for twenty-eight total units. The project is in the Selkirk fire district and is located in the Residential C (RC) zone, in the water district, but not in the sewer district and in the Ravena Coeymans Selkirk School District.

Representatives:

Antonio Trimarchi

The applicant owns 17.54 acres of land and is proposing seven, four family unit buildings and related parking areas on a portion of the property, with another 11.18 acres to remain for future development and an existing two family residential dwelling to remain on its own lot. The proposal is to have each two story four family building and related parking area on a separate lot that may or may not be sold individually. Each unit within the buildings will have two bedrooms and two bathrooms with one unit in each building that will be handicap enabled. There will be no basements. Parking is shown for 10 vehicles including two handicap spaces per building. Access to each building is from separate driveways from Rappa Drive/Old Ravena Road.

Water service will require a water line extension. There is an existing hydrant. Public sewer is not available, individual septic systems will be used for each building. Applicant stated that AC DOH has given approval of one of the septic systems, on proposed lot #1, which would be a raised bed system.

Staff request the applicant provided the following information with an application:

- The use is allowed by right in the RC zone, but will need a subdivision application for the layout of individual lots and stormwater requirements
- Adjustments are needed for road frontage on lot #2 and lot depths to meet code requirements
- Plans should show existing homes in the surrounding area of the property lines to assess compatibility with adjacent properties
- Look at using shared driveways rather than multiple driveways, an internal driveway layout to connect all properties is another idea
- The extent of the wetland boundary on the site should be shown as indicated by a professional analysis
- Provide any correspondence from AC DOH regarding the septic system use
- How will the stormwater management design work? Will there be enough room for it on each of the individual lots shown? The septic systems will need to be accounted for when planning design for stormwater.
- Show stormwater management plan
- Show all existing culverts and ditches
- Any lighting for the parking lot needs to be shown
- Consider moving the dwellings to the front of the property with the parking lot behind the building for a more aesthetic design layout
- The question of how access will be given to remaining lands in the rear? Dual access should be planned for when laying out the property development in the front.
- The property line for lot #1 maybe should change so can bring a future road around, plan to use a town standard radius for road layout which will impact layout of property lines.
- Show existing property lines in a darker shade on the plan
- Confirm the extent of the wetlands, it appears there may be more?
- Show contours as per town code
- for the parking lot use the current accessibility/handicap symbol
- sprinklers will be required in the buildings
- Show proper yard setbacks, corner lots need to show two front yard setbacks (lot #5 is a corner lot if a future road is going in)
- Elevations of the building will be needed