

John Clarkson
Town Supervisor

Robert Leslie, AICP
Director of Planning

TOWN OF BETHLEHEM
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, July 20, 2017
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

Rob Leslie, Director of Economic Development & Planning
Paul Penman, Town Engineer
Elizabeth Staubach, Senior Planner, DPC Coordinator
Ken Kovalchick, Senior Planner
Leslie Lombardo, Senior Planner
Terry Ritz, DPW Engineer
Brett Meredith, Superintendent of Highways
Mark Platel, Assistant Building Inspector
Deborah Kitchen, Planning Board Secretary
Kathleen Reid, Zoning Board Secretary
John Smolinsky, Planning Board Chairman

1. Applicant: Keystone Builders

Tax maps: 96.01-1-6

The project is located at 822-830 Delaware Avenue and proposes a mixed use building with one office and five apartments. The project is in the Delmar fire district and is located in the Rural Hamlet (RH) zone, in the water district, and in the Bethlehem School District.

Representatives:

Tom Andress, ABD Engineers, LLP
Steve Bolduc, Keystone Builders
Bob Bolduc, Keystone Builders

The Applicant is proposing a single building with a mix of one office use and five apartments. The building will be a one story building fronting on Delaware Avenue and have the lower level exposed on the rear of the building. Three apartments are planned for the first floor level along with the office use space and two apartments would be on the lower level. Access to the site would be a single driveway from Delaware Avenue. Applicant stated that a previous driveway permit was given by NYSDOT for the site.

Sewer, water and gas will be connected from Delaware Avenue. Applicant has a slope stability report completed by Dente Engineering. As a result of that study the plans show a grading area near the base of the slope on the western side of the site to provide slope stability. Storm water disturbance will be just over one acre.

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

- Provide sight distance information for the driveway curb cut to Delaware Avenue
- Possible easement dedication for a future sidewalk along Delaware Avenue
- The extent of any wetland boundary at the base of the slope on the western side of site should be shown as indicated by a professional analysis within 2 years of the date of plan
- The angle of repose should be shown on the plans, the requirements under the grading and soil erosion control section of the code will need to be met
- The internal turning radius of the driveway into the parking area must meet the fire code for fire truck access

2. Applicant: The Residences at Van Dyke

Tax maps: 96.00-1-30.1

The project is located at 193, 197, 243 and 247 Van Dyke Road, Delmar and proposes construction of four residential building lots. The project is in the Delmar fire district and is in the Residential A (RA) zone, in the water district and in the Bethlehem School District.

Representatives:

Joe Forte, Brewer Engineering

Tom Brewer, Brewer Engineering

Morgan Ruthman, Spinney Group

The Applicant is proposing a four (4) lot subdivision for single family home development. Each new lot will have a driveway to Van Dyke Road. Sewer, water and gas are available.

Applicant has a slope stability report completed by Dente Engineering. The grading plan is based on the results of that study. The proposed houses shown on the lots are located in the area on the site based on the slope setback study.

This property was previously subdivided off of the Van Dyke Spinney property on the east side of the road. Van Dyke Spinney Group also owns a small property on Meads Lane that is currently for sale, but is not a part of this proposed subdivision.

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

- Provide sight distance information for the driveway curb cuts
- The setbacks of the new homes on the lots should be in similar alignment as the existing homes along Van Dyke Road in order to blend visually with the streetscape as per zoning code
- The project will need to meet the requirements under the grading and soil erosion section of the code, a waiver from the Planning Board will be needed to build within the angle of repose
- Information provided on the existing easement shown on the plans (possible culvert outlet)

-The SWPPP will be subject to the larger common plan of development requirements under the SPDES General Permit for Stormwater Discharge from Construction Activity as GP-0-15-002
-Information on the PDD approval document for the Van Dyke Spinney Project on the east side of the road needs to be researched regarding water line extensions. That approval document states that the property on the western side of the road (this proposed 4 lot subdivision property) will remain residential A zoning, not a part of the PDD.

3. Applicant: R.V. Danza

Tax maps: 87.03-1-24

The project is located on Chamberlain Street, Glenmont and proposes construction of a 2,116 sq. ft. office/warehouse building for R.V. Danza, a licensed plumbing contractor. The project is in the Delmar fire district and is in the Rural Light Industrial (RLI) zone*, in the water district and in the Bethlehem School District.

Representatives:

Tom Andress, ABD Engineers, LLP

R. Danza, Danza Plumbing

The Applicant is proposing a 2,116 sq. ft. office/warehouse building for use by a licensed plumbing contractor on a .75 acre property. There will be 3-4 employees of the business for the office/storage use of the building. Water is available on the street, but the applicant is not sure about sewer availability they are looking for that information from the town. If it is not available they do have room to provide a septic system. Engineering noted that only sewer in the area is a force main located at the rear of the property along the Thruway. Access to the property is to Chamberlain Street, which is a dead end street. No outdoor storage is planned for the business. Applicant states that the adjacent residential property is screened from the site by existing vegetation.

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

- The extent of any wetland boundary on the site should be shown as indicated by a professional analysis
- the project site is under one acre, but will be subject to grading and soil erosion control section of the code
- Any outdoor storage, if it is planned, will need to meeting zoning regulations specifically for outdoor storage
- Building department asked if there would be fencing
- Elevations of the building would be needed
- Landscaping in the front should be show on the plans
- Show the sign location on the plan
- Show any screening to the adjacent residence

*=The agenda for the July 20, 2017 DPC meeting incorrectly listed the zoning district as RA.

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