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Town Supervisor

Robert Leslie, AICP
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TOWN OF BETHLEHEM
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, August 17, 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
Matt Hoffman, DPW, Engineer
Ken Kovalchick, Senior Planner
Leslie Lombardo, Senior Planner
Terry Ritz, DPW, Engineer
Howard Hyer, DPW, Field Operations
Mark Platel, Assistant Building Inspector
Kathleen Reid, Zoning Board Secretary
John Clarkson, Supervisor

1. Applicant: Michaels Group

Tax maps: 109.00-1-7.1

The project is located off of Elm Avenue in Selkirk and proposes the development of a Conservation Subdivision consisting of 89 single family homes. The project is in the Selkirk fire district and is located in the Residential A (RA) zone, in the water and sewer districts, and in the Bethlehem School District.

Representatives:

Scott Lansing, Lansing Engineering
Luke Michaels, Michaels Group

The Applicant is proposing a conservation subdivision for single family residential development of 89 lots on 63.3 acres. There will be a land division to divide off 7 acres (Lot 1) where the existing homestead parcel fronts on Elm Avenue. The access road to the proposed conservation subdivision will run along the south side of the 7 acre homestead lot. There are ACOE wetlands located on the property, slopes greater than 20%, and the Kinder Morgan gas pipeline runs through the eastern side of the parcel. The calculation for allowable density of a conventional subdivision was done by the applicant and showed 176 lots (58.9 acres x 3 d/u per acre) based on subtracting constrained lands (wetlands, steep slopes, and utilities) from the total acreage. However, the conventional subdivision layout shows 89 lots. The applicant is not planning on requesting a density bonus that is allowed by

the conservation subdivision regulations. The conservation layout does include a portion of Kimmey Drive to be built on the property connecting a stub street off of Forsten Drive to the east and providing for future connection to the vacant property to the north. Kimmey Drive is a planned town collector street that will eventually provide access to different neighbors along it to Wemple Road and Elm Avenue. An internal street to the proposed conservation subdivision is shown to connect to the south side of Kimmey Drive.

There are two different sections of the conservation subdivision that provide two different housing options, but both are detached single family lots. 45 lots will be 65' x 100' in size, 6,500 s.f., called carriage lots. 44 lots will be 100' x 120' size lots, 120,000 s.f. called estate lots. There are two connector roads between the sections that have 60' row, the main entrance road is from Elm Avenue, there is a stub street provided to vacant lands to the north in addition to Kimmey Drive with a stub to the north, a stub street to vacant lands to the south and a connection to an existing stub street to the east off of Ivywood Drive. There will be a disturbance of .10 acres of the wetlands. Stormwater management areas will be provided as well as a park space shown near the entrance to the subdivision.

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

- avoid the cul-de-sac design, connect the cul-de-sac shown south into the smaller size lot section
- use open space buffer to divide the two different sections instead of the cul-de-sac design if that's the purpose
- clarify that open space is meeting the requirement for 50% contiguous open space
- alignment of Kimmey Drive should be confirmed by staff
- Staff noted that Northrup, owner of 7 acre lot, may not want to do land division? So have to plan road layout and row with that decision it may change layout.
- Paonessa, land owner on the south side, would have frontage on proposed road for subdivision, so may want to discuss exchange of row lands, this needs to be planned out ahead of time.
- Matt Hoffman on stormwater- doesn't look like they have enough stormwater areas for the number of lots, not enough infiltration in these soils so what they are showing may not work. Don't need a full level of stormwater design, but need a better level of understanding of how it will work, no true outlet for stormwater in what's shown, so wondering where it ultimately goes. 89 lots may not be feasible with the preliminary design for stormwater shown.
- Building, Mark Platel- 6 or 7 lots may not meet code requirements in conventional layout, so check widths and widths at setback.
- Town does not want cut through traffic on streets, so keep that in mind when designing internal streets, and avoid straight-aways.
- Traffic generation data will be needed, impacts to Feura Bush Road and Elm Avenue intersection in particular will be needed. Check with developers of Hamden Woods for traffic information as well.
- Developer should look into gas line setbacks for lots suggested by Kinder Morgan, also road crossing of the pipeline and where Kinder Morgan may suggest is best.
- Show the setbacks on the individual lots on the conservation subdivision layout so we can better determine if they meet code.
- Determine depth to bedrock on the site, blasting may be needed in some areas, check the location of proposed foundations and proposed roads going through those areas and change layout accordingly if needed. Note that bedrock exits in proposed Hamden Woods development further north along Elm Avenue where their proposed access road connects to Elm Ave.
- Building Mark Platel - Accessory structures will need to meet setback requirements on the corner lot (the 7 acre parcel when it is divided off).

-Engineering Paul Penman - Sewer and water, how will it be done? Need details, Need to use gravity if they can.

-Next set of plans submitted need to address the issues raised in this meeting.

2. Applicant: VVK Inc. Machine Shop

Tax maps: 110.00-1-20.121

The project is located at 619 Wemple Road and proposes the development of a 6,000 sq. ft. fabrication building. The project is in the Selkirk fire district and is in the Rural (R) zone, is not in the water or sewer districts and is in both the Bethlehem School and RCS School Districts.

Representatives:

John Romeo, Insite Northeast

Victor Kustov, VVK Inc. owner

The applicant is proposing a 6,000 s.f. single story, fabrication building for his business. The property is made up of 3 separate lots that were created in a previous minor subdivision. The building is located on the eastern lot. As part of that subdivision review a driveway to Wemple Road was approved on the western lot, #611 Wemple Road, due to the curve in Wemple Road along the subdivision frontage. Only one of the three lots will be built on, but the driveway (24') will extend across the adjacent two lots. A septic system and proposed well is shown on the site plan as well as a parking lot with 8 spaces and a loading area for the building. There are federal wetlands on the site to the south, but the applicant does not propose impacts to the wetlands. The area of disturbance will be .5 acres. The applicant recognizes that 4,000 s.f. is allowed by zoning and wants feedback on whether a variance is needed in order to have 6,000 s.f. building or should they divide the building to keep it under the 4,000 s.f.? Also would like feedback on profiles of the grades, now showing 8%, may need 6-7%?

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

-need amendment to the original subdivision approval because it was for residential use and this is a commercial use

-was the easement filed for the shared driveway? Applicant should check approval of previous subdivision from 2007.

-Paul Penman- ECP and NOI needed since .95 acres of disturbance, treated as a larger common plan of development under the regulations for SPDES permit- stormwater - 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

-May need to do some wetland disturbance to get the stormwater to drain to the other side of wetland area south of parking/driveway area.

-applicant noted that driveway was approved at that location shown on plan because of site distance issue

-required buffer area to adjacent residential applies to two sides and rear property lines. Buffer for landscape will change layout, will need 50' additional buffer, side yard setback and 50' buffer, may be able to get variance from it if adjacent property is commercial use, buffer required will impact septic location possibly.

-building elevations will be required with application

Staff discussion planning and building on requirements: (applicant was given information)

-site plan required per 128-25 D3 and use chart, fabrication shop requires site plan review

-4,000 square foot structure limited on lot, foot note #1 of Rural District, need area variance for a 6,000 square foot building

-Rural District (3) site plan review required within rural district for non-agricultural, non-residential uses.