

*David VanLuven*  
*Town Supervisor*

*Robert Leslie, AICP*  
*Director of Planning*

**TOWN OF BETHLEHEM**  
*Albany County - New York*  
**ECONOMIC DEVELOPMENT AND PLANNING**  
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**Town of Bethlehem Development Planning Committee (DPC) Agenda**  
**Thursday, September 20, 2018**  
**10:00 AM**  
**Bethlehem Town Hall, Room 101**

**Town Attendees:**

**Rob Leslie, Director of Economic Development & Planning**  
**Paul Penman, Town Engineer**  
**Matt Hoffman, DPW, Assistant Engineer**  
**Kevin Perazzelli, Assistant Engineer**  
**Elizabeth Staubach, Senior Planner, DPC Coordinator**  
**Leslie Lombardo, Senior Planner**  
**Dave Rice, Assistant Building Inspector**  
**Howard Hyer, Director of Field Operations, DPW**  
**Deborah Kitchen, Planning Board Secretary**  
**Kathleen Reid, Zoning Board Secretary**

Rob Leslie welcomed attendees to the meeting. He stated the Development Planning Committee (DPC) consists of representatives of the various town departments that are involved in facilitating or servicing development projects in town. The DPC holds regularly scheduled monthly meetings during which prospective developers can present development concepts and receive feedback from the town on a host of development related issues. Comments provided at the meeting are non-binding; however, the applicant should expect to see similar comments once a formal application is submitted to the Planning Board.

**1. Applicant: Hamlet III-New Scotland Road**

Tax maps: 74.00-1-22, 74.00-1-21, 74.00-1-20, 74.00-1-19, 74.00-1-17, 74.00-1-16

The project, located at 1309, 1307, 1305, 1299, 1293 and 1285 New Scotland Road, Slingerlands proposes a mixed use development consisting of multifamily, multifamily/commercial and one commercial only building. The project proposes eight new buildings for 234 multifamily units (including 40 units constructed in Hamlet 2 buildings B & C) and approximately 43,000 square feet of commercial space. The project is in the Slingerlands Fire District, Hamlet (H) zone, in the water and sewer district and is in the Bethlehem Central School District.

**Representatives:**

**Peter Yetto, P.E., Ingalls and Associates**  
**Joe Hens, P.E., Ingalls and Associates**  
**Carl Becker, Windsor Development**  
**David Sussman, Windsor Development**

## **Mike Cosmer, Windsor Development**

The Applicant explained the previous building projects; Hamlet 1 and Hamlet 2, which was the mixed use building that fronts on New Scotland Road. This current proposal is to add to the existing development and it will be connected to it. A Planned Hamlet District zoning designation will be applied for. The density for residential building "A" that is being requested is an increase to the 5,000 s.f. maximum for the zone. Three stories is the highest height of buildings. There will be commercial uses in buildings along New Scotland Road, but not Maher Road. There will be underground parking for tenants of the residential buildings. The site will have another access driveway to New Scotland Road located north of the existing driveway, but further south of what was previously shown. The development will create a hamlet feel along New Scotland Road with street trees, a bike lane, and on street parking. The commercial uses will be capturing existing traffic along New Scotland Road. Traffic calming along New Scotland Road will be put into place with the development of the project site.

Stormwater management will be handled in part with porous pavement in the largest parking lot area on the north side of the project. A stormwater management basin is also shown on the site plan at the rear of the property on the Bypass side of the site. The development area of the project will be located outside of steep slope areas.

### **Staff made the following comments, posed questions and requested the applicant provide the following information with an application:**

- Where is underground garage- under which building? How many spaces? Answer was: 194 garage spaces underground, located on the north end of the site under buildings that surround the surface parking lot.
- Will underground parking garage require a geotechnical report? Town will need to assess the extent of needed report.
- Applicant stated that soil will be able to hold foundations, there is clay, will do a full assessment and if it's too difficult to design, then they will not include the underground parking.
- Ground level windows shown on the building are apartment level? Answer: yes
- Was Hamlet 2 designed to not include building "A"? If so, the SWPPP has to be amended
- Water service is 1 per lot, use hot box, if merge all lots then need hot box to connect to all buildings
- 5Acres is required for the PHD zoning. Answer: lots will be merged into one
- Fire lane 26' is it grass? Answer: it will be gravel,
- Fire lane will need to meet fire code for weight of truck
- Meet requirements for fire access for fire ladder truck for 3 story building, will need access from parking lot on the front of buildings
- There are design standards that apply to the zoning district, go through them and incorporate, if you want relief from them make a list to present to Town Board
- for density increase and percentage of commercial space need to know what relief you are requesting
- Public space required is 8,000 s.f. based on what is shown on plan now for proposed development, will change if changes are made.
- Need a list of site statistics, put it together so staff can see the summary
- May need to look at underground storage of stormwater, the pond may not be the most aesthetically pleasing feature for the site since it is prominently located near the buildings and parking lot.

- Traffic analysis required, 2 access points will be looked at, old plans showed access to bypass, it appears that it will be needed due to the traffic volume. Answer: Applicant doesn't want to access bypass, New Scotland Road can handle all traffic.
- 2007 sewer study done for the area, Town DPW will need to look at estimates from that study to see if this density can be accommodated, based on projected flows from this area. May need contributions for needed improvements from this development. All the sewage goes to New Scotland Road pump station, down towards Albany. Force main flows will need to be assessed.
- The Planning Board will be an interested agency for the Environmental Impact Statement (EIS), but the Town Board will handle the process for the EIS and be lead agency under SEQR.
- Look in Town code for all the listed requirements of the application that will be needed
- A recent development in Clifton Park is an example of this type of proposed development, maybe provide images from that site in application
- Fire code and building code requirements will be important to pay attention too for the mixed use building
- Show Truck deliveries for retail, How will it be handled and design for it.
- Existing conditions – retain existing vegetation, the larger trees should be retained, will need to be discussed as move forward.

Letter from resident commenting on proposal:

A letter from Susan Peters, Town resident, was sent to the Town and read by Robert Leslie; it said that the project was totally inappropriate for area, buildings are too high, too large, she doesn't want Slingerlands to look like Albany.

Applicant asked if the historic district for Slingerlands applied to this area of New Scotland Road? Answer: Robert Leslie responded that the Slingerlands Historic District Boundary is located further away from this area, to the south of the roundabout along New Scotland Road.

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