

David VanLuven
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](mailto:rleslie@townofbethlehem.org)



Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, October 18, 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
Mark Platel, Assistant Building Inspector
Howard Hyer, Director of Field Operations, DPW
Kathleen Reid, Zoning Board Secretary
John Smolinsky, Planning Board Chairman
Tom Connolly, IDA

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: Selkirk Development LLC

Tax maps: 134.00-3-2

The project, located just south of NYS Thruway Exit 22 in Selkirk proposes the development of three light industrial warehouses with loading bays. The project reflects the existing Master Plan approval for the site with modifications made to the orientation and size of the three buildings. The three warehouses will be 24,000, 30,000 and 82,475 square feet. The project is in the Selkirk Fire District, Mixed Economic Development (MED) zone, in the water district and is in the Ravena-Coeymans-Selkirk School District.

Representatives:

Andrew Karl, VHB Engineering
Thomas Scheib
Bridget Hubat
Terance Blake, BBL

The project is located on property on River Road/SR 144, between Maple Avenue/SR396 and the NYS Thruway Exit 22 in Selkirk. The property is 26.9 acres and previously obtained an approval for a Master Plan required for projects in the MED zoning district which is part of the planning review process. A previous development proposal on this site included three warehouse buildings, but was not pursued. The previous application on the site included documentation that will be used again for this proposal; including information related to stormwater management, traffic, archeological sensitive area, septic system requirement, and a tree survey.

The proposed development is different from the previous proposal in that building sizes are proposed as 24,000 s.f., 30,000 s.f., and 82,475 s.f. 35% of the site will be impervious surface and 65% will be green space. Indoor storage is needed for the proposed business along with warehouse, light assembly and transportation to other businesses. Equipment will be stored inside the buildings. Tractor trailer trucks will come into the site and go through the building to load and offload equipment and then exit the building on the other side.

7.5 acres of the 26.9 acres are wetlands. There are steep slopes on the property in the center of the site. There is public water available, but septic systems will be needed for sanitary sewer provision.

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

- Change the loading of building so it's not on front of the building
- One access point was previously approved, not 2; therefore have them be shared & where it falls along River Road as a curb cut should take into account the house on other side of street, do not want the driveway to this development to impact the house across the street, for example; no glare from headlights into the house.
- Rotate the building so loading comes from north into south direction
- Delete the south entrance to River Road as shown for building B
- Applicant stated that intent is that they want to get SP approval for all buildings & do earthwork as first phase w/ Building B built
- What's wetland impact? – Answer: over .10 acres, so will mitigate on site.
- Get 3 years on an ACOE wetland permit, should be noted to have coordination with build out on site
- Stormwater areas shown previously will probably be on same locations on site for this proposal.
- Porous pavement maybe used in parking areas only, will look into it.
- Certification needed by town that Stormwater areas are installed correctly, since they're privately owned – as built plans will be needed at end of construction.
- Will it stay one parcel? Yes
- Thruway will be used by the applicant's business and River Rd? Answer: Cranes will use Rt 9W from Corning Hill Rd, DOT tells them routes because cranes are slow moving & require escort by police as per DOT.
- Maple Ave truck traffic is a concern that residents have, so provide information on whether or not you will use Maple Ave & how much. Also, the speed on Route 144 is often raised as a concern – will equipment/truck turns into site need to be taken into account with high speed traffic, since large equipment can be slow moving?
- One lot, so required to have one meter service, hot box for water connection.
- What is height of buildings? Answer: Height is 45'
- Fire flow will need to be checked on water line
- Need to show the following:
 - Signage location
 - Overhead garage doors, circulation pattern of internal traffic
 - Truck turning radius needs to be shown

- Design guidelines need to be followed for the site plan– see previous approval for guidance on this.
- Grading plan needed with application for Engineering to review.

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