

*David VanLuven*  
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Director of Planning

**TOWN OF BETHLEHEM**  
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**Town of Bethlehem Development Planning Committee (DPC) Agenda**  
**Thursday, April 18, 2019**  
**10:00 AM**  
**Bethlehem Town Hall, Room 101**

**Town Attendees:**

**Rob Leslie, Director of Economic Development & Planning**  
**Elizabeth Staubach, Senior Planner, DPC Coordinator**  
**Leslie Lombardo, Senior Planner**  
**Nate Owens, Senior Planner**  
**David Rice, Assistant Building Inspector**  
**Deborah Kitchen, Planning Board Assistant**  
**Kathleen Reid, Zoning Board Assistant**  
**Howard Hyer, Director of Field Operations, DPW**  
**John Smolinsky, Planning Board Chair**

**1. Applicant: Van Dyke Spinney – Van Dyke Spinney Phase 3 and 4**

Tax maps: 96-1-30.1

The project is located at 246 Van Dyke Road, Delmar. The proposed project would consist of construction of Phases 3 and 4 (on 27.6 acres) of a previously approved Van Dyke Spinney Senior Housing development (total acreage of 48.8 acres). Phase 3 will include 60 new attached townhouse style units and phase 4 will include 58 units. The project is in the Delmar fire district, in a Planned Development District (PDD) zone, and is in the Bethlehem Central School District.

**Representatives: Morgan Ruthman, Ed Feinberg, Scott Lansing P.E., Lansing Engineering**

Scott Lansing gave a presentation summary of the project. This is a continuation of the construction of the Van Dyke Spinney Senior Housing development. On this portion of the property there is an existing structure, the Bradt Oliver house, which will remain and is being used as office space for the property owner during construction. There are wetlands on the site and steep slopes. In 2008 the PDD was approved for the property for a total of 229 units. The units that have been built are mostly single story, 750 square feet to 1,700 square feet in size, it is a 55+ active adult rental community. There are 118 units proposed in phases 3 and 4, which would equal 220 units total for all phases when built. The buildings are a mix of 4, 6, 8 and 10 unit buildings. They are proposing a guest cottage (4 units total) for guests of the residents of the rental units to stay overnight. A maintenance garage is proposed as part of

phase 3 & 4 as well. Stormwater management practices are shown in 2 areas at low points on the site. There is water and sewer service available to the site. A new curb cut to Van Dyke Road is proposed for a street shown on the plan as Ruysch Road. Internal streets in the existing development will also extend into Phase 3 & 4. Street lights and street trees will be included along the internal streets

**Staff made the following comments and requested the applicant provide the following information with an application:**

- How will the proposed cottages for guests be operated? Provide the information in the narrative.
- The PDD included an extension of the path along Van Dyke Road, the path for pedestrians will need to extend or connect back into the site coming in a Ruysch Road possibly?
- Parking – do you find that there is enough parking in the present phases for visitors etc.? Answer: yes, in these phases 3 & 4 above the number required, so not as much parking on the internal road by guests.
- Comments made by engineering – stormwater practices and outfalls should be outside of the angle of repose or need a geotechnical report, concern for outfalls to steep slopes, need for series of elevation change structures to allow outfall at bottom of slope, maintenance difficulties in general when steep slopes involved.
- As a result of the proposed 4 lot subdivision across the street on the west side of Van Dyke Road by Van Dyke Spinney Group that showed sight distance issues for driveways it is recommended that the existing driveway for the Bradt Oliver house should be closed due to sight distance issues. The internal roads can provide access to the existing structure and proposed maintenance garage.
- What will the unit mix be? Any changes to the sizes shown previously? Answer: yes, adding a 2 bed 1.5 bath on one level as a type of unit because it's been popular in their other projects.
- What is occupancy in other portion of project? Answer: 99% full as of June 1, 2019.
- What is long term plan for historic Bradt Oliver house? Answer: maintain visibility from the road to the house, use for an office for owner, it's been renovated inside.
- Any foundations? Answer: no, slab on grade design
- DPW comment- water looped for quality would be advantageous
- Landscaping to single family homes across the street should be provided
- Any ADA inclusion? Answer: yes, all units are ADA adaptable
- Build out time period? Answer: 2 phases will be 6-8 years for completion, 2-3 years per phase
- Show sequence of construction on plans

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

**2. Applicant: Beacon Heights Senior Community**

Tax maps: 98.00-2-10.22

The project is located on the south side of Glenmont Road, west of Anders Lane in Glenmont. The proposed project is on 85.2 acres and would consist of construction of a two story, 89,000 square foot, 72 bed, assisted living facility with related parking and a two story, 20,000 square foot medical office building on a separate lot that would be divided off of the

main parcel. The project is in the Selkirk fire district, Rural Light Industrial district zone, and is in the Bethlehem Central School District.

**Representatives: Dan Sanders, Kristen Vanderwarker, Victor Gush, Luigi Palleschi P.E., ABD Engineers**

Luigi Palleschi P.E., ABD Engineers gave a summary of the project proposal. The property is a large parcel 85 acres, the proposed project will be located on the northern end of the property. The west side of the property is high elevation and the topography slopes down as you move eastward towards River Road. The project is a residential care facility, which is allowed in the RLI zone. Three phases of development of the site is proposed, plans are showing Phase 1 which is an assisted living and enhanced assisted living facility. Phase 2 would be additional units with more skilled services provided for residents and phase 3 will be a secure memory care facility. The market will dictate the phases of construction.

There will be an in-house medical office as part of the residential care facility as well as a day care center for children that will serve employees of the project as well as being open for use by the general public for day care. The applicant states that research has found that these types of residential care facilities provide a benefit to the residents by providing services such as a child day care, so that residents don't feel cut off from society and could possibly interact with the day care facility. An adult day care facility is also being considered on the 2<sup>nd</sup> floor of the facility building.

There is a separate 2 story medical office building proposed closer to the entrance from Glenmont Road that would be on a separate parcel divided off of the property. That building could house medical office services to be used by the residents of the facility or the general public. The proposed buildings on the overall property are located away from existing homes on Anders Lane.

Due to the topography there will be cuts and fills needed for construction of the site. Dente Geotechnical Engineers have done borings, there is some bedrock on the property, and the use of the natural bedrock will be used as the retaining walls in some areas of the site. Water service is available on Glenmont Road. The site will need to be tied into sewer. Stormwater will be provided on the low end of the site, bio-retention systems are being considered.

The facility will be licensed by the NYS Department of Health, both enhanced assisted living and assisted living portions of it. The child daycare will be licensed as well. Medical offices would include physical therapy and occupational therapy to serve resident's needs. Phase 2 would be memory care in the concept of the "green house project model" style of adult care. This style is being used at the Eddy facility in Cohoes. Employees do the cooking and cleaning for residents who live in more of a family style environment where they share living room spaces and eat together, but have their own private sleeping rooms and bathrooms. The market has shown that there is a demand for these types of facilities the applicant has done the market research for this location in particular.

**Staff made the following comments and requested the applicant provide the following information with an application:**

- The medical office building that is separate is an accessory use and needs to be subdivided off the main parcel.
- DPW noted that the sewer force main that runs through the site is privately owned by PSEG
- There is a sewer pump station in Glenmont
- Anders Lane will be exit only at SR 144/River Road at some point in the future at the request of the Town to NYS DOT
- Sight distance information will be needed for the driveway to the project site
- For traffic analysis - information on pm peak hour traffic will be needed impacting Feura Bush Rd and Rt 9W intersection, the Rt 9W Corridor Assessment completed by the Town in 2018 will need to be assessed to determine the project impacts, provide a breakdown on the number of employees, times of shifts
- How many residents can drive to and from facility? Answer: 2 or 3 out of the 70 total residents usually is typical, they will have bus service for residents, weekly shopping trips for example
- Consider fire access, aerial apparatus for the 3 story building at the back because it's built into the hill it will be 3 story at back end on the down slope portion of site.
- What are heights of retaining walls needed? Answer: possibly 15' in some areas
- blasting plan will be needed, no chipping
- What are the views to the east? Answer: the site is high, so will look over industrial area to other side of river.
- What is the cost to residents of the facility? Answer: \$4,500 per month is approximate cost
- Stormwater management practices will be privately owned? Answer: yes, roads on site will be private as well
- Show the setbacks for the front, side and rear yards on the plan
- Provide a detailed narrative explaining all the uses on the site and within the building including the 3 phases that are being considered.

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