

4/17/08

**Town of Bethlehem Development Planning Committee (DPC)  
Bethlehem Town Hall  
Room 101, first floor**

**10:00 start time**

**Applicant: ESCO Tower Inc.**, southerly edge of Charles Preska property, adjacent to National Grid right-of-way, 73 Van Dyke Road, Delmar, tax map 98.00-1-22.10, proposed 175' communications tower, in Delmar fire district, in Residential "A" zone, in water district, in sewer district, in Bethlehem Central school district. Project needs a variance for total height and setback. Will be a lattice type tower similar to the one on Jolley Road. It will be built for five (5) carriers. It will be above the trees and 87.5' from the property line. Existing trees will screen base of tower. Applicant may be willing to provide space on the tower for Town use, but probably not free of charge. Applicant should get comments from National Grid due to the proximity of their right-of-way. Applicant asked to lease a buffer area around the base of the tower to preserve trees. There will be no overhead utilities to the tower. AT&T will be first, then Verizon. No top lighting is required. Proposed location should not interfere with any future potential extension of the Delmar By-pass. Applicant will provide photo simulations of the tower from various vantage points, based on recommendations from Town staff.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Mark Platel, Gregg Sagendorph, John Smolinsky.

Other attendees: Thomas Butler, James Loder, Chris Bevans.

---

**Applicant: Stewarts, Milltowne Plaza**, southwest corner of Route 9W at Wemple Road, property owned by Milltowne Plaza, Glenmont, tax map 109.00-1-31, proposed 2954 sq. ft. Stewarts building, a 2025 sq. ft. bank, and a 4050 sq. ft. commercial/retail/office building, in Selkirk Fire district, in Mixed Economic Development "MED" zone, in water district, in sewer district, in Ravena-Coeymans-Selkirk school district. Applicant will be requesting a zone change to Hamlet "H". Planning Board approval is required for the 3-acre subdivision of the Stewarts site. Applicant is also considering converting the Heaths Dairy barn into a steakhouse restaurant. Any site plan must leave room for the future installation of a round-a-bout at Route 9W and Wemple Road. There are 9-acres to the NE, 11-acres to the SW, 9-acres to the SE and 25-acres along the Thruway, all owned by Milltowne Plaza. Proposed homes on the SW 11-acre parcel may be similar to Walden Fields. On SW parcel, uses vary from residential to mixed to retail. Stormwater ponds should be made as an attractive feature. Proposed sanitary sewer system must be sized to support more than just Stewarts. Initial buildings will have one small diameter water service, from Route 9W. Master meter will be located within Stewarts, then branched off

---

For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 439-4955.

to service other commercial/retail buildings on the parcel. Backflow prevention is required on the water service.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Mark Platel, Gregg Sagendorph, John Smolinsky.

Other attendees: Edward Kleinke, George Haseotis, Tom Lewis, Brandon Myers.

---

### **Disclaimer**

During this meeting of the DPC, prospective developers presented development concepts and received feedback from the Town on a host of development related issues. The DPC discussed a variety of issues including, among other things, the following:

- consistency with the planning, zoning, building code and land use regulations.
- environmental impacts.
- compliance with stormwater regulations.
- neighborhood compatibility.
- availability and adequacy of public facilities (water mains, storm drainage, sanitary sewer, and roads).
- consideration of fire and life safety.
- potential for land conservation or park land development.
- economic and fiscal impacts.

The issues discussed during this DPC meeting are not to be viewed as a full project review. Once the project is formally submitted to the Town of Bethlehem Town and/or Planning Board, each project will receive a full review by the appropriate Town Departments, and/or a Town Designated Engineer.

---