

4/19/12

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

10:00 start time

1. Applicant: Anthony Catalano, 194 River Road, Glenmont, tax maps 98.01-1-37 and 38. Project proposes a 5,000 sf warehouse, a 960 sf garage, a 900 sf shed, and renovate the existing 2,358 sf vacant building with a retail store on the first floor and four (4) apartments on the second floor. Project is in Selkirk fire district, in Rural Light Industrial “RLI” zone, in water district, not in sewer district, in Bethlehem Central school district. Applicant indicated that at one point in time, there were 4 apartments on the second floor of the brick building. Applicant was asked to consider reducing number of apartments to three. Building Division will provide comments on applicable NYS Building Code requirements relating to the 3 or 4 dwelling units. Project requires a curb cut permit from NYSDOT. It is unlikely the NYSDOT will approve the three proposed curb cuts along River Road, as currently proposed. Applicant indicated that no bathroom facilities are planned for the proposed warehouse. A letter/permit from Albany County Health Department is required for the existing brick building regarding the existing septic system. Applicant indicated that a grading plan with contours, will be submitted to the Town. Applicant indicated that there was no plan to merge the two parcels. Town indicated that cross easements/agreement would be required. Town asked applicant to clarify access to the shed and ensure that there wouldn’t be a conflict with the septic system. Applicant indicated that the construction equipment, now parked on site, may be housed within the proposed warehouse. Town requested that a decorative fence be considered along the River Road frontage. Applicant was asked to re-arrange the parking so that the spaces are more convenient to the proposed retail area. Applicant must address parking for tractor-trailer customers who will want to utilize the proposed convenience store. Planning Board may ask for a noise study, due to its proximity to the railroad tracks. If proposed area of disturbance is over 1 acre, a stormwater management practice will be required. Multiple variances are required for the site plan, including parking and building setback. Planning Board will require building elevation drawings to review.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Paul Penman, Terry Ritz, Tim Beebe, Brian Kise, Gil Boucher, Joann Stannard, Mark Platel

Applicant representatives: Antonio Trimarchi

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.