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TOWN OF BETHLEHEM

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04/20/06

Town of Bethlehem Development Planning Committee
Bethlehem Town Hall
Room 101

9:30 Applicant: Amedore Homes, Wemple Road Condominiums, northwest corner of Route 9W and Wemple Road, Glenmont, proposed 120 multi-family dwelling units on 37.77 acre parcel, 10.67 acres of Federal wetlands, 3,350 feet of new roads, in Rural Hamlet “RH” zone, in water district, in sewer district, in BC school district, in Selkirk Fire district. Project would have homeowners association, private roads and stormwater facilities. Private roads must be built to Town standards. Town prefers stormwater areas to be on the interior portion of the site, not near existing homes. The Attorneys Generals office must approve homeowners association. Applicant indicated that typically, there are not a lot of school age children within this type of project. Units start at \$160,000 to \$200,000. Project would disturb 0.20 acres of wetlands. Project would have both attached and detached garages. All first floor units must be handicap accessible and handicap adaptable. Sidewalks are proposed within the site. Applicant asked to consider using wells, or stormwater areas, for lawn sprinkling. Project would be a PDD, Planned Development District.

Town attendees: Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham.

Other attendees: Donald Zee, Joe Bianchine, Luigi Pallescit, William Borger, Joe Keller.

10:00 Applicant: McDonalds Corporation, 132 Delaware Avenue, Elsmere, parcel also has frontage on Mason Road, demolish existing McDonalds and build a 4,340 sq ft restaurant with drive-thru, in Commercial Hamlet “CH” zone, in water district, in sewer district, in BC school district, in Elsmere Fire district. Project may need a variance for parking requirements. Proposal shows a slight increase in green space. Applicant may want to revise the existing water and sanitary sewer services. A new upgraded grease trap will be required. Approximately 65% of patrons use the drive-thru. No access is proposed to Mason Road. Drainage is shown entering NYSDOT system along Delaware Avenue. Applicant wishes to keep the freestanding sign along Delaware Avenue. Applicant asked to modify existing signage to meet current Zoning and the recommendations in the Comprehensive Plan. Applicant asked to consider limiting lawn sprinkling to the area along Delaware Avenue. If required,

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project must get ZBA approvals first. Project requires special use permit and site plan review by the Planning Board.

Town attendees: Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Gregg Sagendorph, Sam Messina.

Other attendees: James Fox, Francis Essien, John Belyea, Chris Boyea, Joe Keller.

10:30 Applicant: Cafua Management Company, Dunkin Donuts, 330' north of Petrol gas station on Route 9W, Glenmont, build a 3,500 sq ft building, 2,500 sq ft for a Dunkin Donuts with a drive-thru, and 1,000 sq ft for other rental space, in General Commercial "C" zone, in BC school district, in Selkirk Fire district, in water district, in sewer district. Project is a lease parcel on Petrol's property. Finished donuts are delivered to store, no baking on site. Site would be a full-function Dunkin Donuts. Since this is a leased parcel, there could be up to eight (8) curb cuts along Route 9W. Town is requesting businesses along Route 9W consolidate, or eliminate curb cuts. Applicant has not approached NYSDOT for permits yet. Town asked applicant to consider a service road to service the entire parcel. Stormwater areas may be underground. Project requires special use permit and site plan review by the Planning Board. Building is not going to be sprinklered. Project may need a variance for parking requirements. In some circumstances, the Planning Board can grant a waiver for the parking. Applicant asked to consider a master plan for the entire parcel. Signage requirements refer to one parcel.

Town attendees: Mike Morelli, Jeff Lipnicky, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Gregg Sagendorph, Sam Messina.

Other attendees: Angelo Santabarbara, Chris Boyea, William Borger, Joe Keller.

11:00 Applicant: Charlew Construction Company, Clapper Meadows, 391 acres between Clapper Road and Beaver Dam Road, west of the Thruway, develop 173 of the 391 acres, 345 single family homes, 39 town homes (2 units each), 14 condominiums (6 units each), 10 apartment houses (8 units each), in RCS school district, in Selkirk Fire district, 255 acres in Residential "A" zone, 137 acres in Rural "R" zone, a portion is in water district, a small portion is in sewer district. Traffic study is now being done. Wetlands have been delineated. Project requires a full environmental impact statement. Applicant asked to consider a park, owned and maintained by the homeowners association. Plan shows apartments on McGinty Drive, but applicant is considering condominiums. No driveways are proposed on Clapper Road or Beaver Dam Road. Proposed sanitary sewer and water mains must be able to feed other future projects to the north of Clapper Road. Project has an expected build-out of 10 years. First phases would be along the north-south collector road. Condominium roads would be private. A geotechnical engineer has not been hired yet. Condominiums are typically occupied by 1 or 2 people. All first floor units must be handicap accessible and handicap adaptable. Project is reserving room for a possible east-west connection to Route 9W. Charlew may have to upgrade Clapper Road as part of the project. Applicant asked to consider using wells, or stormwater areas, for lawn sprinkling. 0.64 acres of wetlands being disturbed for new roads. Applicant asked to locate, and attempt to save, a large hickory tree. Berms and trees will be used to buffer the Thruway. Applicant not intending to

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install sidewalks. Applicant asked to consider “Hillman Meadows” as the project name. Project would be a PDD, Planned Development District.

Town attendees: Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Gregg Sagendorph, Tim Beebe.

Other attendees: Donald Zee, Bob Walsh, David Ingalls, Dale Conklin, William Borger, Joe Keller.

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 submitted to the Town of Bethlehem Planning Board, each project will receive a full review by the Board, appropriate Town Departments, and/or a Town Designated Engineer.