

8/18/11

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

10:00 start time

1. Applicant: Selkirk Development LLC, west side of River Road, north of Maple Avenue, south of NYS Thruway exit 22, Selkirk, tax maps 134.00-3-10.10, 10.20, 3-2 and 3-3, proposed project is to build restaurant, hotel, travel center, gasoline and diesel fueling islands, and adjoining parking lots. Site is 25 acres. Project is in Selkirk fire district, in Mixed Economic Development “MED” zone, in water district, not in sewer district, in Ravena-Coeymans-Selkirk school district. Applicant believes “highway services” are the best use for the site. Approximately half the site will remain undisturbed. Project may have annual \$2-3M payroll. Majority of sales will be to out of state travelers. Site is located within the boundaries of the Local Waterfront Revitalization Project (LWRP). The LWRP doesn’t mention rezoning the site. Applicant has owned the site for approximately 30 years. It has been actively for sale for eight (8) years. No developers have ever approached applicants to build offices on the site. Existing wetlands limits the viability of building a warehouse on the site. Town advised Applicant to show that current design meets the regulations of the proposed Zoning (Rural Hamlet). Application to the Town Board is required for a Zone change. The application is then referred to the Planning Board. The Applicant was advised to have a meeting with the residents of the area, possibly at the fire house. Applicant will submit a traffic study similar to the one used for a travel center at Batavia NY. Town asked the Applicant to create a plan that meets the regulations of the MED zone (primary and secondary uses), as a comparison, based on developable land. Additional plans and building drawings will be required for the next meeting. Applicant is still studying the proposed sanitary sewer system. It may be an on-site package system, or it may connect to the Town sanitary sewer system. Applicant indicated that they have installed 1 – 2 miles of sewer at other locations. Project will use 12 – 13K gallons of water a day. Reports analyzing the economical and fiscal impacts, along with employment opportunities will be required by the Boards to consider.

Minutes from 5/21/09 DPC meeting about the same site -

Applicant: Pilot Travel Center LLC, River Road, just south of #1345, south of NYS Thruway exit 22, Selkirk, tax maps 134.00-3-10.20, 3-2 and 3-3, proposed project is to build 3,500 SF McDonalds restaurant, 7,800 SF convenience store, gasoline and diesel fueling islands, and adjoining parking lots. Site is 25 acres. Wetlands have been delineated and submitted to ACOE. There is under a ½ acre of disturbance. Project hopes to attract Thruway traffic, not vehicles from Maple Avenue. A full traffic study is required. NYSDOT permit is required for River Road entrance/exit. No long term parking/storage of trucks will be allowed by Pilot on the site. A sanitary sewer study is necessary to tie into the existing gravity sewer on Maple Avenue, which drains to the

pump station on Thatcher Street. Proposed sewer must be designed large enough to allow for future expansion along River Road. A drive-thru is not allowed within "RLI" zone without a variance. Landscaped buffers are required along adjoining property lines. Proposed sign must meet NYS T-way and Town regulations. A gas station is considered to be a "hot spot" by stormwater regulations. Applicant was asked to consider alternate building architectural designs. Project is in Selkirk fire district, in Mixed Economic Development "MED" zone, requires zone change to Rural Hamlet "RH". Applicant was advised to contact adjoining property owners about proposed Zone change. Project is in water district, not in sewer district, in Ravena-Coeymans-Selkirk school district.

Town attendees: Robert Leslie, Paul Penman, Terry Ritz, Debbie Kitchen, Chuck Wickham, Erik Deyoe, Tim Beebe, George Leveille, Sam Messina

Applicant representatives: John Holahan, E. Philip Saunders

2. Applicant: James Cullinan, Multi-family apartment buildings, 34 units, behind Hewitts at 605 Feura Bush Road, westerly extension of Kendall Drive, tax map 97.10-1-2. Project is in Elsmere fire district, in Hamlet "H" zone, in water district, in sewer district, in Bethlehem Central school district. Applicant hasn't determined whether the buildings will be apartments or sold to individuals. There is approximately 4.25 acres of unconstrained land. The sidewalk will be extended down Kendall Drive. A turn-around is required on the private street. Proposed buildings will have sprinklers. The subdivided Hewitts parcel must meet current Zoning regulations. DPW requested a master water meter to serve all the buildings. Applicant indicated there is little commercial demand for the site. The Hewitts building is not connected to the sewer. DPW asked Applicant to consider an all-purpose easement out to Feura Bush Road. Each building will be less than 5000 sf. A traffic study will be required. Town suggested that a right-in/right-out access to Feura Bush Road may help to alleviate impact at Elsmere Avenue at Kendall Drive. In the long term, this access may be removed as a connection to Wemple Road is constructed through the adjacent land.

Town attendees: Robert Leslie, Paul Penman, Terry Ritz, Debbie Kitchen, Chuck Wickham, Erik Deyoe, Tim Beebe, George Leveille

Applicant representatives: Francis Bossolini

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.