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TOWN OF BETHLEHEM

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2/21/13

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

10:00 start time

- 1. Applicant: Tony Catalano Jr., 194 River Road, Glenmont, tax maps 98.01-1-37 and 98.01-1-38.** Project proposes converting existing 2,358 sf house into store on the first floor, with four (4) apartments on the second floor. Plans show a new shed, some garages and a gas station. Project is in Selkirk fire district, in Rural Light Industrial (RLI) zone, in water district, not in sewer district, in Bethlehem Central school district. Project was previously before DPC on 4/19/12. Current submittal was revised based on comments from that meeting. New layout is designed to allow tractor trailers (TT) to drive through the fueling island area. TT turning movements and parking areas must be shown on the plan. NYSDOT has reviewed current plan. NYSDOT may require narrower entrances. Northerly exit is "out only". Green/open area may have to be deed restricted to meet stormwater regulations. Plan needs to show building setback lines, based on Zoning. Multiple variances (approximately 8) required. Merging parcels could reduce variances. Cross easements will be required.

Minutes from 4/19/12 Town of Bethlehem Development Planning Committee (DPC):

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: Robert Leslie, Kathleen Reid, Debbie Kitchen, Erik Deyoe, Paul Penman, Terry Ritz, Brian Kise, Chuck Wickham, Joann Stannard, Gil Boucher, Lou Corsi, George Leveille, John Smolinsky

Applicant representatives: Antonio Trimarchi, Tony Catalano Jr.

- 2. Applicant: Zaremba Group (CVS), 414 Route 9W, Glenmont, tax maps 97.12-1-11, 12, 13, 14, 15 and 19.** Project proposes demolishing existing USA gas station, Manning's menu, Shannon's Barber Shop, two (2) private residences and garages to construct a new 13,225 sf CVS store with sixty five (65) parking spaces. Project is in Selkirk fire district, in Commercial Hamlet (CH) zone, in water district, in sewer district, in Bethlehem Central school district. Town may ask for width of entrances/exits to be reduced. Typically, the proposed concrete sidewalks must cross entrances/exits. Connect Glenmont Road sidewalk through the parking lot. Termination of sidewalks must be discussed with ED&P. Parking spaces must not interfere with vehicle circulation. Drive-thru overhang will be approximately 14' high. Show location of FD sprinkler connection on building. Show screening of adjoining parcels. Radii around parking lot must allow for fire apparatus. Proposal should meet the recommendations of the Route 9W study and allow for a future round-a-bout. Cut and cap existing water and sewer services according to DPW requirements. Town would like CVS and Cumberland Farms to discuss shared access along Route 9W. The Planning Board will require a traffic study. The Wemple Corners traffic study could be used as a base. It is not planned to be a 24 hour store, at this time. Show a parking requirements table on the site plan. The Planning Board will review parking in the front yard setback. An infiltration SWPPP is planned. DPW will review existing sanitary sewer and water main easements to determine if any additional width is needed. The multiple parcels will need to be consolidated.

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Applicant representatives: Sean McDermott, Michael O'Connell

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.