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TOWN OF BETHLEHEM

Albany County - New York

ECONOMIC DEVELOPMENT AND PLANNING

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1/19/06

Town of Bethlehem Development Planning Committee
Bethlehem Town Hall
Room 101

Applicant: KKS Properties.

9:00 - Three parcel subdivision for a retail business, hotel, shopping center and/or professional offices. Located behind 1319 New Scotland Road, in Slingerlands Fire District, in Hamlet and Commercial Hamlet zones, in sewer district, partially in water district.

NYSDOT will be taking property for the new Route 85, starting in May/June 2006. KKS is working with BBL and Vista Tech Park to obtain joint access. Wetlands have been delineated. KKS is negotiating with NYSDOT for access to site. NYSDOT would prefer limited access. Town considers this proposal a Major Subdivision. NYSDOT will have to mitigate wetlands on this site. NYSDOT has not fully evaluated this proposed project. Town asked KKS for a preliminary traffic engineering and feasibility study in December of 2005. Nothing has been submitted yet. NYSDOT in final stages of Route 85 design. KKS needs to submit a feasible plan to the Town. If feasible and the Town Board supports it, the Town Board will submit plan to NYSDOT and ask for a betterment (full access). NYSDOT feels right in – right out is appropriate. Town does not want to delay Route 85 project. Overall parcel to be subdivided based on the contours. Possible semi-enclosed shopping center, similar to Stuyvesant Plaza, one or two neighborhood-type strips malls, and a full service hotel. Town asked that an integrated trail system be considered. KKS would like one of the proposals completed when Route 85 is completed. Town is considering a Master Plan for the New Scotland Road Hamlet area. Area would incorporate mixed uses. 36' road with two 3' shoulders is shown within a 60' right-of-way. Town needs a proper turn-around at the end of the street. Town asked KKS to consider a cul-de-sac. KKS asked to consider looping the proposed water main.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Theresa Egan.

Other attendees: Constantine Kontogiannis, Ransen Caola.

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Applicant: United Development Corp. (UDC)

10:00 - Senior Housing project, 150 units, independent buildings with 1 or 2 bedroom apartments, located across from Glenmont Fire House on Glenmont Road, in Selkirk Fire District, in Hamlet zone, in water district, in sewer district.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph.

Other attendees: Jessica Richer, Tim Haskins, Joe Keller, Jack Bailey, Bill Borger.

Applicants (UDC) plan shows 4 rental buildings and 1 clubhouse. There are a lot of wetlands on the site, but proposal disturbs less than ½ acre. Project requires a Planned Development District (PDD). 4 story buildings require a variance. Independent housing for seniors. Rental apartments. Each unit is on 1 floor. Project surrounds cemetery. UDC indicated that building a portion of the north-south road is not cost effective. The wetlands have been delineated by Chazen Companies. UDC is considering sidewalks along the proposed road. The fire lanes shown on the plan are located within the building collapse zone. The building code regulates fire lanes. No fire department access toward the Thruway rest area is shown because they don't want to disturb wetlands. If the water main is private, a master meter and back flow prevention is required. Town asked UDC to loop the water main. Proposed buildings will have 4 stories, sprinklers and elevators. UDC will consider sprinklering the attics, if necessary. There is a high volume of traffic on Glenmont Road. Two houses are located off an existing driveway, located on this parcel. UDC says there is no advantage buying the adjacent property to the east because of all the wetlands. No stormwater management areas are shown on the proposal. Town asked UDC to consider providing access to property to the east. Town asked UDC to consider a pedestrian crossing at the westerly intersection of Glenmont Road.

Applicant: William Cade.

11:00 - Phillipinkill Manor subdivision for 109 residential lots. Located off of Orchard Street and Fisher Boulevard, extension of Prestwick Drive. In Slingerlands Fire District, not in sewer district, partially in water district.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Theresa Egan.

Other attendees: Richard Tice, Thomas Brewer, Donald Zee, and many area residents.

Proposal shows 110 lots. Site has previously disturbed wetlands. The filling of the wetlands requires the mitigation of wetlands. Proposal conforms to existing Zoning. Project shows the maximum number of lots allowed by Zoning. Mr. Cade possibly will donate 12-acre parcel to Five Rivers. No stormwater management areas shown on plan. The geotechnical study has been completed. Proposal is approximately the same density as Fisher Hollow and Cedar Ridge. Towns asked that applicant

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consider reducing the number of lots and increasing the lot size. Proposal has 25-26 acres of open space. Asked to consider the clustering option, more open space. Project will require a Drainage District. There are sight distance problems along portions of Orchard Street. Town asks that applicant consider eliminating the lots fronting on Orchard Street and Fisher Boulevard. Property has been for sale since 1988. Town will probably require road improvements along Orchard Street. This proposal does not meet the intent of the Comprehensive Plan. There is a lot of pedestrian traffic along Orchard Street. A 15-acre parcel will remain with the Cade house. The installation of sidewalks will be considered.

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.