

7/21/11

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

Town attendees: Mike Morelli, Robert Leslie, Gil Boucher, Chuck Wickham, George Leveille, Robin Nagengast, Gregg Sagendorph, John Smolinsky, Debbie Kitchen, Sam Messina and Tim Beebe

Applicant: Windsor Development (1) proposed new 2,400 sf bank pad site (northeast of Citizen Bank) and (2) proposed drive-thru lane and tube for existing Capital Bank, 1365 New Scotland Road, Slingerlands. Tax map 74.00-1-29.2, in Slingerlands Fire district, in Commercial Hamlet "CH" zone, in water district, in sewer district, in Bethlehem Central school district.

(1) Proposed bank will be northeast of main entrance. Parking lot will connect to existing plaza with no modifications other than project. There is a 40 – 50 foot wide right of way. The proposed building is 10 feet from property line. The intent is to place the building as close to street as possible with parking obscured. This would require a variance. One hurdle to connecting the sidewalk is the adjacent deed restricted wetlands. Sewer is private. Water should be converted to private when the developer determines a mechanism for metering customers.

(2) There is a single lane drive thru proposed for the existing Capital Bank branch at the end of the plaza. The pavement and green space will be reconfigured for appropriate exit and turning movement. The green space will be re-stabilized with landscaping and will not require a wall. It is anticipated the traffic sight line will improve with proposed changes. The lighting at ATM will be designed to not interfere with traffic on adjacent roadway. It was recommended to review Planning Board requirements for Commercial Hamlet.

Applicant representatives: Francis Bossolini and Dave Sussman

Applicant: Paul Nelson, new 3,000 sf Petrol station with new islands, 294 Route 9W, Glenmont. Tax maps 97.08-1-1 and 97.08-1-2, in Selkirk Fire district, in General Commercial "C" zone, in water district, in sewer district, in Bethlehem Central school district. The biggest difference between this plan and previously considered plans is this one proposes to redevelop the Petrol property only and connect pad sites for future development. The plan is to demolish the existing building and re-build, improve truck access in either direction, and add truck parking. There is no anticipated increase in impervious area. The convenience store and landscaping will be up front near 9W. Pedestrian access is under consideration. The applicant has met with abutters to address their interests. Adaptive re-use such as this is encouraged. As would be a plan for an interconnecting driveway, with various property owners providing cross easements, similar to what is working across Route 9W at Bethlehem Town Center.

Applicant representatives: Bruce Secor and Paul Nelson

Minutes from a 7/16/09 DPC meeting for the same site: Applicant: Paul Nelson, two (2) commercial buildings and reconstruction of existing gas station, 294 Route 9W, Glenmont, just north of the Petrol station, opposite Town Center II, rebuild existing Petrol site, tax maps 97.08-1-1 and 97.08-1-2, , in Selkirk fire district, in General Commercial "C" zone, in water district, in sewer district, in Bethlehem Central school district. Plan shows moving the Petrol fueling islands away from Route 9W and reducing the width of the curb cut. Plan shows two new full access entrance/exits for future businesses. Town is doubtful that the applicant will receive any approve for the design from NYSDOT. No wetland delineation has been completed yet. Mitigation may be required for the rear of the property that has already been filled. Redevelopment of the Petrol site must meet current Zoning and Subdivision regulations. Town is concerned about internal traffic flow through the proposed site. Town recommended that the four (4) large land owners in the area cooperate with each other to create a coordinated master plan using the existing traffic signals. The Route 9W study indicates that this portion of the road is approaching capacity and will need to add capacity in the short term. Study suggests an

additional travel lane northbound to add capacity, a center raised median, two (2) 11' lanes with 5' shoulders, for a total of 65' to 69' from centerline of Route 9W.

Minutes from a 4/20/06 DPC meeting for the same site: 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.

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.