

# TOWN OF BETHLEHEM

*Theresa L. Egan*  
Town Supervisor

*George E. Leveille*  
Director

Albany County - New York  
**ECONOMIC DEVELOPMENT AND PLANNING**  
445 DELAWARE AVENUE  
DELMAR, NEW YORK 12054  
(518) 439-4955 x129  
Fax: (518) 439-5808  
Email: [gleveille@townofbethlehem.org](mailto:gleveille@townofbethlehem.org)



**06/15/06**

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

**10:00 start time**

**Applicant: Richard Bohl, The Pines at Normanside**, Planned Development District, Elsmere, 13 single family houses on Leonard Place, 2 single family lots on Salisbury Road, 1 6-unit apartment building on Delaware Avenue, proposed extension of Leonard Place along with two private roads, in Elsmere Fire district, proposed houses are in Core Residential "CR" zone, proposed apartment building is in Commercial Hamlet "CH" zone, in water district, in sewer district, in BC school district. Contours show steep slopes, but no safe setback line is shown. Existing 6" sewer lateral along Leonard Place is not to be used to service the proposed new buildings, a new sewer main will be required. Project will require the creation of a drainage district. 6-unit apartment building will have a driveway on Leonard Place, even though it will face Delaware Avenue. Apartment building will have commercial/retail space on the first floor. Town will require that Leonard Place be upgraded to handle the increase in vehicular traffic. A 5' separation is shown between proposed houses off of Leonard Place.

Town attendees: Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Paul Penman, Jaime Camps, Tom Bartlett, Sam Messina

Other attendees: Mike Tucker.

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**Applicant: William Cade, Philipinkill Manor** subdivision, Slingerlands, 25 townhouses and 44 single family houses off of Fisher Boulevard, 6 single family houses along the extension of Prestwick Drive, 6 lots along Orchard Street, in Slingerlands Fire district, in Residential "RA" zone, not in sewer district, partially in water district, in BC school district. Since last presentation – developer has eliminated three lots along Fisher Boulevard, area will now be green space. 4 of the 6 lots along Orchard Street have shared driveways. The lots along Orchard Street have a minimum size of 2.5 acres, which is consistent with the Hanifin built homes. Canterbury right-of-way allows for future access to the Malatino property. The proposed townhouses will be similar to the Waldemaier project. This project has gone from 131 to 109 to 107 lots. Townhouses typically require less maintenance and have less impact on the school system. The Towns Comprehensive Plan calls for a diversity in housing types. Developer asked

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For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 439-4955.

to consider downsizing the townhouses to reduce cost, consider conveying green space to Five Rivers.

Town attendees: Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Paul Penman, Jaime Camps, Tom Bartlett, Sam Messina

Other attendees: Don Zee, Dick Tice, Tom Brewer, Ellen Prakken, John Smolinsky, Norma Ann Drapear.

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**Applicant: Rose Watkins, Hudson Glen** subdivision, Delmar, 3 single family homes, 2 on Hudson Avenue, 1 on Albright Place, in Delmar Fire district, in Core Residential “CR” zone, in sewer district, partially in water district, in BC school district. Developer wants to grant an easement to the Town for a turn-around on Albright Place. Project has no access to Gravon Road. Project has 39’ of frontage along Albright Place, but 50’ is required. Town must determine whether the “extension of the road to create a turn around” would be classified as “extending the road”. Extending the Town road requires a “major subdivision”. Town prefers a “T” type turn around. The proposed easement for the pump station must be extended to the right-of-way line. There is a possible greenway/trail system shown. No safe setback lines are shown in the area of the steep slopes.

Town attendees: Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Paul Penman, Jaime Camps, Tom Bartlett, Sam Messina

Other attendees: James Breen, Ed Kleinke.

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**Applicant: Jay Hostetter, Jay’s Mobil, 594 Delaware Avenue**, Delmar, convert existing service bays into a convenience store, in Delmar Fire district, in Hamlet “H” zone, in water district, in sewer district, in BC school district. Town asked applicant to remove the large pole sign along Delaware Avenue that is partially in the State right-of-way. Owner is disputing right-of-way boundaries along Elm Avenue with the County.

Town attendees: Mike Morelli, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Paul Penman, Jaime Camps, Tom Bartlett, Sam Messina

Other attendees: Ed Kleinke.

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