

*John Clarkson*  
*Town Supervisor*

*Erik T. Deyoe, P.E.*  
*Commissioner*

*Paul Penman, P.E.*  
*Town Engineer*

## **TOWN OF BETHLEHEM**

*Albany County - New York*  
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**6/21/12**

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

**10:00 start time**

**1. Applicant: Air Products, 461 River Road**, Glenmont, tax map 98.00-2-8. Project proposes new entrance, parking lot and office/conference building. Project is in Selkirk fire district, in Industrial "I" zone, in water district, not in sewer district, in Bethlehem Central school district. Office space is planned for the new building which may be phased in at a later date. Applicant was encouraged to include the new building as part of the site plan application so the Planning Board can do a comprehensive review of the proposal. Existing space is to be used by truck drivers. Proposed southern driveway will be used for personal vehicles, the existing northern driveway will be used exclusively by trucks. DPW is concerned about existing water main/service to site. Applicant is not sure if easterly hydrant is metered or not. Applicant wants to install a new/separate 1" service/meter for the proposed office building. DPW will review their proposal after an overall site plan is submitted. ACDOH will review the proposed septic system. A NYSDOT curb cut permit will be required. Drainage is directed to River Road via a stone lined trench. Applicant must get approval from NYSDOT to direct stormwater runoff to this area. Project plans show less than an acre of disturbance. Project needs Planning Board approval, then a building permit.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Mike Chevalier, Melissa Wasson, Jim Skoronski, Claude Hughes

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**2. Applicant: Finke Equipment, Inc, 1569 Route 9W**, Selkirk, tax maps 133.00-1-38 and 39.15. Project proposes 50,750 sf office (heavy equipment sales, warehouse and storage) building on the southeasterly corner of Pictuay Road and Miller Road. Project is in Selkirk fire district, in Rural Light Industrial (RLI) zone, in water district, not in sewer district, in Ravena Coeymans Selkirk school district. Plans show removing existing building along Route 9W. Majority of proposed building will be one-story for equipment

repair, with a two-story office area. Proposed building will have a training facility with classrooms. ACDOH will review the proposed expansion of the septic system. A “hot box” and meter will be required on the new water service. Town asked applicant to show the southerly exit/entrance more perpendicular to Route 9W. Town advised applicant that the equipment located in any “sales” area must meet zoning setback requirements. Applicant was asked to supply screening for equipment along Pictuay Road. Current plans show equipment within 10’ of the property line. The two separate parcels will be merged into one. Project requires a full SWPPP and “green” infrastructure. Plans show 10’ high chain link fence around portions of the property. Town will confirm height and location of proposed fencing. Applicant will check with the Town of Coeymans to determine adjoin zoning.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Robert Osterhoudt, Chris Boyea

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**3. Applicant: Price Chopper, 329 Glenmont Road, Glenmont, tax map 97.12-2-7.** Project proposes a new pharmacy drive-thru window on the northwesterly side of the building. Project is in Selkirk fire district, in Commercial Hamlet (CH) zone, in water district, in sewer district, in Bethlehem Central school district. Proposed driveway is located in a heavily congested area. Due to the high pedestrian traffic, bus drop-off, displays and fire zone, applicant was asked to consider moving access closer to the SEFCU bank. Town is not comfortable with submitted plan. Applicant was asked to consider consolidating existing and proposed driveways into one.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Robert Osterhoudt, Chris Boyea

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**4. Applicant: Petrol, 294 Route 9W, Glenmont, tax maps 97.08-1-1 and 2.** Project proposes a new 3,000 sf gas station with associated fuel islands, a 2,415 sf restaurant and three curb cuts onto Route 9W. Project is in Selkirk fire district, in General Commercial (C) zone, in water district, in sewer district, in Bethlehem Central school district. Latest plan show one full-access and two right-in/right-out entrances/exits on Route 9W. The wide curb cuts may encourage left turn movements. A variance is required for the proposed gas canopy setback. In the future, Route 9W may be widened per the results of the Route 9W Corridor Study. No canopy, equipment or stormwater areas should be located within this area. Gravel parking area is planned for truck parking. No overnight truck parking is allowed. A future pad site (near the church) may be located towards the north end of the parcel. Fuel station is proposed to be a 24 hour operation. An access easement to the lands east of the Petrol site will be required by the Town. Town will require an internal traffic circulation plan. Town asked if the proposed restaurant could

be moved northerly, and the middle of the parcel be reserved for the future pad site? ACOE has not approved the wetland areas yet. Town will require applicant to install a concrete sidewalk across Route 9W frontage. This project requires green infrastructure, not re-development stormwater criteria.

Town attendees: Mike Morelli, Robert Leslie, Jeff Lipnicky, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Robert Osterhoudt, Chris Boyea, William Dow

Parcel was before the DPC on several previous occasions. Here are the minutes from those meetings –

*4/20/06: 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.*

*7/16/09: 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.*

*7/21/11: 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.*

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### **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.