

Theresa L. Egan
Town Supervisor

George E. Leveille
Director

Michael Morelli
Assistant Director

TOWN OF BETHLEHEM

Albany County - New York

ECONOMIC DEVELOPMENT AND PLANNING

445 DELAWARE AVENUE
DELMAR, NEW YORK 12054

(518) 439-4955 x 129

Fax: (518) 439-5808

Email: gleveille@townofbethlehem.org



03/16/06

Town of Bethlehem Development Planning Committee
Bethlehem Town Hall
Room 101

10:00 Applicant: OG Real Estate Development, Beacon Heights and Beacon Harbor, Glenmont, seven (7) 30,000 sq ft warehouses located to the west of River Road, in Rural Light Industrial zone, in water district, and seventeen (17) mixed use buildings, up to five (5) stories, a harbor, located between River Road and the Hudson River, in Heavy Industrial zone, not in water district, both parcels are in BC school district, and Selkirk Fire district, neither are in the sewer district. These projects have been combined into one at the suggestion of the Town Board. These projects are shown opposite the proposed "Canals at East Greenbush" and "East Greenbush Marina", located in Rensselaer County. Applicant wants the dredging issue with the EPA closed. Both parcels are proposed to be changed to MED zone. Of the 76 acres along the Hudson River, 70 acres are developable. 420 residential units, offices, entertainment, harbor facilities and retail space. Applicant is working on DEIS. Harbor permit process has started with ACOE and DEC. Reviewing ownership/access issues to the Harbor site along the northern portion of the parcel. Trying to obtain a fee simple transfer for an access road along the southern portion, then grant an easement to National Grid. Private roads are proposed for the Heights project. The main road through the Harbor may be a Town road. A City of Albany water main runs through the property to serve PS&G, but the City is not obligated to service the Harbor site. Sanitary sewer will require a pump station. It hasn't been determined whether it will be pumped to Bethlehem or Albany. Condominiums will be between 1,200 and 3,800 sq ft, may have a store/office on the first floor, live upstairs. Prices will range between \$300,000 and \$800,000 each. MED zone has a 3 story maximum height, east of the NYS Thruway. The Harbor will have docks for rent/sale, visitor docks, and docks for tour boats. Applicant would consider allowing dockage of a fireboat. An underground storm water management system will be used. Harbor shows underground parking for approximately 2,000 cars. Above ground parking for cars within 5 story garages. All buildings will be sprinklered. The CP rail line through the site is not active at this time, need to go through formal abandonment proceedings. The Town fire and police radio system may need to be upgraded to properly serve this area. Applicant directed to NYSERTA for assistance with green activity design and geothermal heating.

Town attendees: George Leveille, Mike Morelli, Jeff Lipnicky, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Tim Beebe, Sam Messina.

Other attendees: Beth Conzone, Terry Field, Victor Gush, Terez Limer, William Borger, Joe Keller, Howard Shafer, Robert Jasinski.

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

11:00 Applicant: Rocco Marando, Selkirk, Creble Road across from Verstandigs greenhouses, proposal for ten (10) light industrial/commercial/office buildings ranging from 5,000 to 36,000 sq ft, in RCS school district, in Selkirk Fire district, in Rural Light Industrial zone, not in water district or sewer district. No minimum green space is required within the RLI zone. Applicant is considering an underground storm water management system. Proposed plan shows a large area of impervious surfaces (roof, pavement). Final site plan will depend on the first building. No large water demand is anticipated. Parcel is being surveyed at this time. No wetland study has been completed yet. Existing residential properties to the rear of this site have access/ingress easements over this parcel. Applicant is considering a force main to tie in with the gravity sanitary sewer along Route 9W. A master water meter and backflow preventer would be required along Creble Road. Applicant willing to build a landscaped berm along Creble Road.

Town attendees: Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Tim Beebe.

Other attendees: Rocco Marando, Terez Limer, William Borger, Joe Keller, Howard Shafer, Robert Jasinski.

11:30 Applicant: John Finke, Robert H. Finke & Sons, Inc., 1569 Route 9W, Selkirk, proposal for construction of a 25,000 sq ft heavy equipment repair shop, 10,000 sq ft parts area, 3,600 sq ft show room, 4096 sq ft office, parking and loading areas behind the existing building, site fronts on Route 9W, Pictuay Road and Miller Road, in RCS school district, in Selkirk Fire district, in Rural Light Industrial zone, in water district, not in sewer district. Bagdon Engineering is reviewing the wetlands on the site. Proposal shows two curb cuts along Route 9W, one is an entrance, one an exit. Recent site work has been done and may have to be modified. Existing outside storage along the east side of Route 9W would be moved to the west side. New building would have an on-site septic system. An oil-water separator would be required. Applicant would consider installing a new Town water main along Pictuay Road, from Route 9W to Miller Road. The new building would be sprinklered. The Town could post Pictuay Road at 3 tons to keep the larger trucks off it. There are 30 to 35 employees working at Finke & Sons. Applicant asked to consider adding landscaping along Route 9W to cut down on the blowing dust. Applicant has not considered proposed signage yet. Evaluate the southern alignment of the proposed Selkirk By-pass that crosses in the area of this parcel.

Town attendees: Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Tim Beebe.

Other attendees: David Kobylar, Terez Limer, William Borger, Joe Keller, Howard Shafer, Robert Jasinski.

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.