

John Clarkson
Town Supervisor

Erik T. Deyoe, P.E.
Commissioner

Paul Penman, P.E.
Town Engineer

TOWN OF BETHLEHEM

Albany County - New York
DEPARTMENT OF PUBLIC WORKS
445 DELAWARE AVENUE
DELMAR, NEW YORK 12054
Engineering Division (518) 439-4955 x1135
Fax: (518) 439-5808
Email: ppenman@townofbethlehem.org



5/17/12

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

10:00 start time

1. Applicant: Gordon Companies, 410 Feura Bush Road, Glenmont, tax maps 97.15-2-2.1 and 2.2. Project proposes four (4) apartment buildings, a 2 unit, a 7 unit and two (2) 8 unit buildings. Project is in Elsmere fire district, in Commercial Hamlet "CH" zone, in water district, in sewer district, in Bethlehem Central school district. Site is approximately 3.3 acres. Proposed project will use the existing driveway curb cut along with private roads and utilities. A water "hot box" with one meter will be required. A new service will be installed under FBR. There is a drainage easement from the adjoining shopping plaza that runs through the site. DPW requested that the width of the existing sanitary sewer easement along Feura Bush Road be reviewed. Plans show the 2, 7 and 8-unit buildings with garages and an 8-unit building without a garage. Applicant indicated that the buildings are townhouse style, similar to the Hague Boulevard apartment project. Town asked that the concrete sidewalk be extended across the FBR frontage, and that the proposed architecture be similar to existing homes in the area.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Chuck Wickham, Joann Stannard, Mark Platel

Applicant representatives: Mike Tucker, Linda Stancliff

2. Applicant: Harrison & Burrowes Bridge Constructors, Inc, 678 Route 9W, Glenmont, tax map 109.00-3-3. Project proposes three (3) buildings, a 12,000 sf, 2 story office, a 20,000 shop and a 20,000 sf storage building. Project is in Selkirk fire district, in Rural Hamlet (RH) and Mixed Economic Development (MED) zones, in water district, in sewer district, in Bethlehem Central and Ravena Coeymans Selkirk school districts. There was a discussion as to whether the proposed use is allowed in the MED zone. A final determination will be made by the Building Department staff. Staff will clarify uses and determine which primary and secondary uses are permitted. If necessary, applicant will ask the Town Board to change the MED uses, but not ask for a zone change. Project shows no wetland disturbance. Town will require a water "hot box" for the service and

hydrants. Project will use a septic system, but may have a pipe out to Route 9W for the future sewer main. DPW requested an easement for the future sewer along the Route 9W frontage. The southeasterly portion of the parcel will not be used by the applicant. Applicant is discussing possible use by the Soccer Club on Wemple Road. Applicant indicated that there would not be significant traffic from the proposed facility. Plans show an 1100' driveway. The proposed cul-de-sac must meet Town design standards and allow for fire apparatus. Any submitted plans in the future should refer to the recommendations of the Route 9W corridor study.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Chuck Wickham, Joann Stannard, Mark Platel

Applicant representatives: Daniel Hershberg, William Mafri

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.