

5/19/11

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

10:00 start time

Applicant: Gordon Development, 316 Route 9W, Glenmont, proposed ice cream stand in former model train store next to Alteri's restaurant, on the corner of Route 9W and Magee Drive. Tax maps 97.08-1-6 and 7, in Selkirk Fire district, in General Commercial "C" zone, in water district, in sewer district, in Bethlehem Central school district. Proposing very minor site work to improve circulation (paving and striping), outdoor seating area and improvements to signage. Combining two lots and using existing utilities. Seasonal, short term use, minimal food service, avoiding grease traps and hoods. Prefers to do minimal site work until long range plans are determined.

Site is connected to sanitary sewer and will require back flow prevention. A waiver would be required from the Planning Board for parking in setback. Further review would determine whether the plan conforms to zoning requirements. Accident history at other ice cream shops in town as well as the specific intersection to be researched.

Pluses: Adaptive reuse of an existing vacancy.

Concerns: Access management. There is a continuous open curb cut along Route 9W, across from a shopping center. There is an existing stacking issue on Magee. How much traffic is anticipated?

Town suggested contacting NYS DOT regarding access from 9W.

Town attendees: Mike Morelli, Robert Leslie, Jeff Lipnicky, Gil Boucher, Paul Penman, Robin Nagengast, Debbie Kitchen and Tim Beebe

Applicant representatives: Mike Tucker, Dave Gordon and Jared George

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.