

5/21/09

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

10:00 start time

Applicant: Pilot Travel Center LLC, River Road, just south of #1345, south of NYS Thruway exit 22, Selkirk, tax maps 134.00-3-10.20, 3-2 and 3-3, proposed project is to build 3,500 SF McDonalds restaurant, 7,800 SF convenience store, gasoline and diesel fueling islands, and adjoining parking lots. Site is 25 acres. Wetlands have been delineated and submitted to ACOE. There is under a ½ acre of disturbance. Project hopes to attract Thruway traffic, not vehicles from Maple Avenue. A full traffic study is required. NYSDOT permit is required for River Road entrance/exit. No long term parking/storage of trucks will be allowed by Pilot on the site. A sanitary sewer study is necessary to tie into the existing gravity sewer on Maple Avenue, which drains to the pump station on Thatcher Street. Proposed sewer must be designed large enough to allow for future expansion along River Road. A drive-thru is not allowed within “RLI” zone without a variance. Landscaped buffers are required along adjoining property lines. Proposed sign must meet NYS T-way and Town regulations. A gas station is considered to be a “hot spot” by stormwater regulations. Applicant was asked to consider alternate building architectural designs. Project is in Selkirk fire district, in Mixed Economic Development “MED” zone, requires zone change to Rural Hamlet “RH”. Applicant was advised to contact adjoining property owners about proposed Zone change. Project is in water district, not in sewer district, in Ravena-Coeymans-Selkirk school district.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Tim Beebe, John Smolinsky,

Applicants representative: Mike Tucker, Tony D’Adamo, Eric Larnes, Melissa Aucompaugh. Allan Smith, Charles Jesmain.

Applicant: Tractor Supply Company, 329 Glenmont Road, in the old K-Mart store, Glenmont, tax map 97.12-2-7, proposed 20,600 SF Tractor Supply store, 15,800 SF of outdoor display area, 4,000 SF of sidewalk display area and 11,900 SF of remaining space. Removing 35 existing parking spaces and re-stripe some other spaces to be 10’ x 20’. Removing “bump out” along front of building. Proposed layout allows for two “anchor” stores. A new overhead door will be added to the rear of the building. Fenced display area will have radius to allow trucks to drive around rear of the site. Proposed fencing will have some screening to block view from existing homes. The outdoor

sidewalk display area will be recessed 40' from the front of the building. Applicant was asked to consider some alternatives to separate the sections of the fence. A new sidewalk will be installed from the Price Chopper entrance to Glenmont Road. Some of the islands within the parking lot must be landscaped to meet Town code. Project is in Selkirk fire district, in Commercial Hamlet "CH", in water district, in sewer district, in Bethlehem Central school district.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Tim Beebe, John Smolinsky,

Applicants representative: Francis Bossolini.

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.