

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



11/15/12

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

10:00 start time

- 1. Applicant: The Portfolio Group, north of Bender Lane, east of Delmar By-Pass, Glenmont, tax maps 86.00-2-3 and 86.00-2-16.** Project proposes a zone change from RA to PDD. Project proposes 34 ten-unit (340 units), garage parking for 408 vehicles, showing a total of 1,094 parking spaces, private roads and utilities. Project is in Elsmere fire district, in Residential "A" (RA) zone, in water district, in sewer district, in Bethlehem Central school district. There is a deep ravine crossing required for the road. Gabion walls are planned to limit wetland disturbance. Green infrastructure will be used as much as possible. Applicant indicated that the sight distance along Bender Lane meets current standards. The water meter backflow device is planned to be within the administration building, so no hot box would be required. A central dumpster/re-cycling area is planned. A force main in combination with a gravity sewer is planned. A 7% maximum slope is proposed along the entrance road. Applicant will be required to submit reports, such as traffic and fiscal impact. Applicant must explain why the project is beneficiary to the Town. Applicant must explain why a PDD should be granted, when there are other areas of Town currently zoned to allow apartments (Hamlet, Commercial Hamlet, Rural Hamlet zoning districts). Nature trails and off-site mitigation may be required, such as connections to Shiffendecker Preserve. Are off-site improvements acceptable to the Town? For example, could sanitary sewer or sidewalks (for example along Bender Lane) be extended to the area to benefit existing homes/neighborhoods around the site? Applicant should create a plan based on the current RA zoning of the site and one using conservation subdivision regulations. Town asked that the future plan show a mix of apartments, townhomes and single family lots. DEC doesn't recommend disturbing steep slopes to construct stormwater practices. A geotechnical report has not been completed yet. Approximately 0.7 trips per apartment unit, per peak hour. 1, 2 and 3 bedroom units are planned. Buildings will have sprinklers.

Town attendees: Robert Leslie, Kathleen Reid, Terry Ritz, Joann Stannard, Gil Boucher, John Clarkson, Tim Beebe, John Smolinsky, Debbie Kitchen, Paul Penman

Applicant representatives: Dan Hershberg, Avrum Sofer, Richard Kudlack, Roger Davidson

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.