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TOWN OF BETHLEHEM

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11/17/05

Town of Bethlehem Development Planning Committee, Town Hall, Room 107

Town attendees: Nanci Moquin, Terry Ritz, Gregg Sagendorph, Erik Deyoe, Mark Platel, Mike Morelli, Jeff Lipnicky, Gregg Sagendorph, Janine Saatman

30 minute sessions

10,000 sq ft office building at #7 Elm Avenue

Applicant: Keystone Builders

9:00, Remove building at #7 Elm Avenue (behind Stewarts), and then build a new office building, in Delmar Fire District. Located in Hamlet zone. Builder not locked into any specific type of building yet, could be a combination of apartments, offices and tenant spaces. Could build two smaller buildings instead of one large building, with parking in the middle. Entrance would be close to Delaware Avenue. Traffic is typically backed up past this point in the mornings. Consider a parking agreement between this property, Schrades and Stewarts. Area must be made available in parcel for stormwater management. If a portion is to be a restaurant, state law has a restriction on serving alcohol within a certain distance of a school.

Backyard Sheds, Route 9W

Applicant: Fred Becker

10:00, Shed sales, Route 9W north of Miller Avenue, in Selkirk Fire District. Located in Rural Hamlet zone. Seasonal sales, April to October. Parcel is 7.1 acres, 500' frontage on Route 9W, 100' on Neil Boulevard. May build a house off of Neil Boulevard. Already has a NYSDOT permit for the driveway, but the Town has not reviewed it. The area around the office building would be paved and lighted. Typically, 25 sheds and 8 gazebos are on site. 2 to 3 tractor-trailer deliveries per week. No wetland determination yet. Already started site work without an approved plan. Told to stop any further site work. Town may ask for drainage easement along south side of property and a sidewalk easement along Route 9W.

Orchard Street development

Applicant: Alicia Andrejuk

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

10:30, 13-lot subdivision, Orchard Street near #369, in Delmar Fire District. Located in Residential A zone. Wetlands just delineated. 1.8-acre average lot size. No traffic study completed yet. Site will probably be located in a drainage district. Town will require a sidewalk easement along Orchard Street. All projects require an environmental review. Review will consider impacts to traffic, pedestrians and Five Rivers. Lots with completed houses will be sold, not just the lots. Town had no idea of this 13-lot subdivision when it approved the Carlomagno subdivision. All of the DPC meetings and Planning Board meetings are open to the public. Agendas and minutes are posted on the Town website.

Hamden Woods

Applicant: Ken Raymond

11:00, Multi-family project at the end of Boylston Drive and Malden Lane, in Delmar Fire District. Located in Residential A zone. Portion of property to be conveyed to the Water District. Individual owners of each unit. Each unit would have a two-car garage. Site will have a homeowners associate. There will be 11 buildings, 8 units per building, for a total of 88 units. Approximately \$260,000 to \$325,000 per unit. Site will probably be located in a drainage district. Current zoning prohibits this use. Site will require a PDD.

Delmar Pointe

Applicant: Viscusi Builders

11:30, 25 lot subdivision behind 785 Delaware Ave, in Delmar Fire District. Located in Residential A zone. Parcel is 23.5 acres, 25 lots. Two lots are located along Delaware Avenue. Lot sizes range from 14,520 sq ft to several acres. Site has single access. Typically, cul-de-sacs should not be more than 800' long. A boulevard may be required for the single access point. Steep slopes are located throughout site. Site will probably be located in a drainage district.

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.