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Town Supervisor

TOWN OF BETHLEHEM

Albany County - New York

ECONOMIC DEVELOPMENT AND PLANNING

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George E. Leveille
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10/12/06

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

10:00 start time

Applicant: Keystone Builders, 452/454 Delaware Avenue, site of Verstandigs Florist, Townhouses, total of 40 units, in Delmar Fire district, Multifamily Residence zone (MR), in water district, in sewer district, in BC school district. Parcel is 5 ¼ acres. 3, 4 and 5 unit townhouses are proposed. Buildings are close to the Delaware Avenue right-of-way. Open space is shown on the plan. The existing sanitary sewer main that is currently located under the greenhouses must be relocated. No wetlands have been delineated yet. The function of the creek must be evaluated. Property owner to the west indicated that the channel overflows into his yard. Stormwater is proposed for the lowest portion of the site. Property owner to the west indicated that a lot of fill has been placed along the westerly portion of the site and that it is no longer original ground. Applicant has not determined final ownership of roads and utilities. Town doesn't want parking along a Town road. Pedestrian access is shown out to Adams Place. No vehicle access is shown to Adams Place.

Applicant: United Development Corp., Glenmont Road, located across from Glenmont Fire House, Senior Housing project, three and four story buildings, 150 units, independent buildings with 1 or 2 bedroom rental apartments, in Selkirk Fire District, in Hamlet zone (H), in water district, in sewer district. Project was before DPC on 1/19/06. Wetlands have been delineated. Archeological study has been done. 3 of the 4 archeological areas can be built on. The 4th area will be avoided using a 25' buffer zone. Roads and utilities are proposed to be privately owned. Applicant is requesting zone change to PDD. Applicant will be applying for three variances – 1. density of 12.82 units per acre, 2. building height of 48', 3. no 50' buffer as required in PDD. Applicant indicated that project is for middle-income seniors, age 62 and older. No public road is shown to access adjoining properties. Thruway access road for the fire department is shown through wetlands. Applicant is counting spaces in garages to meet parking requirements. No access for fire vehicles is shown to the rear of the buildings. All buildings will be fully sprinklered. Cars parked in front of buildings will limit access to the fronts of the buildings by fire apparatus.

Applicant: Capital Communications Federal Credit Union, Bender Lane, near #384, Credit Union branch, in Elsmere Fire district, General Commercial zone (C), in water district, in sewer district, in BC school district. Town asked applicant to consider a common driveway to serve the bank and the

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future commercial project at Route 9W and Bender Lane. Bender Lane resident requested that the Town remove the one-way portion of Bender Lane. He indicated that many cars make unsafe maneuvers, while east bound on Bender Lane, to enter Walmart. Town asked applicant to use a variance to meet the intent of the CH zone. Some of the proposed parking is shown beyond the safe setback line. Existing house sanitary sewer lateral may be directed toward the trunk main to the west. Town asked applicant to consider purchasing additional land to move proposed bank to the northwest. Applicant asked to review widths and radii of drive-thru area. Consider striping lanes. Town may realign Bender Lane near the creek in the future. Town may require a sidewalk easement. What are the plans for the remaining parcel?

Town attendees: George Leveille, Mike Morelli, Janine Saatman, Nanci Moquin, Erik Deyoe, Terry Ritz, Chuck Wickham, Gil Boucher, Mark Platel, Gregg Sagendorph, Robert Berben, Karen Pellettier.

Other attendees: Steven Bolduc, Brit Basinger, Mike Girard, Michael Uccellini.

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.