

10/20/11

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

10:00 start time

1. Applicant: Slingerlands Fire District, 1520 New Scotland Road, near D&H railroad underpass, Slingerlands, tax map 85.05-2-33, proposed project is to extend existing truck bays toward New Scotland Road. Proposal also includes adding two (2) smaller truck bays, along with a kitchen, meeting and storage rooms. Project is in Slingerlands fire district, in Hamlet "H" zone, in water district, in sewer district, in Bethlehem Central school district. Proposal requires that the existing parking lot be moved away from the building. Existing siren will be moved and replaced with an electronic one. Town recommended that building setback lines based on Zoning be shown on the plans. Building Department will review if proposal is exempt from Zoning regulations. This project is not going to be reviewed by the Planning Board. A few existing parking spaces encroach on Town lands. No landscaping plan was presented. Town asked that a connection to the adjoining rail-trail be included in the project. The public hearing is scheduled for 11/16/11. Applicant indicated that the proposal complies with the new town-wide fire department study. A backflow prevention device will be required on the water service into the fire house.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Robin Nagengast, Paul Penman, Brian Kise, Terry Ritz, Debbie Kitchen, Chuck Wickham, Tim Beebe, Joann Stannard, Sam Messina, John Smolinsky, Gil Boucher

Applicant representatives: Ryan McConky, Peter Signorelli, Tom Andress

2. Applicant: Gordon Development, North side of Wemple Road, 1000' westerly of Route 9W, Glenmont, tax map 109.00-1-39, proposed eight (8) apartment buildings containing 95 units and associated 243 parking spaces. Plan shows two (2) intersections with Wemple Road. Project is in Selkirk fire district, in Rural Hamlet "RH" zone, in sewer district, partially in water district, in both Ravena-Coeymans-Selkirk and Bethlehem Central school districts. Wetlands are NYSDEC jurisdiction. Applicant met with both DEC and ACOE. Project shows private roads, water and sewer mains. A club house is shown. The Town can grant up to a 50% relief from the parkland fee when on-site recreation facilities (including clubhouses) are proposed for the benefit of residents of the development. Applicant should work with the owners of Wemple Corners to create fair-share values for any mitigation work for the Wemple Road and water and sewer mains. Town will need to resolve how to advance the review of this project in the light of the Wemple Corners project that proposes to develop the other three (3) corners adjacent to this site. Water main must be extended to Route 9W. Wemple Road should be rebuilt with 24' of pavement, proper shoulders and a sidewalk/bike path. Stewarts is

still interested in building a store on the corner of Route 9W. Town prefers that the gas canopy be located behind the Stewarts store, not in front. No full topographic survey has been completed yet on the site. Apartments will be similar to the ones being built on Hague Boulevard. Apartments will be 1 to 3 bedrooms and the buildings will be sprinklered. Rebuild of Wemple Road should match the “complete streets” resolution approved by the Town Board.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Robin Nagengast, Paul Penman, Brian Kise, Terry Ritz, Debbie Kitchen, Chuck Wickham, Tim Beebe, Joann Stannard, Sam Messina, John Smolinsky, Gil Boucher

Applicant representatives: Mike Tucker

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.