

9/15/11

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

10:00 start time

1. Applicant: Rocco Marando, 152 Creble Road, opposite Verstandigs Florist, Selkirk, tax map 121.00-1-4.4, proposed project is to build twelve (12) apartment buildings containing 96 units and adjoining 192 parking spaces. Proposal also includes a 12,960 sf retail building with 56 parking spaces. Site is approximately 15 acres. Project is in Selkirk fire district, in Rural Light Industrial “RLI” zone, in water district, not in sewer district, in Ravena-Coeymans-Selkirk school district. Existing gravity sanitary sewer is approximately 3,600 easterly of the site on Route 9W. Town will require a table showing the density unit calculations. Plan should show proposed used allowed by Zoning. With the private roads, a master meter “hot box” will be required. Town will require gravity sewer be extended from Route 9W. Plan must show sight distances along Creble Road. Town may require breaks or pull-offs along private road. Plan must show dumpster location(s). Applicant should contact the Post Office to determine location of future mail boxes. Wetlands must be delineated. Stormwater system must consider the “green infrastructure” design. No building elevations were presented. Clarify number of floors, monthly rent, sprinklers, mixed use retail and handicap parking. How does an apartment complex near the Selkirk Yards Industrial District influence the future commercial/industrial development of the area?

Town attendees: Jeff Lipnicky, Robert Leslie, Robin Nagengast, Debbie Kitchen, Gil Boucher, Terry Ritz, Chuck Wickham, Tim Beebe, John Smolinsky, Rich Mendick (County)

Minutes from 3/16/06 DPC meeting about the same site -

11:00 Applicant: Rocco Marando, Selkirk, Creble Road across from Verstandigs greenhouses, proposal for ten (10) light industrial/commercial/office buildings ranging from 5,000 to 36,000 sq ft, in RCS school district, in Selkirk Fire district, in Rural Light Industrial zone, not in water district or sewer district. No minimum green space is required within the RLI zone. Applicant is considering an underground storm water management system. Proposed plan shows a large area of impervious surfaces (roof, pavement). Final site plan will depend on the first building. No large water demand is anticipated. Parcel is being surveyed at this time. No wetland study has been completed yet. Existing residential properties to the rear of this site have access/ingress easements over this parcel. Applicant is considering a force main to tie in with the gravity sanitary sewer along Route 9W. A master water meter and backflow preventer would be required along Creble Road. Applicant willing to build a landscaped berm along Creble Road.

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.