

9/16/10

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

10:00 start time

Applicant: United Development Corp., Glenwood Village, Glenmont Road, Glenmont, tax map parcel 97.00-2-1.21, in Hamlet “H” zone, in water district, in sewer district, in Selkirk fire district, in Bethlehem Central school district. The project has been submitted to the Planning Board and DPC in the past. This project is for 148-unit senior specific apartments on 14.7 acres. Units will include one and two-bedroom apartments. On-site amenities will include a clubhouse with a large great room, indoor lap pool, media center, salon, fitness center, library/conference room, residential style kitchen and game room. Management will not provide services related to assisted living. Buildings will have a full-service elevator and be fully-sprinklered. Plans show two (2) 85,716 sq. ft. apartment buildings, a 7,300 sq. ft. community building and a 4,300 sq. ft. garage. Design of project started late in 2004. This is the seventh version. Proposed building heights are 42.5’ and are fully sprinklered. Two elevators, sized for stretchers, are planned for each building. In order to provide access to the adjoining parcel along the Thruway, a portion of the proposed road may need to be Town owned. Applicant was advised to resolve this issue before submitting plans to the Planning Board.

Town attendees: Robert Leslie, Robin Nagengast, Josh Carvajal, Paul Penman, Terry Ritz, Mark Platel, Gregg Sagendorph, Tim Beebe, Sam Messina, John Smolinsky, Nanci Moquin.

Applicant representatives: Tim Haskins.

Applicant: Phillipin Kill Manor, William Cade, Fisher Boulevard and Orchard Street, tax map parcels 84.00-1-1, 84.00-3-1, 1.1, 4, 11.2, 15 and 16.2, in Planned Development District “PDD”, in water district, in sewer district, in Slingerlands fire district, in Bethlehem Central school district. The project has been submitted to the Planning Board and DPC in the past. This project is for 57 single family and 30 twin-homes. Project adjoins lands of Five Rivers Environmental Education Center. Newest plan shows a combination of low pressure and gravity sanitary sewers, which eliminates the need for three pumps stations originally shown. The amount of land to be donated to Five Rivers must match the amount listed in the PDD approval document. A new sidewalk will be installed along Fisher Boulevard as well as a pedestrian connection to Five Rivers. No road improvements or sidewalk is planned for Orchard Street as part of this project. ROW along Orchard Street will be provided and dedicated to the Town,

which could be used for realignment, if future improvements are undertaken by the Town. Some sanitary sewer mitigations fees may be needed to upgrade the Delaware Avenue pump station in order to accept the discharge from this project.

Town attendees: Robert Leslie, Robin Nagengast, Josh Carvajal, Paul Penman, Terry Ritz, Mark Platel, Gregg Sagendorph, Tim Beebe, Sam Messina, John Smolinsky.

Applicant representatives: Richard Tice, Thomas Brewer, Peter Lynch.

Applicant: Columbia Development, 251 and 255 Delaware Avenue, former Saratoga Shoe Depot site, tax map parcels 86.09-2-11 and 12, in Commercial Hamlet “CH” zone, in water district, in sewer district, in Elsmere fire district, in Bethlehem Central school district. Project is for a 2500 sq. ft. bank with attached 2500 sq. ft. retail store. Plan shows drive-thru windows for bank. Access is off of Grosbeck Place. The existing building is actually two attached buildings. The floor plan and walls are not suitable for the proposed design; therefore, the existing building will be demolished. Shielded exterior lighting is planned. A new concrete sidewalk along Delaware and Grosbeck is planned. Plan shows driveway around interior of site with parking along the outside. This design may potentially cause conflicts between pedestrians and the vehicles traversing the site (along Delaware Avenue side). Applicant was asked to position the building in accordance with the “draft” Delaware Avenue Hamlet study. Porous pavement may be used to treat the stormwater runoff. A backflow prevention device is needed on the water service to the building.

Town attendees: Robert Leslie, Robin Nagengast, Josh Carvajal, Paul Penman, Terry Ritz, Mark Platel, Gregg Sagendorph, Tim Beebe, Sam Messina, John Smolinsky, Nanci Moquin.

Applicant representatives: Daniel Hershberg, Joseph Nicola, Brandon Stabler, Dave Martin.

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.