

*John Clarkson*  
*Town Supervisor*

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*Commissioner*

*Paul Penman, P.E.*  
*Town Engineer*

## **TOWN OF BETHLEHEM**

*Albany County - New York*

### **DEPARTMENT OF PUBLIC WORKS**

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**9/20/12**

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

**10:00 start time**

**1. Applicant: National Bank of Coxsackie, 345 Route 9W**, (SW corner of Bender Lane), Glenmont, tax map 97.02-1-2 and 97.02-1-3. Project proposes removing existing apartment buildings and constructing a new 3,000 sf bank, drive-thru and parking. Project is in Elsmere fire district, in Commercial Hamlet (CH) zone, in water district, in sewer district, in Bethlehem Central school district. Plans show a full access curb cut on Bender Lane and a right in-right out on Route 9W. Applicant indicated that the access from Route 9W is very important to them. A NYSDOT curb cut permit is required. Applicant was advised to review Towns Route 9W corridor study. Town will require the extension of the concrete sidewalk along Bender Lane. Garage on adjoining parcel is very close to the property line. Bank will reuse existing sanitary sewer lateral. A backflow prevention device is required on the water service. Bank will have 5 to 6 employees.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Joann Stannard, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Joe Bianchine, Luigi Palleschi, Jim Warren

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**2. Applicant: Park Place Apartments, off of Shanks Place and Elm Avenue**, Delmar, tax map 96.12-1-19. Project proposes 265 apartments/condominiums, an office and community room, roads and parking on 46.4 acres. Project is in Delmar fire district, in Residential "A" (RA) zone, in water district, in sewer district, in Bethlehem Central school district. There are 12 acres of Federal wetlands on the parcel. Applicant indicated that the ACOE is satisfied with the delineation of the wetlands. Parcel is fairly flat. Applicant intends to apply for Planned Development District (PDD) zoning for the proposed apartments and condominiums. Thirty nine (39) buildings with 6, 7 or 9 units each. An office/community room is proposed. The Waters view project in Cohoes is similar to this proposed project. Private roads and utilities are planned here. "Hot boxes" will be required on the water mains. Town asked the applicant to explore a clustering/conservation subdivision, and show a design meeting "RA" zoning requirements. A pedestrian connection to the Town Park, and possibly Fieldstone Drive, should be included in the proposal. Town asked applicant to submit a market analysis and include the benefits to the Town for this project.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Joann Stannard, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Joe Bianchine, Luigi Palleschi, Dean Devito, Kevin Klersey

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**3. Applicant: Bank, 331 Route 9W,** (NW corner of Bender Lane), Glenmont, tax map 86.00-2-21.2/21.1. Project proposes site clearing and grading to make the former bank building more visible from Route 9W. Project is in Elsmere fire district, in Commercial (C) zone, in water district, in sewer district, in Bethlehem Central school district. Applicant indicated that limited visibility of the former bank building hinders business. Building is currently vacant. Applicant wants to remove/lower portions of existing berm, then hand clear some of the wetlands. Town asked applicant to review original project SEQR. SEQR may have to be revisited. Applicant indicated that lowering the berm should not impact view of Walmart store or its parking area. Original berm was used to screen existing resident from store, but that may not be necessary with the construction of the Cocksackie Bank (see item 1 above). Town asked for additional photo renderings along Route 9W.

Town attendees: Mike Morelli, Robert Leslie, Debbie Kitchen, Kathleen Reid, Terry Ritz, Paul Penman, Brian Kise, Joann Stannard, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Gregg Ursprung, Josh O'Connar, Steve Powers

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### **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.