

Theresa L. Egan
Town Supervisor

George E. Leveille
Director

Michael Morelli
Assistant Director

TOWN OF BETHLEHEM

Albany County - New York
ECONOMIC DEVELOPMENT AND PLANNING
445 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(518) 439-4955 x129
Fax: (518) 439-5808
Email: gleveille@townofbethlehem.org



May 19, 2005

Development Planning Committee, Town Hall, room 107, 9 am to 12 noon.

Attendees: George Leveille, Terry Ritz, Oliver Holmes, Jeff Lipnicky, Janine Saatman, Chuck Wickham, Gregg Sagendorph, Erik Deyoe, Nanci Moquin, Barry Relyea, Scott Lewis, Tom Address

Alterations at the YMCA, 900 Delaware Avenue, Delmar

Applicant: Barry Relyea, Scott Lewis

Proposed project to take place in 3 Phases.

Phase I –ASAP 2005 - increase parking from 180 to 350 spaces in the front of the building. Move main entrance to change traffic flow for a safer drop off and pick up. (especially for children)

Phase II –fall of 2005 reconfigure the rear parking lot, add a raised sidewalk in that area for safety, interior building work, pool, elevated track, double gym (one ice rink will remain)

Phase III –2006 - additional parking (40) in the front that will connect the parking into a circular motion. They will close on the purchase of the house and garage in the front of the building within 60 days. Those will be removed. The driveway will be eliminated and significant landscaping will be done during this phase.

Site modifications fall within the Phase II standards. The stormwater management system will be in the front, there are catch basins in the rear. Some woods in the front will be eliminated. Green space will be included within the parking lots.

Building elevation will be changed with some glass where the elevated track will be. They will be submitting for new signage.

The lighting on the perimeter and within the lots will be shoebox type with down mounted shields.

They are interested in visibility from the road

Current membership is at 4,300. East Greenbush has 14,000 with just under 300 parking spaces but they are next to library and share parking. They don't see a problem with the entrance exit because people don't come and go at the same time. Ice rinks events will be reduced (one rink)

For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 439-4955.

The cafeteria will be removed.

Town comments:

Sanitary sewer grinder pump must be large enough for pool.

(Applicant answer): They will back wash the pool but rarely drain the pool, they will schedule with the Town.

Town may ask them to install a backflow preventer at property line. Town does not want to own public facilities on private land. Hydrant facilities would need a hot box per Albany County standards. Suggested putting in a master meter for water.

Town issues:

- This will an amendment to a site plan
- update the traffic study
- privatize the utilities, if possible
- looking for sidewalk and/or sidewalk easement along Delaware Avenue
- landscaping along Delaware to block parking areas
- storm water system
- ingress & egress

Stewarts Shops, northwest corner of Route 9W and Wemple Road, Glenmont

Applicant: Paul Bulmer

Vollmer Associates will be designing the water and sewer services to the site.

Owners are waiting for a more detailed delineation/description of the wetlands.

Not interested in extending the water main or sewer main to service this site.

Dumpster would be located in the northwest corner of the property.

Same building design as the new one on New Scotland Road, in the Town of New Scotland.

Town comments:

Allow for the proper DEC/ACOE wetlands buffers and setbacks.

Allow for a 70' right-of-way along Wemple Road.

Allow for future connections and/or extensions of the sidewalks.

Town will require 15' sidewalk easements along Route 9W and Wemple Road.

Site may be serviced by a grinder pump line located on private property. It would tie into the existing gravity manhole on Wemple Road (Milltowne Plaza).

Applicant would have to go through Board of Appeals for gas sales, (current zoning).

Gas sales are allowed in proposed zoning.

May have to extend the water main along Wemple Road.

Inside seating is OK.

Cedar Hill –parcel between Dinmore Rd. & River Rd. & Vanderzee Lane

Applicant: Groep deLeeuw – Cedar Hill Land Management

Representative: Keith Kramer

Presented three possible splits of the property.

Wants to sell a 28 acre parcel that has road frontage on River Rd, then subdivide off 4 lots from the remaining land.

Applicant wants to build on 20-acre parcel within the year.

1 acre building lot w/frontage on Dinmore Rd. to have historical house and barn reconstructed on it. Historical house would be seasonal. Would be used as housing for whoever farms the 20-acre parcel.

New zoning – part in Rural Hamlet and part in Rural Riverfront.

Would want water to 5-acre parcel and 7-acre parcel.

Not interested in extending sewer to serve lots.

Town comments:

Could do one free split of the 29 acres parcel and then a 4-lot subdivision.

Driveways over 100' needs to be to Town specs.

Withdraw current application, split and then subdivide.

Land near sewer plant, can be odorous.

Possible change in Town gate on Dinmore Rd. near sewer plant.

Minimum lot frontage in Rural Riverfront is 100'.

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.

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