

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



August 18, 2005

Development Planning Committee, Town Hall, room 107, 10 am to 11 am.

Attendees: George Leveille, Terry Ritz, Gregg Sagendorph, Erik Deyoe, Mark Platel, Mike Morelli, Tom Dickson

Alterations to Bob's Mobil, 317 Delaware Avenue, Delmar

Applicant: Tom Dickson, Alta East Inc

Plans to convert the existing service station into a convenient store.

Gas sales will remain, but no vehicle repairs/service will take place. Existing gas tanks will be removed and replaced with two new tanks. Willing to narrow existing curb cuts to improve traffic flow. New building and site plan will be designed in accordance with the new zoning law and comprehensive plan. Applicant shall create a few sketches using the new lot setback requirements. The front of the building will be mostly glass for security reasons. Has not decided whether to keep the existing gas canopy or install a new one. Wants to have four gas pumps. Gas service area will have hoses to reach both sides of the vehicle. The building interior layout will be similar to the "On the run" store in Menands.

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.

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

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.