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TOWN OF BETHLEHEM

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October 20, 2005

Development Planning Committee, Town Hall, room 101, 8:45 am to 9:45 am.

Attendees: Nanci Moquin, Terry Ritz, Oliver Holmes, Chuck Wickham, Gregg Sagendorph, Erik Deyoe, Mark Platel, Mike Morelli, Tim Beebe, Karen Pellettier, Randy Passmann, Jessica Richer, Michael Uccellini, Tim Haskins, Joe Keller, Jack Bailey, Paul Miller

Senior Housing Project, Glenmont Road, Glenmont

Applicant: Jessica L. Richer, United Development Corp., Troy, NY

Plans to build a senior housing project for middle-income seniors on parcel 97.00-2-1.21.

Buildings are to have three stories. There will be approximately 300 units with 24 units per building. Independent buildings with 1 or 2 bedroom apartments. Private utilities (water, storm, sanitary) are preferred by the Town. Each apartment will cost between \$900 and \$1600 per month. A 5000 sq. ft. community building is planned. Project is geared toward residents age 62 and above. A Town owned and maintained road has been discussed during the Comprehensive Plan process. Building a portion of this proposed road to connect Wemple Road to Glenmont Road may be part of this project. Site is being surveyed and checked for wetlands soon. Saratoga Associates will be designing site work. Parcel is located within the Hamlet zone. Senior housing is not an allowable use in this zone. A Planned Development District would be required for senior housing. Multi-family residence is permitted in the Hamlet zone. Selkirk Fire Department is attempting to gain access to the Thruway rest area. A "crash gate" would have to be authorized by the Thruway Authority.

Development Planning Committee, Town Hall, room 101, 9:45 am to 10:45 am.

Attendees: Nanci Moquin, Terry Ritz, Oliver Holmes, Gregg Sagendorph, Erik Deyoe, Mark Platel, Mike Morelli, Tim Beebe, Ken Gonyea, Steve Hart

Five unit retail building, Route 9W at Old Town Road, Selkirk

Applicant: Ken Gonyea, Coeymans Hollow, NY

Plans to build a 7800 sq. ft. retail building on parcel 133.00-2-9.10.

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

Site is located on the northwest corner of Route 9W and Old Town Road. Located in Rural Hamlet zone. Proposed building is to have 5 units with possible apartments on second floor. A drive-thru is proposed along Old Town Road. One entrance/exit is proposed on each street along with the drive-thru exit. It will have hours of operation similar to Stewarts. A grease trap is required for a restaurant. A restaurant should have less than 12 seats to avoid parking issues. Low landscaping along Route 9W should not block sight distance. Project drains to State wetlands. The roof area and pavement area will increase run-off. The impacts to the wetlands should be clarified with NYSDEC. NYSDOT has a minimum distance between the intersection and a drive-thru exit.

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.