

6/19/08

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

10:00 start time

Applicant: Dominick Cubello, on Oakwood Road across from Montrose Drive and Devon Road, Elsmere, tax map 86.00-1-17.1, proposed 4 lot residential subdivision, in Elsmere fire district, in Residential "A" zone, in water district, in sewer district, in Bethlehem Central school district. Federal wetlands have been delineated. Density in the zone allows for 3 units per acre. There is a sanitary sewer force main installed by Mario Cubello during his land division. Grinder pumps are required for this subdivision. No stormwater management is needed, they will disturb less than 5 acres. Plans include erosion and sediment control. Developer will put deed restrictions on remaining wetlands and increase building setbacks to 50 feet from wetlands. Proposed buildings will have basement walkouts on lots 2, 3, and 4. They will bring the finish floor to grade of road. Foundation drainage is needed for lot 2. Sump pump line may be discharged to the rear yard using a drywell. No Town storm drainage is in the vicinity. They might use existing pond for discharge. There are 1.05 acres of delineated wetlands. Applicant asked to consider sharing driveway with the flag lot, or possibility combining 2 lots with one driveway. Site distance is a concern. The developer may build homes rather than sell project.

Applicant: The Lady Bird Inn, 1424 River Road, off of Peltz Road, Selkirk, tax map 134.00-2-14.1, proposed conversion of a single family house into a bed and breakfast/inn and restaurant, in Selkirk Fire district, in Rural Riverfront "RR" zone, in water district, not in sewer district, in Ravena-Coeymans-Selkirk school district. Proposal for Inn and restaurant on 20 acres, existing structures. Farmhouse to be preserved. Gregg Sandler is the owner & developer. The Inn is to have public meeting rooms. Peltz Road is a private road, site distance is a concern. Applicant wants to install windmills, funded by NYSERDA, existing windmill on site is non-operational. Applicant wants to have horses, chickens, gardens, farm store, petting zoo, and ice-skating. Inn will connect to Town water on Rt. 144. Large raised bed septic system located on lower part of lot. House and restaurant will need 17,000 gallons per day (water demand) excludes fire flow demand. Irrigation system could draw from on site pond. Town requested wetland delineation map. Town concerned with fire truck access to rear of the lot. Sprinkler system is required for the house/restaurant. For some events, applicant will use a tent on a concrete slab. Additional bathrooms needed for large events. Estimates are 28 to 32 people in restaurant; 85 to 100 people for special events.

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

Applicant: FEDEX, River Road, just south of Corning Hill Road, Glenmont, tax map 87.03-2-37, proposed 144,662 sq ft distribution warehouse, vehicle maintenance facility and fueling facility, in Selkirk Fire district, in Rural Light Industrial “RLI” zone, in water district, not in sewer district, in Bethlehem Central school district. There are 3 parcels and applicant wants to do a lot line adjustment. Applicant wants a vehicle washing station inside the distribution center. All Fedex centers are identical, fully sprinklered, with hydrants. The site will be fenced and secured with a carded entrance. There isn’t any public sewer. A subsurface sanitary sand filter system is needed. Site has 15 feet of river bottom gravel. The fill on top is clay. The wetlands have been delineated and none will be disturbed. Applicant will apply to ACOE for a no impact letter. It will be a 24/7 operation. Tractor-trailers will use the River Road entrance. Building will protect Retreat House Rd. from the noise. Minimal signage is proposed and traffic impact study will be done. Traffic will come from either Exit 23 or from Port area. Applicant is looking at more than one site for this facility. No site contamination has been found. They will need 120-foot wide curb cut needed with one lane in and one lane out. The site distance is adequate; DOT has indicated it’s not a problem. The storm drainage pipe will be relocated to a new system. The condition of existing pipe on other lot is not known. Backflow prevention to be installed with a master meter. Fire flow will be worked out with the Town. 37 parking spaces will be provided for staff. They need lights at the loading dock area. This is a SEQR Type I action. A noise study will be done.

Applicant: Vista Technology Campus, off of new Slingerlands by-pass round-a-bout, Slingerlands, tax maps 74.00-1-60 and 74.00-1-29.1, proposed 40,000 sq ft two story office building, utilities and access roads, in Slingerlands Fire district, in Mixed Economic Development “MED” zone, in sewer district, not in water district, in Bethlehem Central school district. This is the first building within the revised mater plan. Phase 1A to include following infrastructure: road, sewer line, water main, landscaping, islands and sidewalks. Preliminary sewer report was done. Staying consistent with master pans for water district extension. Wetlands not to be impacted, stormwater management will be off roadway. More than 5 acres will be disturbed at one time at least 20 acres of disturbed area. First building will be a single user, 20 feet in height. Parking exceeds requirements, the building will have a loading dock and overhead door. Roundabout on the road will be built to Town standards. Pedestrian and bike friendly with 14’ lanes to be shared with bikes. The existing cemetery will be in the middle of the roundabout with a sidewalk on the north side of the street. Landscaped islands will be in the middle of the roadway. Building will be leased. They are currently before Town of New Scotland for rezone of portion of parcel in that town. Barton & Loguidice will be TDE. Stormwater area needed for the roadway.