

11/19/09

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

**10:00 start time**

**Applicant: Mullen Capital LLC, Proposed pharmacy and medical office, 250 and 256 Delaware Avenue (former CVS site), Elsmere,** proposed 47,450 sq. ft. two-story building on 2.85 acres for pharmacy and medical office use, tax map parcels 86.09-4-11 and 12, in Elsmere fire district, in Commercial Hamlet “CH” zone, in water district, in sewer district, in Bethlehem Central school district. Proposed plan removes the curb cuts along Delaware Avenue. A minimum of 223 parking spaces are required, but 195 are shown. Landscaped islands must be 15’ wide. Approximately 7’ wide islands are shown. Also, landscaped areas within the parking lot must be 10% (minimum) of the gross parking lot area. No landscaped areas are shown on the proposed plan. A minimum of 15’ radii are required for the entrances along Booth Road. A NYSDOT curb cut permit is required for Elsmere Avenue. The applicant stated that the proposed occupant (pharmacy) requires parking adjacent to the front door and parking circulation around the entire building. The site is within the Delaware Avenue study area and the properties in question are being considered for a zoning change to a Hamlet “H” district, which prohibits front yard parking. Applicant was advised to review the design guidelines for the Commercial Hamlet “CH” district as found in section 128-44 of the Town Zoning Code and the site plan criteria found in section 128-71 of the Code. Included in those criteria is the recommendation that the drive-thru windows be oriented to the rear, or side of the building. Applicant asked to consider sidewalks along Booth Road, which would access the rail-trail. Proposed sidewalks are to continue across the entrance/exit. Proposal shows one new building on two separate parcels. This plan would not meet building setback requirements. DPW requests an easement along the rear of the properties for the future installation of a sewer main. If possible, the new buildings should reuse the existing water and sewer connections. A backflow prevention device is required on the water service. Underground stormwater treatment is proposed for the site.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Chuck Wickham, Nan Lanahan, Sam Messina, John Smolinsky, George Leveille, Gil Boucher.

Applicant representatives: Mike Tucker, Peter Lynch, Tom Burke.

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**Applicant: Beverwyck Inc., Eddy Village Green, Proposed two (2) new buildings for 24 hour skilled nursing care, 31 Beverwyck Lane, North Bethlehem,** tax map parcel 63.00-3-23, in North Bethlehem fire district, in PDD zone, in water district, in sewer

district, in Guilderland Central school district. The project will require an amendment to the prior Building Project Approval, so it will have to be presented to the Town Board and then forwarded to the Planning Board for its review and advisory recommendation. Proposed 1-story buildings will have separate living spaces with common community areas. Plan shows maintaining the berm along Beverwyck Lane and creating a new one along Krumkill Road. The overall size of the two buildings is actually less than the single building that was previously approved by the Town Board. Applicant was asked to consider installing a “campus map” to aid in finding the buildings. Presently, there are 285 residents on the campus. DPW will review public and private ownership of water and sewer mains. Many water and sewer easements were dissolved around October 2006. DPW requests a master water meter with backflow prevention, and the installation of a grease trap, if necessary. DPW may request assistance with the pump station that only serves the Beverwyck campus. Relocating the force main along Beverwyck Lane and the installation of a generator, are a few of the items mentioned.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Chuck Wickham, Tim Beebe, Nan Lanahan, Sam Messina, John Smolinsky, George Leveille, Gil Boucher.

Applicant representatives: David Caesar, Valerie Bok, David Wendth, Brett Steenburgh, Doug Miller.

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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.