

# TOWN OF BETHLEHEM

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**02/16/06**

**Town of Bethlehem Development Planning Committee**  
**Bethlehem Town Hall**  
**Room 101**

**10:00 Applicant: Alicia Andrejuk, Orchard Street development**, 9-lot residential subdivision, new cul-de-sac off Orchard Street near #369, Slingerlands, in Delmar Fire district, in Residential “A” district, in water district, in sewer district.

Original submission had 13 lots, now reduced to 9 lots. Wetlands have been delineated. Plan avoids the wetlands as much as possible. Water and Sewer systems will connect to Orchard Street. Lots range between 2.7 and 3.09 acres. The average is about 2.4 acres. Cul-de-sac length has been reduced to meet Town Standards. Developer should consider owner access to the Five-rivers site. New homes will have an impact on the natural view of the area. Current proposal is approximately 25% of the allowable density. Neighbors want the Developer to consider fewer lots with larger acreage. This proposed development will be classified as a major subdivision.

**11:00 Applicant: Tom Burke, 385 Route 9W**, Glenmont, demolish Casa Mia restaurant, and construct a new 14,500 sq ft drug store and a 3,600 sq ft restaurant, in Elsmere Fire district, in Commercial Hamlet district, in water district, in sewer district.

No tenants have been secured yet. Drug store may have a 24-hour drive-thru. Two curb cuts along Route 9W are shown. Site will have new landscaping. The existing building has not been checked for any historic value yet. No stormwater management areas are shown on the plan. There has been discussion of a new traffic light at the Price Chopper entrance along Route 9W, but it may not meet the traffic warrants. Original Route 9W study (from years ago) requested an 80’ setback to parking. Developer should consider an agreement with the Preschool to combine entrances, to eliminate a curb cut along Route 9W. DPW requests a wider easement along the existing water and sewer mains. Town will request a sidewalk easement. Developer states that parking and signage meets new Zoning requirements. There are additional buffer requirements along westerly portion of the parcel. Developer must consider the design guidelines of the Commercial Hamlet district.

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