

11/18/10

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

10:00 start time

Applicant: Benderson Development Company, Glenmont Shopping Plaza, 376-406 Feura Bush Road, Glenmont, tax map parcel 97.15-2-3.9, in Commercial Hamlet “CH” zone, in water district, in sewer district, in Elsmere fire district, in Bethlehem Central school district. This project is for two (2) freestanding buildings (5000 and 5600 sf) with outdoor patios. One building shows a drive-thru. The restaurant/retail buildings are proposed within the existing parking area between Marshalls and McDonalds. Applicant indicated that there is a lot of interest from smaller tenants, but no specific tenants have been identified yet. Town asked applicant to eliminate the parking in the front of the buildings by moving the two buildings or the outdoor patios, with the parking to the side and/or rear. Existing leases prevent moving proposed buildings to certain areas which may block view shed of storefronts. Site plan should try and improve queuing at the McDonalds exit. These would be the final two buildings within the complex. Town asked that the existing sidewalks be extended to the new buildings. Proposed plan must meet parking requirements listed in the Zoning regulations.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Robin Nagengast, Erik Deyoe, Terry Ritz, Josh Carvajal, Gil Boucher, Tim Beebe, John Smolinsky, George Leveille, Nanci Moquin

Applicant representatives: James Boglioli

Applicant: Crisafulli 9W Apartments, 1035 Route 9W, Selkirk, tax map 121.00-1-20, in Rural “R” zone, in water district, in sewer district, in Selkirk fire district, in Ravena Coeymans Selkirk school district. This project is for three (3) 8-unit and one (1) 10-unit apartment buildings. Plans also show a 6-stall, 8- stall and a 10- stall garage. Project is located on Route 9W, just north of Clapper Road. Applicant indicated that there is 4.3 acres of buildable area. The existing house is to be used as a rental office. Parking is located at the rear of the site, away from Route 9W. Town asked the applicant to consider the “farmstead” design when designing the buildings as required in the Zoning Code for projects located within the Rural Zoning districts. Steep slopes are located along the rear of the parcel. The existing house is connected to the sanitary sewer, but no easement for the lateral has been found. Any storm drainage outlet must be piped to the bottom of the ravine. Stormwater design must meet new DEC “green” infrastructure design. Town asked applicant to screen accessory buildings and parking. Buildings will have sprinklers. A “hot box” is required for the water main. Site will have private roads and utilities.

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Applicant representatives: Francis Bossolini

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.