

10/18/07

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

10:00 start time

Applicant: Connie Kontogiannis, KKS, 1309-1323 New Scotland Road, Slingerlands, tax maps 74.00-1-22, 74.00-1-22 and 74.00-1-24, proposed construction of 1 single-use and 6 multi-use buildings, in Slingerlands Fire district, in Hamlet “H” zone, in water district, in sewer district, in BC school district. Project is located between New Scotland Road and the new Route 85 Slingerlands By-pass. Proposal shows access to the Windsor Properties parcel, to the west of KKS. Proposal shows proposed parking along New Scotland Road, 117 parking spaces within the project, and 40 underground spaces. The proposed 90-degree parking spaces may conflict with traffic flow. Applicant is proposing that all streets are to be owned and maintained by the Town. An alternate to Town ownership is providing access easements for proposed lots. Snow removal would require parking restrictions, such as the City of Albany uses. A drainage district would be required for maintenance of proposed stormwater management practices. The Town does not want to own or maintain subsurface stormwater management practices. Wetlands were delineated as part of the Route 85 project, not specifically for the KKS project. The Town may require a sewer mitigation fee from KKS to upgrade the sewer system serving this site. Zoning Law states “No single building shall have a building footprint exceeding five thousand (5,000) square feet. Exceptions may be made only if the façades of larger buildings are articulated to appear as multiple buildings, each part of which does not exceed a maximum building footprint of five thousand (5,000) square feet.” Proposed buildings will probably be sprinklered. KKS wishes that the Town would advise NYSDOT of this proposed project, so curbing for the parallel parking along New Scotland Road, could be installed as part of the NYSDOT project. The proposed KKS project is 25% commercial and 75% residential. Typically, 2 to 3 bedroom residential units. Elevators in buildings should be large enough to fit a ambulance stretcher. Town DPW, ED&P and Highway departments will meet and discuss ownership of proposed roads and utilities.

Town attendees: George Leveille, Mike Morelli, Jeff Lipnicky, Robert Leslie, Nanci Moquin, Terry Ritz, Chuck Wickham, Joann Stannard, Mark Platel, Gregg Sagendorph, Tim Beebe, John Smolinsky, Sam Messina, Nan Lanahan.

Other attendees: Richard Hoffman, Connie Kontogiannis, Arthur Kontogiannis, Howard Shafer, Robert Jasinski, Richard Mendick.

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

Applicant: OG Real Estate, Beacon Harbor, off River Road, north of PSEG, Glenmont, tax maps 98.00-2-23 and 98.00-2-10.22, proposed 2.8 million square feet of new commercial, office, retail, condominiums and flex space, in Selkirk Fire district, in Heavy Industrial “I” zone, not in water district, not in sewer district, in BC school district. Proposal has recently changed and now moves vehicular access away from the Hudson River. Proposal shows a new bridge over the Normanskill Creek. The water main servicing the PSEG plant crosses over the existing deteriorating bridge. The Town does not want to own a bridge. Canal proposed within the site will be used for stormwater management. Canal will be a minimum of 4’ deep, and be located above tidal flow. Project will include parking areas, offices, entertainment facilities, restaurants, hotel, condominiums, and other mixed uses. It could be a live-work community. Access to the northwest is proposed under the railroad bridge. Opening under the bridge is 30’ wide x 13’ high. 13’-6” is the maximum height for tractor-trailers. The railroad has not formally abandoned their rail right-of-way yet. Town is concerned about a proposed residential/retail project being located between heavy industrial sites. The proposed harbor will not have fueling services, only docking. Seventy (70) docking spaces are proposed for residents. Day-use docking is proposed around the outside. Floating docks along the breakwater will be used for tour boats and cruise ships. Underwater piping is necessary to keep water moving within the harbor. This is the first project of its kind in the northeast. All buildings are proposed to be sprinklered. The main road through the site is shown as public, but the service roads are shown as being privately owned and maintained. Applicant indicated that the traffic study for the site recommends the installation of a round-a-bout at the southern entrance/exit on River Road. Applicant should coordinate fire department access roads with the Selkirk Fire Chief. Project began as a Planned Commercial District (PCD), but now there is a request for a Zone change to Mixed Economic Development (MED).

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Other attendees: Terry Field, Bill Koelbel, Mark Jacobson, Steve Mackenzie, Alan Oppenheim, Howard Shafer, Robert Jasinski, Richard Mendick, Bill Borger, Jim Harder.

Applicant: Carol Richards, 31 Fisher Boulevard, subdivision, Fisher Boulevard at New Scotland Road, Slingerlands, tax maps 84.00-3-17, 84.00-3-18.1, 84.00-3-18.2, 84.12-2-2.1, and parcels in the Town of New Scotland, proposed minimum of 5 additional single family residences, in Slingerlands Fire district, in Residential “RA” zone, partially in water district, partially in sewer district, in BC school district. Applicant is proposed to sell a large portion of the land to the Open Space Institute, which has access to New Scotland Road and Fisher Boulevard. Wetlands have been delineated. Town requested a small parking area along Fisher Boulevard to access to 5-Rivers parcel. Town will request additional right-of-way width along Fisher Boulevard. The proposed project could function as a conservation subdivision. Sanitary sewer mains may have to be extended to service some of the lots.

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Other attendees: Teresa Bakner

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.
