

To: Delaware Avenue Hamlet Enhancement Study Advisory Committee  
Study Advisory Committee Meeting #1  
August 28, 2008  
From: Margaret Irwin, Katherine Ember, - River Street Planning  
Date: September 4, 2008  
Re: Meeting Minutes for SAC Meeting #1

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Attendees: Mark Kelly  
Henry Peyrebrune  
Dianne Barber Kansas  
Barbara Ostroff  
Virginia Acquario  
Thomas Drake  
Bob Horn  
Howard Glassman  
John H. Cunningham, Town Supervisor  
Michael Morelli, Asst. Director Economic Development and Planning, Town of Bethlehem  
Robert F. Leslie, AICP, Senior Planner, Town of Bethlehem  
Leslie Lombardo, Albany County  
Mila Vega, CDTA  
Michael Wyatt, NYSDOT  
Todd Fabozzi, CDRPC  
Anne Benware, CDTC  
Margaret Irwin, River Street Planning  
Katherine Ember, River Street Planning  
Peter Loyola, CLA SITE  
Michael Schreiber, CLA SITE  
Amy Pfeiffer, Nelson/Nygaard

The meeting began with an introduction from the Town Supervisor and the attendees introduced themselves. Margaret Irwin introduced the "Community of Choices" video and the group watched the video. Following the video, Margaret Irwin asked the group about what they thought about the video in relation to this Study Area. The following comments were made in relation to the Delaware Avenue area:

- A comment was made that getting franchise businesses to build high quality aesthetically pleasing buildings is a struggle.

- This area is a place where we live, work, shop which needs to be aesthetically pleasing
- Congestion on Delaware Avenue is a big concern.
- Intersection of Groesbeck and Elsmere needs to be examined.
- There is an opportunity to enhance the hamlet with the new Rail Trail.
- Small businesses struggle to succeed - there needs to be more of a buy local mentality
- Veterans Park Committee submitted an application to Albany County two years ago to expand to the size of the Park to Hudson Avenue. Perhaps this plan can restate the importance of that project.
- Need to realize that progress will be incremental. Be prepared to look at the project as one building at a time, one block at a time.
- There are not enough buildings where the occupying business owns the property. As tenants they have a different sense of responsibility for upkeep.
- In the past an attempt to develop a BID failed due to lack of interest.
- We need to build on our heritage – use the Old Town Hall and the Masonic Temple as models.

The group briefly reviewed the scope of services. The Committee asked how we get business owners involved. There was a brief discussion of whether holding stakeholder meetings with business owners would be a possibility. One stakeholder group could be the Bethlehem Business Women.

Study Area Boundary – It was suggested that the Study Area boundary include the whole parcel (that is currently not included) near Booth. That adjustment has been made.

SWOT Discussion – The group noted that Stewart’s is a gathering place and 4 Corners is not. In addition, the Reformed Church is a gathering space – though it is private land. The group noted that the park could be enlarged to be a center for community events and a gathering space. An issue was also raised about connecting Hudson Avenue to New Scotland. The Project Team and CDTC mentioned that while this might be addressed in a larger study, this project can only raise the issue, but not really investigate it. The Committee was broken into groups of 3 or 4 people and reviewed the pictures taken during the previous walkthrough and made comments on the strengths, weaknesses, opportunities, and threats. The Project Team will distribute the comments at a later date.

The next meeting was scheduled for October 16, 2008 at 4 PM in the Town Hall.