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TOWN OF BETHLEHEM

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6/20/13

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

10:00 start time

- 1. Applicant: Franklin School Properties, Couse Subdivision**, Slingerlands, tax maps 74.00-1-40 and 74.00-1-33. Project proposes 12 single family private lots, 70 single family traditional lots, 8 single family courtyard lots and approximately 5,500 feet of new roads. Project is in Slingerlands fire district, in Residential Large Lot (RLL) zone, in water district, in sewer district, in Bethlehem Central school district. Project was rezoned from Residential "A" to Rural Large Lot (RLL) about 5 years ago. Applicant plans to submit an application to the Town Board to request a change to a Planned Development District (PDD). Site is highly constrained with wetlands and steep slopes. Applicant bought the property located at 1433 New Scotland Road to better access the site. Applicant indicated that large lots are not in demand at this time. No road connection to Stockbridge Road is shown on plan. There are approximately 13 acres of wetlands and 11 acres of steep slopes. About 1/3 of the site is constrained. Plans show a full connection to Couse Lane, pedestrian connections to Vista campus and Stockbridge Road. Homes are planned to be between 1,800 and 3,000 SF and be a variety of housing types. Road medians are shown for traffic calming, but don't appear to meet Town design standards. The two large ravines will remain as open space. The ownership of the roads has not been determined yet. Applicant indicated that sight-distance at New Scotland Road is adequate. Applicant plans to keep the existing home at 1433 NSR in place. Planning Board will require a traffic study containing trip generation models. Sanitary sewer has not been designed yet. No grading plan has been created yet. A geotechnical engineer will be required to determine the safe-setback lines for proposed roads and houses. A sewer mitigation fee will be required to offset upgrade expenses to the existing pumping stations. Applicant may repair a portion of the existing sidewalk along New Scotland Road, as part of the "community benefit" of this project. Town advised applicant that the next plan that they submit should have the safe setback lines and possible grading shown on it.

Town attendees: Mike Morelli, Robert Leslie, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Joann Stannard, Gil Boucher, Mark Platel, John Clarkson, John Smolinsky

Applicant representatives: Ed Kleinke, B. Watkins, John Witt.

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.