

John Clarkson
Town Supervisor

Erik T. Deyoe, P.E.
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Town Engineer

TOWN OF BETHLEHEM

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02/20/14

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

10:00 start time

- 1. Applicant: Charlew Builders**, Brookside Meadows, Clapper Road, Selkirk, tax maps 121.00-3-18.2 and 18.3. Project proposes two plans, the first, 101 single family homes (conventional plan) or the second, 68 single family homes with 48 apartment units (conservation plan). Project is in Selkirk fire district, in Residential A (RA) zone, in water district, partially in sewer district, in Ravena Coeymans Selkirk school district. Applicant prefers to develop the conservation type subdivision plan. Applicant indicated the preferred plan has reduced impacts on wetlands and steep slopes. The plan shows a diversity of housing types, single family and multi-family. Stormwater ponds are necessary to meet DEC regulations. Flood plains are shown on the plans and are located within the open space area. Mitigated wetland area is located near the creek. Town is considering aligning Clapper Road with Creble Road and making it a collector road. Town asked applicant to consider a buffer along the rear yards of the proposed homes on Clapper Road. The existing sewer main must be extended to a location where it could be extended to service the existing homes in the area. DPW requests a ROW to access the existing trunk sewer along the creek. Town will request a stub road connecting the adjoining property (for future development). Town asked for contours and proposed grading to be added to the proposed plan. Town asked for the steep slope setback line to be shown. Town asked the applicant to connect the two proposed cul-de-sacs. Proposed multifamily road will be privately owned. Town indicated that Bethlehem residents have a better public opinion of condominiums than multifamily apartments. Proposed street names cannot match other ones used in Bethlehem.

Town attendees: Ken Kovalchik, Robert Leslie, Elizabeth Staubach, Kathleen Reid, Debbie Kitchen, Paul Penman, Erik Deyoe, Terry Ritz, Brian Kise, Joann Stannard, Mark Platel, Lou Corsi, Brent Merideth, John Clarkson

Applicant representatives: Dave Ingalls.

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.