

**John Clarkson**  
Town Supervisor

**Robert Leslie, AICP**  
Director of Planning

**TOWN OF BETHLEHEM**  
*Albany County - New York*  
**ECONOMIC DEVELOPMENT AND PLANNING**  
445 DELAWARE AVENUE  
DELMAR, NEW YORK 12054  
(518) 439-4955 x1157  
Fax: (518) 439-5808  
Email: rleslie@townofbethlehem.org



**Town of Bethlehem Development Planning Committee (DPC) Agenda**  
**Thursday, January 21, 2016**  
**10:00 AM**  
**Bethlehem Town Hall, Room 101**

Town Attendees: John Clarkson, Supervisor  
John Smolinsky, Chairman Town Planning Board  
Robert Leslie, Director of Economic Development and Planning  
Paul Penman, Town Engineer  
Justin Harbinger, Building Inspector  
Brent Meredith, Highway Superintendent  
Mark Platel, Assistant Building Inspector  
Ken Kovalchick, Senior Planner  
Scott Lewendon, Member Town Planning Board  
Deborah Kitchen, Planning Board Secretary  
Kathleen Reid, Zoning Board Secretary

Applicant Representatives: Steve Bolduc, Keystone Builders: Bob Bolduc and Carrie Brusic were also in attendance to answer questions.

**1. Applicant: Keystone Builders, Inc.**

Tax maps: 85.18-4-11, 85.18-4-12, 85.18-4-13,  
Project proposes the rezone of parcel 85.18-4-14 on Delaware Avenue, Delmar from Core Residential (CR) to the Hamlet (H) Zone to allow for the construction of six, two bedroom apartments and six, two stall garages. The project is in the Delmar fire district, in a Core Residential (CR) zone, in the water and sewer districts, and in the Bethlehem School District.

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If the zoning change is approved the applicant agreed to the construction of a sidewalk to connect the proposed site to the intersection of Delaware and Cherry Avenue.

If it is found that the waste water flows thru the Delaware Avenue pump station – the applicant agreed to a water contribution and to plant trees on the site that will not encroach on the utility easement.

The applicant will revise plans to shift back the apartment building further away from easement.

Next Steps:

Applicant to address comments and submit revised plans.

**Applicant: Amedore Homes**

Tax maps: 97.15-2-11

Project proposes a Planned Development District (PDD) with the development of eight, four unit condominiums. Project is in the Elsmere fire districts, in a Residential A (RA) zone, in the water and sewer districts, and in the Bethlehem School District.

The Applicant rescheduled for the February 18, 2016 DPC Meeting.

*Maps are hanging outside Debbie Kitchen's office, DEDP, second floor, Town Hall, 445 Delaware Avenue, Delmar*

*Questions – Contact Liz Staubach, 439-4955 ext. 1189*