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Town Supervisor

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TOWN OF BETHLEHEM
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, February 18, 2016
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

- John Smolinsky, Chairman Town Planning Board
- Paul Penman, Town Engineer
- Terry Ritz, DPW Engineer
- Brian Kise, Stormwater Coordinator
- Brent Meredith, Highway Superintendent
- Mark Platel, Assistant Building Inspector
- Dave Rice, Assistant Building Inspector
- Howard Hyer, Director of Field Operations
- Ken Kovalchik, Senior Planner
- Elizabeth Staubach, Economic Development Coordinator
- Deborah Kitchen, Planning Board Secretary
- Kathleen Reid, Zoning Board Secretary

Applicant: Amedore Homes

Tax maps: 97.15-2-11

Project proposes a Planned Development District (PDD) with the development of twelve, 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.

John Bossalini spoke on behalf of the Applicant. Project currently proposes the development of twelve, four unit condominiums, for a total of forty-eight dwelling units with attached garages on 8.5 acres of vacant land. Roads will be private and be maintained by a Home Owners Association. Parcel is located between Calvary Cemetery and a National Grid Easement.

Traffic, screening, emergency access and parking requirements were discussed as was a contribution by the Applicant toward the future improvement of Route 9W and Feura Bush Road to help improve traffic flow.

The Committee requested a wet land delineation and an archeological study - the result will help determine the projects density and improved design changes. The Applicant will work with the Town for an alternative layout of the project.

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