

John Clarkson
Town Supervisor

Robert Leslie, AICP
Director of Planning

TOWN OF BETHLEHEM
Albany County - New York
ECONOMIC DEVELOPMENT AND PLANNING
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, March 16, 2017
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

Rob Leslie, Director of Economic Development & Planning
Ken Kovalchick, Senior Planner
Leslie Lombardo, Senior Planner
John Clarkson, Town Supervisor
Terry Ritz, DPW Engineer
Brett Meredith, Superintendent of Highways
Howard Hyer, Director of Field Operations
Justin Harbinger, Assistant Building Inspector
Deborah Kitchen, Planning Board Secretary
Nanci Moquin, Town Clerk

1. Applicant: Wooster Subdivision

Tax maps: 86.10-5-19

The project is located at 137 Kenwood Avenue and proposes a 5 lot subdivision, consisting of one existing home to remain and four new homes to be constructed on Kenwood Avenue and Rockefeller Road. The project is in the Elsmere fire district and is located in the Core Residential (CR) zone, in the water district, and in the Bethlehem School District.

Representatives:

Luigi A. Palleschi, P.E. ABD Engineers, LLP

The Applicant is proposing a 5 lot subdivision on 2.3 acres. The subdivision will divide off one existing house on the property and create 4 new lots for 4 new homes. One new home on Kenwood Avenue and 3 new homes on Rockefeller Road. No variances are required.

The subdivision will provide a force main on Rockefeller Road to be dedicated to the town. Sewer, water and gas will be connected from Kenwood Avenue. The area of disturbance is proposed to be less than one acre.

The Applicant will work with DPW/Engineering staff for sewer connection and right of way dedication.

Staff request the applicant provided the following information with an application:

- A drainage report showing that drainage from the site will not impact adjacent properties
- Right of way or easement dedication for a sidewalk along Kenwood Avenue and Rockefeller Road.
- The extent of the wetland boundary on lot #5 along Rockefeller Road should be shown as indicated by a wetland biologist/wetland scientist.
- Minimize the amount of cut to the roads for the utility hookup.

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

Questions – Contact Kathleen Reid, 439-4955 ext. 1158