

4/18/2013

**Town of Bethlehem Development Planning Committee (DPC)
Bethlehem Town Hall
Room 101**

10:00 start time

Applicant: Van Dyke Spinney, Phase II, Van Dyke Road, Delmar, tax map 96.00-1-30. Project proposes three (3) private dead-end streets and sixty-two (62) townhouse style apartments. Project is located in the Delmar fire district, in a PDD zone, not in water district, not in sewer district, in the Bethlehem Central School District.

Ed Kleinke, Landscape Architect for the project discussed some of the goals for Phase II as follows:

- **Undulating berm that would vary in height along Van Dyke Road – Phase II.**
- **Goal is to develop a plan that includes topographic relief with greenery and deciduous trees**
- **A variety of plantings are proposed including 225 separate plants, maple, oak and pine trees intermixed in different groupings**
- **Goal is to add visual screening and character.**

Staff discussed various tree plantings along the private roads as well as the proposed foundation plantings. All plantings will be shown on the plans that will be submitted to the Planning Board as part of the Phase II site plan application submittal. Berms are also proposed between clusters of buildings within the site with various heights up to 5' above grade. The plan also calls for a gazebo. In addition to the eight foot wide multi-purpose sidewalk along Van Dyke Road, internal walking trails will also be incorporated into the plan. Trails must meet ADA requirements.

The applicant was advised that he must keep up and maintain the orange construction fencing that identifies the tree protection area in Phase I.

Residents in Phases I & II will have access to the clubhouse facilities located at Adams Station which is also owned by the applicant. The clubhouse for the VDS project was discussed and the applicant indicated that it could be moved up from Phase IV to Phase III of the project.

The site is proposed to be served by natural gas. The applicant indicated that they are trying to resolve the extension of the gas line with National Grid and that as an alternative; they were considering the use of propane. This is an issue that will require further review and a member of the public encouraged the Town to get involved to help resolve this issue with National Grid.

The applicant indicated that there is currently a list for Phase 1 with 20-25 interested potential tenants. Applicant expects interest to increase as site development advances and people see the actual buildings under construction.

A question was raised as to what happens if the anticipated demand for senior apartments at the site does not materialize. The project was approved by the Town Board for senior apartments (defined as age 55 and older). If the project were to deviate from that approval, the applicant would need to return to the Town Board to request a change.

Town Attendees: Mike Morelli, Erik Deyoe, Paul Penman, Brian Kise, Gil Boucher, John Clarkson, George Leveille, Dave Rice, Debbie Kitchen, Kathleen Reid

Applicant /representatives: Ed Feinburg, Tom Brewer, Richard Tice, Edward Kleinke

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 informally 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.