

4/21/11

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

10:00 start time

Applicant: Michael Waldenmaier, proposed eight (8) new single family homes on the corner of Kenwood Avenue and Rockefeller Road, opposite Oakwood Road. Tax map 86.00-1-2, in Elsmere Fire district, in Residence A “RA” zone, in water district, in sewer district, in Bethlehem Central school district. Parcel is approximately 5.6 acres, wooded with approximately 4.5 acres being unconstrained. Federal wetlands have been delineated, but other than a driveway crossing, little disturbance is planned. Current proposal may need variances from Zoning Board as the two (2) proposed flag pole lots are less than 200’ minimum do not meet the minimum 100’ between driveways serving the individual lots. Town suggested that the flag be switched to Rockefeller Road, instead of Kenwood Avenue. Applicant was asked to consider reducing number of lots to seven (7), which may eliminate the need to seek variances from the Zoning Board. DPW indicated that the Town doesn’t allow grinder pump connections into the 18” force main. A meter pit, located at the right-of-way line, is required for all water services over 250’. Town asked applicant to show an all-purpose easement along the road frontage for the future installation of sidewalks. Applicant was advised that he would need to seek variances from ZBA before applying to the Planning Board.

Town attendees: Mike Morelli, Robert Leslie, Paul Penman, Brian Kise, Terry Ritz, Robin Nagengast, Debbie Kitchen, Joann Stannard, Tim Beebe, John Smolinsky, George Leveille

Applicant representatives: Edward Kleinke, Michael Waldenmaier

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.