

8/19/10

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

10:00 start time

Applicant: Keystone Builders Inc., Verstandigs, 454 Delaware Avenue, Delmar, proposed 27 town homes, tax map parcel 85.15-5-43, , in Multi-Family “MR” zone, in water district, in sewer district, in Delmar fire district, in Bethlehem Central school district. The project is on the site of the previously approved Verstandigs condominiums. The proposed road layout appears to be virtually the same as the previously approved plan. Project is changing from 9 condominium buildings (40 units) to 13 town homes (27 units). The stormwater management system will remain virtually the same. The SWPPP must be updated. Applicant was advised to maintain horizontal separation between water, sewer and storm laterals. Each unit will have a two car garage. No phasing is proposed. Each unit will have individual trash pick-up. Town suggested that the sidewalk be continuous around roadway. Vehicles parked on roadway should be located so as to not inhibit emergency vehicles. Due to the amount of pavement (roads and sidewalks), snow storage may become an issue during winter months. Applicant will delineate snow storage areas on plans.

Town attendees: Mike Morelli, Robert Leslie, Josh Carvajal, Erik Deyoe, Terry Ritz, Tim Beebe, John Smolinsky.

Applicant representatives: Mike Tucker, Bob Bolduc, Steve Bolduc, Dave Murray.

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.