

8/20/09

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

10:00 start time

Applicant: Anthony Gallo, four (4) lot residential subdivision, west side of Old Route 9W, Glenmont, east of NYS Thruway, tax map 87.03-2-27, , in Selkirk fire district, in Rural "R" zone, not in water district, partially in sewer district, in Bethlehem Central school district. Applicant indicated that he has owned the parcel for 40 to 50 years. Town prefers that the proposed water and sewer mains not be located within the NYS Thruway right-of-way. Applicant should consider obtaining an easement across the Jensen parcel. Town prefers to have water and sewer brought in from Corning Hill Road, but extending them from Route 9W is also acceptable. No public utility installation along the rear yards will be accepted. Ownership of the Hannay Lane paper street must be determined. No storm drainage system exists in the area of the proposed lots. Once formally submitted, the Planning Board may require air and noise studies due to the proximity to the Thruway. Applicant is working with Callanans on obtaining materials for the proposed berm. Disturbance over 1 acre requires a SWPPP. No wetlands were found by Hershberg. Side yard setbacks are 15' for this zone.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel.

Applicants representative: Anthony Gallo.

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.