

12/16/10

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

10:00 start time

Applicant: Fiske Construction, Russell Road (west of Mohawk Trail), Googas Road, Conestoga Drive, North Bethlehem, tax map parcels 63.00-3-18.1 and 63.00-3-13, in Residential A “RA” zone, in water district, in sewer district, in North Bethlehem fire district, in Guilderland Central school district. This project is for thirty three (33) single family homes. Parcel is approximately 20 acres, separated by a National Grid right-of-way. Using the conventional subdivision design, applicant indicated that there are approximately 14 acres of buildable land, yielding 42 lots. Removing the area from the 2300’ of proposed roads, allows for 33 lots. Town indicated that the design doesn’t meet some lot requirements shown within the Town subdivision regulations. Using the conservation subdivision design, a minimum of 3.75 acres of open space is required. This design shows three different styles of homes, twin townhomes, conventional lots and cottage style lots. Houses along Russell Road will front Russell Road with driveways onto the new street. Applicant indicated that the density bonus allows for an additional 4 lots (33 +4), totaling 37. Open/green space will be deed restricted. Town asked that the design include a path to the existing Town Park. A sanitary sewer pump station may be required for some of the homes along Russell. The Town asks that the applicant investigate every option to eliminate the pump station. Town may require that the applicant “cut in” new valves on the existing Russell Road water main. There are two existing vacant grinder pump connections on Mohawk Trail. The National Grid deed should be reviewed for any language regarding crossing easements. Any future submittals should show existing features along the North side of Russell Road.

Town attendees: Mike Morelli, Jeff Lipnicky, Robin Nagengast, Terry Ritz, Josh Carvajal, Chuck Wickham, Gil Boucher, Tim Beebe, John Smolinsky,

Applicant representatives: Francis Bossolini

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.