

12/20/07

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

10:00 start time

Applicant: Franklin School Properties, Couse Lane Farm, tax map 74.00-1-40, Couse Lane and Stockbridge Road, Major subdivision, Slingerlands, proposed 19 single family houses on the extensions of Couse Lane and Stockbridge Road, 65-acre parcel, in Slingerlands Fire district, proposed houses are in Residential Large Lot “RLL” zone, in water district, in sewer district, in BC school district. Project was before the DPC on 12/15/05, 8/17/06 and 6/21/07. Slingerlands Fire Chief doesn’t want barricades or gates limiting access to a Town road, and believes that the proposed connection with Couse Lane is not necessary for fire protection. The narrow width of Couse Lane and the limited sight distance at New Scotland Road restricts the usability of the existing street. No stormwater management practices have been considered yet. A typical Town boulevard cross-section along Stockbridge Road would impact more wetlands in the “fill” area. A narrower boulevard cross-section was used in the Carriage Hill subdivision. The DPC recommends using a narrower cross-section along the boulevard, connecting lot 15, a flag lot, to the proposed street, and no street connection to Couse Lane, however, a 50’ wide right-of-way for a future roadway connection is required.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Joann Stannard, Mark Platel, Nan Lanahan, Tim Beebe, Sam Messina, John Smolinsky.

Other attendees: James Breen, Ed Kleinke, John Flanigan, Jason Tice.

Applicant: United Group of Companies, Glenwood Village Senior Housing, Glenmont Road, Glenmont, tax map 97.00-2-1.21, proposed three buildings, a 94-unit 4 story building, a 56-unit 4 story building, and a clubhouse, opposite Selkirk Fire station #2, in Selkirk Fire district, in Hamlet “H” zone, in water district, in sewer district, in BC school district. Project was previously before the DPC on 10/24/05 and is now presenting a revised site plan. Proposed parking is shown under buildings, which reduces the impact on wetlands. Disturbed wetlands will be mitigated at a rate of 2 to 1. Proposed garages will have 12’ of overhead clearance. Proposed elevators in the buildings will be large enough to hold a stretcher. Project is still in front of Zoning Board of Appeals for several area variances. 1, 2 and 3 bedroom units, between 685 and 1500 sf. Rents will start around \$1000 per month. Residents must be 62 and older, and be fully independent. No 24-hour staff is planned. No fire truck access is provided for the rear of the buildings, but the buildings will be sprinklered, garages will have a dry

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system. Units will have a combination of heat and smoke alarms, to reduce the number of false alarms. Proposed street will be privately owned. The Towns Route 9W corridor study may request a connection, parallel to Glenmont Road, towards Route 9W. The proposed clubhouse will contain an office, great room, lounge, kitchen, exercise area, lap pool, media area, hair salon, library and game room. DPW asked applicant to capture “gray water” for use in lawn irrigation. Privately owned water mains must have master meter “hot boxes” and backflow prevention.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Joann Stannard, Mark Platel, Nan Lanahan, Tim Beebe, Sam Messina, John Smolinsky.

Other attendees: Tim Haskins, Terri Herubin, Bill Borger.

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.