

John Clarkson
Town Supervisor

Erik T. Deyoe, P.E.
Commissioner

Paul Penman, P.E.
Town Engineer

TOWN OF BETHLEHEM

Albany County - New York

DEPARTMENT OF PUBLIC WORKS

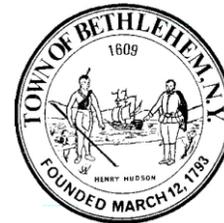
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12/20/12

Town of Bethlehem Development Planning Committee (DPC)

Bethlehem Town Hall

Room 101, first floor

10:00 start time

- 1. Applicant: Michael Fitzpatrick, 279 Bender Lane, north side of Bender Lane, Glenmont, tax map 86.00-2-11.** Project proposes six (6) new lots comprised of three (3) flag lots and three (3) with standard frontage. Plans show extending the existing sanitary force main. Project is in Elsmere fire district, in Residential "A" (RA) zone, in water district, in sewer district, in Bethlehem Central school district. Applicant indicated that building a cul-de-sac was not economically feasible. The proposed sanitary sewer force main, for the two (2) existing homes on the top of the hill, has not been installed yet. Town would prefer that a gravity sewer be installed to service these proposed and future lots. Town suggested working with the adjoining land owners to find a possible route. If gravity sewer is feasible, a subdivision layout with a cul-de-sac may also be feasible. Town suggested that the applicant combine two lots to eliminate the adjoining flag lots.

Town attendees: Robert Leslie, Kathleen Reid, Terry Ritz, Joann Stannard, Gil Boucher, Mark Platel, John Clarkson, Tim Beebe, John Smolinsky, Debbie Kitchen, Paul Penman, Erik Deyoe

Applicant representatives: Joe Bianchine, Mike Fitzpatrick

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.