

2/17/11

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

**10:00 start time**

**Applicant: Bethlehem Soccer Club, 391 Wemple Road**, Glenmont, in Rural “R” zone, not in water or sewer district, in Selkirk fire district, in Ravena Coeymans Selkirk school district. This project is for four (4) soccer fields, a 87,500 sf enclosed building and associated parking lots. Project was previously presented at the 2/18/10 Development Planning Committee meeting. Club met with adjoining neighbors and relocated the building to the southeasterly corner of the parcel. The proposed building is located over the existing AT&T buried conduit. Club has met with AT&T and a few access points are proposed. Proposed building is also located over the drainage easement from the Thruway. The existing drainage must be re-routed around the new building. 265 parking spaces are shown with areas for dropping off players. Club plans to use scheduling to mitigate traffic issues. Mail deliveries are disrupted on Saturdays. The Planning Board will probably require a full traffic study, which would include intersections along Wemple Road, Feura Bush Road and Elsmere Avenue. Plan shows reducing Wemple Road curb cuts from three (3) to one (1). The stormwater management facilities are located along Wemple Road. Existing culverts under Wemple Road may need to be upgraded. Applicant was advised that the proposed residential subdivision project on adjoining properties will probably not receive final approval in time to supply water and sanitary sewer to the Soccer-plex building. As a result, applicant was advised to plan for a well and septic system. No gas main is located on Wemple Road. Club plans on applying for a Town grading permit to re-grade parking lots and fields. Fields can be used for many different sports. Field rental fees will be used to pay for the building. Town will require a 60’ wide (30’ from centerline) right-of-way along Wemple Road. A concession stand within the proposed building with an outside service window is being considered. Applicant was advised to use as many of the design guidelines of the Rural zone as possible. Applicant should consider a border or fence along the westerly division line. Club is considering installing netting along some of the property lines to prevent soccer balls from ending up on the neighbors property. Approximately 2000 children play here a year, ages pre-K to 23 years old.

Town attendees: Mike Morelli, Terry Ritz, Gil Boucher, Tim Beebe, John Smolinsky, George Leveille

Applicant representatives: Mark Sweeney

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**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.