

1/15/09

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

10:00 start time

Applicant: Kendall Square, Lee Rosen, Northeast corner of Feura Bush Road and Elsmere Avenue, Delmar, tax map 97.09-2-5.1, proposed project includes four (4) 5,000 sf commercial buildings, three (3) 6-8 unit residential buildings, seven (7) 3 unit buildings, and eight (8) 8 unit residential buildings, (112 total), in Elsmere fire district, in Hamlet "H" zone, in water district, in sewer district, in Bethlehem Central school district.

This newly revised plan has been redesigned based on comments from the 11/21/08 Development Planning Committee meeting.

Applicant indicated that the new plan allows for any future NYSDOT improvements to the intersection of Feura Bush Road and Elsmere Avenue. The rental units will have one owner. Town prefers that the public and private stormwater management practices be separate. Current plan shows approximately 1/3 acre of wetland impact. ACOE has not been contacted yet about the wetlands. A temporary turn-around and barricade is required at dead-end streets. Town prefers ponds over underground filters for stormwater practices. Utilities on private property are to be owned and maintained by the property owner, not the Town. Existing water main on Elsmere Avenue may be located in an easement. Parcel may be considered wooded/brush, when calculating stormwater runoff. Water and sanitary sewer mains must be extended to the property line. Town prefers small diameter force mains instead of a pump station. Town asked applicant to consider building townhouses (similar to Walden Fields) along the western and northern portions of the site. Town asked applicant to consider commercial uses on the first floor of the two (2) residential buildings closest to the intersection of Feura Bush Road at Elsmere Avenue. The first floor of these two buildings could have access from the larger parking lot in the rear; the second floor from the proposed new street. Town asked applicant to consider installing additional sidewalks to connect the residential area to the commercial area. Further discussion on the parking requirements of the Hamlet zone is needed.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Gil Boucher, Patricia McVee, Kathy Newkirk, John Smolinsky,

Applicants representative: Lee Rosen, 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.