

1/20/11

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

10:00 start time

Applicant: Vista Technology Campus, Phase 1B, Vista Boulevard, Slingerlands, in Mixed Economic Development “MED” zone, in water district, in sewer district, in Slingerlands fire district, in Bethlehem Central school district. This project is for multiple buildings shown on the Vista Master Plan. Building M – 110,000 sf office, Building K – 65,000 sf grocery store, Building J – 2,500 sf bank, Building I – 30,000 sf office, Building H – 5,500 sf restaurant, Building G – 14,800 sf drug store, Building F – 2,500 sf bank, Building E – 6,000 sf office and Building P – 40,000 sf office. This phase will use common/shared stormwater practices. Town Board approved the sites master plan which showed 1.4M sf of buildings. The site will be occupied with both primary and secondary uses. The Town Board approval requires a minimum of 80% primary use and a maximum of 20% secondary use. Applicant was asked to supply a table indicating building size, type and if it is a primary or secondary use. Plans show a public water main and hydrant on private property, located within an easement. The multi-use path is not shown on these plans, however the Applicant stated that the paths are planned to be made with wood chip mulch. Applicant was asked to consider boardwalks where the path crosses wetlands to help minimize impacts. The proposed path should have limited connection with the concrete sidewalk along the road. Path reference markers may be helpful in case of emergencies. Concrete sidewalks along Vista Boulevard must continue across access driveways. Applicant was asked to use extensive landscaping to screen/soften large parking lots and truck loading areas. Applicant was asked to design the retail services buildings using the “neighborhood scale” design. Buildings should look like multiple units, not one large one. The sites should be “walkable”, especially from the existing homes along New Scotland Road. Vista Boulevard will have a shared bike lane in each direction. Future building tenants ask for LEED certification, but buildings are not required to have such certification. Soil on site is not conducive to percolation. Stormwater ponds must meet the new DEC green infrastructure regulations. No wetlands are being disturbed on the entire 440 acre site. Each building will have its own meter and backflow device. Maximum building height in the MED zone is four (4) stories, although most of the buildings will be 1 to 2 stories in height. Some buildings have a planned occupancy by the fall of 2011, the remaining by spring of 2012.

Town attendees: Mike Morelli, Robert Leslie, Robin Nagengast, Debbie Kitchen, Josh Cansler, Joann Stannard, Paul Penman, Terry Ritz, Gil Boucher, Mark Platel, Tim Beebe, Sam Messina, John Smolinsky, George Leveille, Tom Connolly, Nanci Moquin

Applicant representatives: Jon deForest, Bill Mafriaci

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.