

6/21/07

**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, 19 single family houses on the extensions of Couse Lane and Stockbridge Road, in Slingerlands Fire district, proposed houses are in Residential Large Lot "RLL" zone, in water district, in sewer district, in BC school district. Project has been redesigned since 8/17/06 DPC meeting. Boulevard section through the ravine of Stockbridge Road would impact large amount of wetlands. A bridge would be costly. No through street connection is shown on Couse Lane. The existing portion of Couse Lane has less than standard widths of right-of-way and pavement. There is approximately 500' of developable land to the northwest of this parcel, towards the Jones parcel. Jones parcel is zoned MEDD. Planning Department prefers a cul-de-sac at the Jones Each of the proposed roads is over 800' in length. Proposal has a 2-acre average density. DPW prefers that the water main be looped between Stockbridge Road and Couse Lane, possibly through an easement. Town suggested moving proposed cul-de-sac to access the lot off of Couse Lane. Applicant must review the capacity of existing utilities, including the capacity of the Delaware Avenue sanitary sewer pump station. Developer may be required to pay a sanitary sewer "impact fee" for the upgrades required to the existing infrastructure tying into the Delaware Avenue pump station. Areas of steep slopes could be made part of the Towns open space.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Terry Ritz, Chuck Wickham, Joann Stannard, Mark Platel, Gregg Sagendorph, Tim Beebe.

Other attendees: Edward Kleinke, Jim Breen, Howard Shafer.

Applicant: Frank Hassari, 415 Route 9W, Glenmont Mobil, tax map 97.12-1-9, convert existing repair bays into convenience store, updating and expanding pump islands, in Elsmere Fire district, in Hamlet "H" zone, in water district, in sewer district, in BC school district. Proposal shows reducing the curb cuts to two, one on Route 9W, one on Feura Bush Road. Proposing a monument sign. Applicant stated NYSDOT is investigating the location of the pedestrian signal poles. Mobil will remove the existing fuel tanks. New tanks will be installed, possibly E-85 and diesel. Applicant indicated that he might propose a drive-thru on the building in the future, but it is not shown as part of the current proposal. The proposed sidewalk will be within a 10' easement. Detectable warning pads are required at the ends of the proposed sidewalk. Based on the

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site plan, the State road is on private property. Elevations on the plan appear to be off by 100'.

Town attendees: Robert Leslie, Terry Ritz, Chuck Wickham, Joann Stannard, Mark Platel, Gregg Sagendorph, Tim Beebe.

Other attendees: Tony Dadamo, Frank Hessari, Howard Shafer.

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.