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Town Supervisor

TOWN OF BETHLEHEM

Albany County - New York

ECONOMIC DEVELOPMENT AND PLANNING

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George E. Leveille
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05/18/06

Town of Bethlehem Development Planning Committee
Bethlehem Town Hall
Room 101

10:00 Applicant: C. Crisafulli, Cottonwood Lane, Selkirk, tax map 109.00-2-3.2, proposal for six (6) residential building lots, 5.4 acre parcel, 1.734 acres of wetlands, 0.055 acres of wetlands being impacted, in BC school district, in Selkirk Fire district, in Residential "A" zone, in water district, partially in sewer district. The wetlands were delineated over 10 years ago. Applicant asked to consider a cul-de-sac design, but applicant said it was not considered for economic reasons. The Town prefers a cul-de-sac design. The road may be difficult to extend over the National Grid right-of-way. Applicant asked to supply the Town with the existing wetlands map for the rear of the parcel. The existing house is going to be demolished. This will be classified as a major subdivision. There will be less than 5 acres of disturbance.

Town attendees: Mike Morelli, Oliver Holmes, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Paul Penman.

Other attendees: David Ingalls, Howard Shafer, Robert Jasinski, William Borger, Joe Keller.

10:30 Applicant: Van Dyke Spinney, LLC, Van Dyke Road, Delmar, tax map 96.00-1-30, proposal for 222 residential units (134 1-bedroom, 44 efficiency, 44 2-bedroom), Planned Development District (PDD), 91.1 acre parcel, 45.13 acres to be developed, 2.68 acres of wetlands, in BC school district, in Delmar Fire district, in Residential "A" zone, not in water district, partially in sewer district. Plan has been revised several times since its first submittal. Project first submitted as senior citizens district. Proposal will develop half the site. Water and sewer will be brought in from Delaware/Van Dyke and from Juniper/By-pass extension. Sanitary sewer will require a pumping station. Wetlands delineated in April 2006. Proposal also shows 8 single-family homes on Van Dyke Road, and 2 on Meads Lane. The 222 residential units will have 1 and 2-story units. The 1-story units will be geared toward seniors. The 2-story units along Van Dyke Road will have rear-loading garages. Some stand-alone garages will also be available. Project will have walking trails. The streets and utilities within the interior of the site will be privately owned. The water and sewer mains must be sized for future development (master plan). Most buildings will have half basements. All these units will be rentals. Town asked applicant to consider installing sidewalks along Van Dyke Road. Project may be required to improve Van Dyke Road and/or the intersection of Van Dyke Road at Meads Lane.

For an official copy of the minutes, please visit the Town Hall, 445 Delaware Avenue, Delmar, NY or call 439-4955.

Town attendees: Mike Morelli, Oliver Holmes, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Paul Penman.

Other attendees: R. Mark Dempf, Rex Ruthman, Alex Ruthman, Edward Feinberg, Robert Jasinski, William Borger, Joe Keller.

11:15 Applicant: Realty Development Co., Gra-Bil Estates, section 3, Glenmont, tax map 97.00-1-12.1, proposal for 93 single family building lots, 95.8 acre parcel, 9749' of new Town highways, in BC school district, in Selkirk Fire district, in Residential "A" zone, partially in water district, in sewer district. Site has 8 acres of wetlands and large areas of steep slopes. Dowerskill Creek traverses the site. All sanitary sewers are to be gravity. Plan shows 17 lots fronting on Kimmey Drive. Kimmey Drive crosses the trunk sewer, Dowerskill Creek and wetlands. The trunk sewer should be inspected before the fill is placed for the road crossing. The archeological study has been completed. The wetlands are being delineated. May create some parkland along the Dowerskill. Proposed temporary dead-end streets must be extendable. A 5' concrete sidewalk will be required along Kimmey. Houses will range in price between \$450 and \$500,000. Must consider lawn sprinklers when considering total water use. A stormwater district must be created before the house certificates of occupancy are issued. Town asked applicant to consider a mixed-use project. Project should follow the recommendations of the Towns Comprehensive plan. Consider a variety of housing types and affordable housing. Applicant asked to reduce the number of driveways on Kimmey. A PDD may be required for this project.

Town attendees: George Leveille, Mike Morelli, Oliver Holmes, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Tim Beebe, Paul Penman.

Other attendees: Lynn Sipperly, William Borger, Joe Keller.

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.

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- economic and fiscal impacts.

The issues discussed during this DPC meeting are not to be viewed as a full project review. Once submitted to the Town of Bethlehem Planning Board, each project will receive a full review by the Board, appropriate Town Departments, and/or a Town Designated Engineer.