

11/15/07

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

10:00 start time

Applicant: Rosewood Home builders, extension of Reutter Drive, Selkirk, tax map 121.04-3-81, proposed construction of (22) single-family homes, two plans show either a standard-design subdivision layout or a conservation-design subdivision layout, in Selkirk Fire district, in Residential “RA” zone, in water district, in RCS school district. This project is land left from the original Trinity Manor Subdivision, could be under land labeled Phase V. Applicant will look into the conditions attached to original subdivision, possible limitation on crossing of ACOE wetland buffer area with the proposed road. Conservation subdivision has shorter roads and 22 smaller townhomes. Has 12 acres of open space, only 4 acres are needed. Targeting market of first time homebuyers and empty nesters. Staff suggested looking at density bonuses. Some slopes on the property with the Thruway to the east. A gas main runs along the edge of the Thruway; the easement must be subtracted from the buildable area. Applicant prefers the conservation subdivision because of rock in the area. Smaller product desirable because less disturbance would be cost effective. Some earlier development in the area required blasting. Open space would be under a homeowners association. One area of concern was the amount of driveways that back onto the cul-de-sac. Applicant could combine driveways or driveway for one car and a pull off area for second cars. ITE manual estimates 1 car per unit during peak hour or 6 or 7 per day.

Town attendees: George Leveille, Jeff Lipnicky, Robert Leslie, Nanci Moquin, Chuck Wickham, Josh Cansler, Tim Beebe, Mark Platel

Other attendees: Frank Fazio, Rich Rosetti, Fred Alvaro, Ed Kleinke, John Smolinsky

Applicant: Slingerlands Hollow Company, McCormack’s Hollow subdivision amendment, Delmar, proposing a 10’ wide multipurpose path instead of a 24’ wide Town road, between North Street and Harding Avenue, previously approved subdivision showed the construction of a Town road, in Delmar Fire district, in Core Residential “CR” zone, in water district, in sewer district, in BC school district. The road has not yet been constructed, the 50’ conveyance would be maintained but the path would be in place of the road. The lot on the corner of North St. and the proposed path would have the driveway off of North Street, the building permit has not yet been issued. Catch basins at North St. & Merrifield could be moved. Some storm drainage still needed to be installed. Signs would be on either end of path to discourage vehicles. Staff suggested the path meander instead of straight with trees along it. Town and the neighbors are in favor of

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the change to a multipurpose path. Next step is to apply to the Planning Board for a subdivision amendment.

Town attendees: George Leveille, Jeff Lipnicky, Robert Leslie, Nanci Moquin, Chuck Wickham, Josh Cansler, Tim Beebe, Mark Platel

Other attendees: Ed Kleinke, John Smolinsky

Applicant: Barbara Homes, Wildwood Preserve, Planned development District (PDD), Wildwood Lane, Selkirk, tax maps 108.00-3-3, 108.00-3-33, 108.00-3-24, proposed construction of (22) single family homes, (29) four-unit townhomes, (18) 10-12-unit apartment buildings, and a clubhouse with a pool, in Selkirk Fire district, in rural “R” zone, not in water or sewer district, in RCS school district. This is a 158-acre parcel with some frontage on Wildwood. It’s a land locked parcel that the applicant has worked with adjacent landowners to get an 80-foot ROW. The town will own the road to a point and the remainder would be privately owned. There are 111 acres of constrained land and 48 unconstrained. The proposal is for a HOA to own and maintain open space. The rental apartments could be mixed with owned condos, will depend on market. Showed an actual survey with ACOE delineated wetlands. Most of the tree line is existing. Staff concern is the ability for the multi family buildings to be sold to different owners and then be maintained at different levels. Applicant wants to be able to maintain a 7 or 8 per acre density (350 units). Sufficiency of on-site parking questioned. A traffic study will be needed. Each apartment will have a garage and a driveway. Staff advised developing the plan with more detail and work with staff before formally applying.

Town attendees: George Leveille, Jeff Lipnicky, Robert Leslie, Nanci Moquin, Chuck Wickham, Josh Cansler, Tim Beebe, Mark Platel

Other attendees: Dominic Arico, Chris Schmid, John Smolinsky