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TOWN OF BETHLEHEM

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10/18/12

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

10:00 start time

- 1. Applicant: Thomas and Valerie Newell, 25 Wemple Road, Glenmont, tax map 97.00-1-11.1.** Project proposes removing existing farm buildings and constructing five (5) single family homes and ninety (90) four-unit and above multiple unit dwellings. Project is in Elsmere fire district, in Residential "A" (RA) zone, in water district, in sewer district, in Bethlehem Central school district. Each building is to have its own tax map parcel. The multiple units are planned to be either apartments or condominiums. Applicant indicated that a conservation subdivision on this site allows for 150 +/- units. Nineteen (19) four and six unit apartments/condominiums are shown on the plan. No deed restricted open-space is shown on the plans as of yet. No conventional subdivision design has been created yet for the site, which is required by Town Code. The large lots will be preserved for Newell family members. According to the applicant, these large lots will remain mostly open, with little development. Area will continue to be farmed. Possible deed restrictions for 17 acres (40%) of large lots. The Town needs to determine if the north/south collector road is a priority. Applicant asked "Will the Town pay land owners for the rights to build the road?" A traffic study must be submitted to the Planning Board to determine impacts on local traffic patterns. The north/south collector road was conceived in the 90's, in the LUMAC report. The LUMAC report looked at area build-out, intersection issues, alternate road alignments and town-wide modeling. However, no "official Town map" has been adopted by the Town. Applicant may be required to participate to mitigate project related traffic issues. Town needs to determine if the north/south collector road, or if alternate intersection improvements, would be better.

Town attendees: Mike Morelli, Jeff Lipnicky, Kathleen Reid, Terry Ritz, Erik Deyoe, Joann Stannard, Dave Rice, Gregg Sagendorph, John Clarkson, George Leveille, Nanci Moquin

Applicant representatives: Tom Newell, Valerie Newell, Lee Rosen, Dave Ingalls

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.