

10/21/10

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

10:00 start time

Applicant: Windsor Properties, The Hamlet, New Scotland Road, Slingerlands, tax map parcel 74.00-1-29.3, in Hamlet “H” zone, in water district, in sewer district, in Slingerlands fire district, in Bethlehem Central school district. This project proposes five (5) 10-unit apartment buildings on 9.17 acres. 6.37 acres are unconstrained (i.e. buildable). Each building shows ten (10) attached garages. This project is located between the Price Chopper Plaza and the high pressure gas main easement, on the northwest side on New Scotland Road. Project SWPPP is designed using the current DEC standards. Existing wetlands along the front of the parcel will limit visibility into the site from New Scotland Road. Wetlands may have deed restrictions. Pedestrian access is shown to the Price Chopper plaza and the medical building. Town asked applicant to allow future pedestrian access to the north. Town asks applicant to show how the project fits into the Town Hamlet charette design. Town may require streetscape expanded along New Scotland Road consistent with the goals of the Hamlet design guidelines. The Town needs to determine the status of the transfer of ownership of New Scotland Road. Zoning requires buildings to be less than a 5000 square footprint. Driveway corner curves must allow for fire apparatus. Applicant is not sure if buildings will be sprinklered. Apartment buildings will be two stories. If water main is to be Town owned, it should be located outside of the pavement area wherever possible. Because of a lack of capacity at the Delaware Avenue pumping station, applicant may have to pay mitigation fees. Town may use a TDE to review projects sewer design and SWPPP.

Town attendees: Mike Morelli, Robert Leslie, Robin Nagengast, Debbie Kitchen, Paul Penman, Terry Ritz, Mark Platel, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Francis Bossolini, .Michael Cosmer, David Sussman

Applicant: Bethlehem Area YMCA, 900 Delaware Avenue, Delmar, tax map 96.00-1-5.1, in Rural Hamlet “RH” and Residential “A” zones, not in the water district, not in sewer district, in Delmar fire district, in Bethlehem Central school district. Proposed 40’ x 80’ pavilion at the rear of the site. YMCA received a grant to construct the pavilion. Pavilion will have bathroom, kitchenette, office and storage and open air area. Pavilion will be at the head of the nature trails. Future cabins may be built along the trail to provide classroom space for various educational activities. Possible athletic fields may be built. Wetlands have been delineated. Revised access easement is necessary to cross the National Grid parcel. The proposed hydrant is too close to the proposed pavilion. Zoning Board will have to review project for compliance with §128-16. In

approximately 2013, the parking lots may have to be expanded. At that time, the installation of a turning lane along Delaware Avenue may be necessary. Because of a lack of capacity at the Delaware Avenue pumping station, applicant may have to pay mitigation fees. The Town wants the water and sewer districts extended to include the YMCA parcel.

Town attendees: Mike Morelli, Robert Leslie, Robin Nagengast, Debbie Kitchen, Paul Penman, Terry Ritz, Mark Platel, Gil Boucher, Tim Beebe, John Smolinsky

Applicant representatives: Peter Gillies

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.