

9/20/07

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

10:00 start time

Applicant: Charlew Construction Company, Brookside Meadows, Clapper Road, Selkirk, tax maps 121.00-3-18.2 and 121.00-3-18.3, proposed 85 single family residences, in Selkirk Fire district, in Residential “RA” zone, not in water district, partially in sewer district, in RCS school district. Project will impact 0.088 acres of wetlands. There will be wetland mitigation. The water district needs to be extended for this project. Other areas along Clapper Road and Creble Road, already served by Town water, may be part of the water district extension. The existing water main was termed “industrial”, but meets all State, County and local requirements for drinking water. The Town prefers that the size and depth of the proposed sanitary sewer be sized to serve the area of Route 9W and Wemple Road. If possible, sewers should be made available to the existing homes along Clapper Road, in the proximity of the proposed subdivision. The existing sewer trunk main in the area must be inspected. A stormwater retention pond cannot be built over the existing water main. RCS school officials have been contacted by the applicant about a possible walking trail that connects the subdivision to the AW Becker school. A Clapper Road resident would prefer that the fronts of the proposed houses face Clapper Road, but also indicated that he has difficulty backing out of his driveway, and did not let his children play in the front yard when they were young. Town prefers that driveways not be installed onto collector roads. Resident was also concerned about the proposed street, Flax Drive, located directly across from their residence. DPW has not determined the ownership of area around the proposed sewer trunk main. An easement, or outright ownership, may be required. A drainage district will be required. DPW may require installing gate valves on the existing water main on Clapper Road. Applicant has recorded sight distance data, and the traffic study has been completed. Project will require a public hearing. Highway Department discussed various deficiencies along Clapper Road. The intersection of Clapper Road at Church Road has limited sight distance. The proposed cul-de-sac gets access from the dead-end of Church Road, which is functioning as a private driveway. During some heavy rain conditions, Clapper Road floods and is closed to vehicular traffic. Realignment of Clapper Road in various locations may be required to improve sight distance. Additional right-of-way may be required for the realignment. Parkland fees will be required.

Town attendees: Mike Morelli, Robert Leslie, Josh Cansler, Terry Ritz, Chuck Wickham, Joann Stannard, John Smolinsky, Kathy Newkirk, Nan Lanahan.

Other attendees: Bob Walsh, Don Zee, Dale Conklin, Howard Shafer, Al Penk, Carol Penk, Robert Jasinski, Richard Mendick.

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

Applicant: Galesi Management, Selkirk Ventures, 158 West Yard Road, Selkirk, tax map 108.00-1-10.2, proposed construction of 90,000 +/- sq. ft. 1-story warehouse southeast of the existing 350,000 sq. ft. warehouse, in Selkirk Fire district, in Heavy Industrial “I” zone, in water district, not in sewer district, in RCS school district. Existing topography needs to be field verified. There are three existing water mains feeding the building. DPW believes that they are Town owned. DPW asked the applicant to consider a master meter/backflow prevention device. Both rail spurs are part of the DOT project. The size of the existing septic system may need to be adjusted. Existing business is open until 11 PM. Majority of the products come from overseas and are assembled here. Products come in via rail, out via trucks. There are no IDA benefits to the building at this time. Applicant must finalize plans for the addition and submit them to the Planning Board. The plans for the building addition must be finalized and approved, before the rail spur design continues.

Town attendees: Mike Morelli, Robert Leslie, Josh Cansler, Terry Ritz, Chuck Wickham, John Smolinsky, Tom Connolly.

Other attendees: Howard Shafer, Robert Jasinski, Richard Mendick, Paul Fallati, Don Fletcher, Nadine Medina.

Applicant: Owaid Chada, Portfolio Real Estate, Oakwood Hill Condominiums, Planned Development District (PDD), off Bender Lane, Glenmont, tax map 86.00-2-16 and 86.00-2-3, proposed 4 and 8 unit condominiums, in Elsmere Fire district, in Residential “RA” zone, in water district, in sewer district, in BC school district. Ravines surround the site. Site has no access to Route 32. Site has approximately 33 acres of developable land, which is not constrained. A clubhouse/pool building is proposed, and is shown on the western end of the site. The Town requested that it be moved to the center of the site. Proposed trails lead to the preserved wetlands behind the Walmart/Lowes shopping mall. Private recreational buildings don’t meet public recreation needs, however, the Zoning Code may provide for a partial credit for on-site recreational facilities. Further discussion is required. DPW requests that the water main be looped between Bender Lane and Kenwood Avenue. DPW requests that a portion of the water main on Old Kenwood Avenue be replaced. All roads would be private, water main would require a master meter/backflow prevention device. Applicant wishes to donate 40 acres to the Town for open space. Applicant indicated that the project is geared towards adults and this type of housing usually does not attract families with school age children. There will be no age restrictions for occupants. No proposed sidewalk is shown. DPW requests that the sewers be designed to serve the existing homes on Bender Lane. A traffic study is required. DPW prefers private sewers and a private pump station within the site. The existing house on Bender Lane would be demolished to gain access to the site. Access point must have adequate sight distance.

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Town requests that some of the units be “affordable”. Project should meet design guidelines shown in the Subdivision Regulations and Zoning Law.

Town attendees: Mike Morelli, Robert Leslie, Josh Cansler, Terry Ritz, Chuck Wickham, John Smolinsky, Tom Connolly.

Other attendees: Robert Jasinski, Joe Bianchine, Rich Kudlak.

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.
