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TOWN OF BETHLEHEM

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12/15/05

**Town of Bethlehem Development Planning Committee
Bethlehem Town Hall
Room 101**

Applicant: Berne Watkins

10:00 Residential subdivision, 52 single family homes, extension of Couse Lane and Stockbridge Road, Slingerlands, Slingerlands Fire Dist., Residential A zone, Franklin School Properties, in water district, in sewer district.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Erik Deyoe, Terry Ritz, Mark Platel, Gregg Sagendorph, Tim Beebe.

Other attendees: Ed Kleinke, James Breen, Berne Watkins, John Flanigan.

Between 10 and 60 lots were considered. Area has steep slopes. Crossing large ravine with a proposed road. Site will impact Federal wetlands. Zoning Code has separation requirements for flag lots. Consider grinder pumps instead of a Town owned pump station. Couse Lane will be a primary access point by design. Couse Lane has limited width. It would need improvements to the road and intersection. No stormwater areas are shown. Drainage area extends to Cherry Avenue Extension. Asked to consider estate lots (larger) to reduce density of units. Consider possible cul-de-sac at the end of Couse Lane without access to Middlesex Drive. Applicant asked to contact Dr. Jones to gain access through the new Slingerlands By-pass/Tech park site.

Applicant: Berne Watkins

10:30 Residential subdivision, 4 single family homes, Hudson Avenue and Albright Place, Delmar, Delmar Fire Dist., Core Residential zone, B. Watkins, in sewer district, partially in water district.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Mark Platel, Gregg Sagendorph, Tim Beebe.

Other attendees: Ed Kleinke, James Breen, Berne Watkins.

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Plan shows 4 lots. There is no access to Gravon Road. Plan shows temporary turn-around and additional easement for the sewer pump station. In the process of an agreement with a non-profit organization to create permanent open space. Considering possible limited public access along trail. Site is located near the possible "rail trail". May split the project into two phases until access to Gravon Road is resolved.

Applicant: Vista Development Group, LLC

11:00 Vista Tech Park, project off LeGrange Road, Slingerlands, Slingerlands Fire Dist., Mixed Economic Development zone, in sewer district, not in water district.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Erik Deyoe, Terry Ritz, Gregg Sagendorph, Tim Beebe.

Other attendees: Mathew Rogers, Gregg Ursprung, Bill Herbert.

Applicant wants to initiate SEQRA at 12/28/05 Town Board meeting. Ravines surround the site. Main access to the site will be LeGrange Road. Site will have retail uses, hotel, tech buildings and incorporate the historic house into a park area. Albany County will be providing a \$1,000,000 grant for improvements in the area. Town/State owned roads would possibly extend westerly towards into Town of New Scotland. A four-lane boulevard will be used as a main access into the site off of the new Slingerlands by-pass. Consider connecting the parking lots together, in case of emergency on Town/State roads. Existing estate home is to be a conference center. Possible future estate plans on remaining lands must be shown on the MED plan. Inter-municipal agreement concerning water, sewer, storm drainage and highway items between Bethlehem and New Scotland would be required. Applicant is willing to work with adjoining owners to consolidate curb cuts. Most of the infrastructure will be installed ahead of the buildings. The Tech buildings will have "clean rooms" and "controlled environments". Most buildings will be two stories, with 3 – 4 stories maximum. All buildings will be sprinklered. Site should be operational in 2007.

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.

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- 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 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.