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TOWN OF BETHLEHEM

Albany County - New York

ECONOMIC DEVELOPMENT AND PLANNING

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08/17/06

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

10:00 start time

Applicant: Franklin School Properties, Couse Lane Farm, Couse Lane and Stockbridge Road, Major subdivision, Slingerlands, 19 single family houses on the extensions of Couse Lane and Stockbridge Road, in Slingerlands Fire district, proposed houses are in Residential "A" zone, in water district, in sewer district, in BC school district. Approximately 13 acres of the 64-acre parcel are wetlands. Approximately 38 acres are buildable. No stormwater management areas are shown. The current design impacts about a half acre of wetlands. Proposed lots show a 50' wetland buffer. Fire Chief has concerns over the limited access/crash gate design on Couse Lane, prefers a one-way road. Steep slopes are located on site. Area is to be rezoned as Residential Large Lot "RLL". Applicant asked to review a cul-de-sac on the end of Couse Lane and a boulevard section through the ravine of Stockbridge Road. A boulevard would impact more wetlands. The dead-end road shown is directed towards the Jones parcel. Site can only be served by sanitary sewer grinder pumps. Applicant asked to review the existing right-of-way dedication of Couse Lane.

Town attendees: George Leveille, Mike Morelli, Janine Saatman, Erik Deyoe, Terry Ritz, Gil Boucher, Gregg Sagendorph, Tim Beebe, Sam Messina.

Other attendees: James Breen, Ed Kleinke, Jason Tice.

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.

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

- 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 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.