

12/21/06

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

10:00 start time

Applicant: Debbie Sherman, 109.00-3-23.10, Route 9W, opposite Jericho Road, 50 attached single family homes in the style of Walden Fields, a multi story apartment building for senior housing (50 units), a small office building (3000 sf +/-) and two 1+ acre commercial sites, in Selkirk Fire district, in Rural Hamlet zone (RH) and Mixed Economic Development zone (MED), partially in water district, not in sewer district, in RCS school district. Parcel approximately 140 acres, extends between the NYS Thruway and Route 9W. Sprout Creek divides the Route 9W side (30 acres) from the Thruway side (110 acres). A high-pressure gas pipeline goes through the northerly portion of the parcel. The proposed housing is not allowed as a primary use within a MED zone. Applicant must address this zoning issue, possibly by pursuing a Planned Development District (PDD). A Planned Development District can have age restriction requirements. MED requires a master plan for the entire parcel. The proposed southerly road would be difficult to build due to existing topography. The site is not easily serviced by sanitary sewers. DPW recommends that a comprehensive study be initiated for the area from Clapper Road to Wemple Road. Consider a trunk sewer along the Sprout Creek. Wetlands on the parcel were delineated approximately ten (10) years ago. The commercial sites along Route 9W must be buffered from the residential areas on the parcel.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Sam Messina.

Other attendees: James Breen, Debbie Sherman, Perry Sherman, Edward Kleinke, Bill Borger, Robert Jasinski, Linda Jasinski.

Applicant: Security Supply, 133.04-1-36, 196 Maple Avenue, 40,000 sf warehouse building, in Selkirk Fire district, Rural Light Industrial zone (RLI), in water district, in sewer district, in RCS school district. Building will have sprinkler system and be serviced by water and sanitary sewer. Wetlands have not been delineated. Proposal will disturb over 1 acre. Proposed building is to be constructed within the areas of "paper streets". Ownership of these "paper streets" must be clarified by the applicant before any approval is granted. Existing site conditions contribute to the flooding of Whitehead Street and Thatcher Street during heavy rainfalls. Proposal doesn't meet RLI side setback requirements and will require ZBA approval.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Sam Messina.

Other attendees: Keith Bennett, Steven E. Smith, John S. Mott, Bill Borger.

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

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 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.