

2/22/07

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

**10:30 start time**

**Applicant: Richard List, 98.00-1-1, Jolley Road, Dreamfields,** proposed Planned Residence District, 76 acres, north of the cemetery, mixture of 37 clustered single-family homes (similar to Terramere) and 102 townhomes, in Residence A zone (RA), in Selkirk Fire district, partially in water district, not in sewer district, in Bethlehem Central school district. Project originally held by Town moratorium. Wetlands have been delineated. Geotechnical report has been completed. Approximately 44 acres of unconstrained land on the parcel. Main roads are proposed to be public, courtyards would be private. Planning Board would review the lands to the north of project for possible future development. This review would include possible extensions to the proposed road. The land to the north of Dreamfields has no frontage on any State/Town roads. A noise level study is recommended for Dreamfields. Further discussion of the ownership of the utilities (water, sewer, storm) is necessary. Engineers report for the Glenmont Road and Bender Lane pump stations will be required. Boulevard is proposed to have a grassed median. A 50' buffer is required along the perimeter of a PDD. Some of the proposed buildings are adjacent to the buffer. Designers must allow for future decks to be built. One cul-de-sac is shown within the buffer. Developer will be required to submit a valid school impact analysis that evaluates tax revenues and school requirements.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Oliver Holmes, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Nan Lanahan, John Smolinsky, Mark Platel, Joann Stannard.

Other attendees: Richard List, Wade Coton, Tom Andress, Robert Jasinski, Mike Waldenmaier.

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**Applicant: Tom Field, 96.00-1-17, Van Dyke Road, new Elementary school,** opposite BC High School, in Residence A zone (RA), in Delmar Fire district, partially in the water district, in the sewer district, in Bethlehem Central school district. Town of Bethlehem would like an easement along Van Dyke Road for future utilities. SWPPP completed 2/14/07. Proposed southern exit/entrance shows three lanes, the northern bus-only exit/entrance shows two lanes. Initial school will house 350 students, 450 – 500 after the addition is built. Students will come from a redistricting of the existing elementary zones. Applicant stated that existing elementary schools are overcrowded. Elementary school is currently out to bid. Steep slopes on the site will be deed restricted. A large portion of the site will be fenced. No crosswalk on Van Dyke Road is shown on the plans, but is recommended at one, or both of the entrances/exits. Design must be aware of existing farm on Van Dyke Road. School will have an internal grease trap, but an external buried grease trap should be considered for easier and more convenient maintenance. The sewer lateral between the west side of the road and the elementary school will be private. More consideration should be given to pedestrian accommodations. BCSD is not be subject to Town zoning, but should have an interest in accommodating the goals of the Towns Comprehensive Plan.

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

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Nan Lanahan, John Smolinsky, Mark Platel, Joann Stannard.

Other attendees: Tom Field, Rich Peckham, Greg Nolte, Robert Jasinski, Mike Waldenmaier.

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**Applicant: Lynn Sipperly, 97.00-1-12.1, off the extension of Kimmey Drive and Bryn Mawr Drive, Gra-Bil Estates**, proposed Planned Residence District, 95 acres, proposed 12 single-family homes, 57 patio homes (19 3-unit buildings), 72 condominiums (9 8-unit buildings) and 57 condominiums (15 4-unit buildings), in Residence A zone (RA), in Selkirk Fire district, partially in the water district, in the sewer district, in Bethlehem Central school district. Project originally proposed a 93 lot single-family detached conventional subdivision. The project originally held by the Town moratorium. Current proposal shows 12 single-family homes on 18 acres (off Bryn Mawr) and 189 units on 77.8 acres (off Kimmey Drive). Some proposed cul-de-sacs would be privately owned. A large ravine/creek crossing is involved with this project. A large amount of fill needs to be placed over the existing trunk sewer. The trunk sewer may have to be replaced in this area. DPW would like additional access to the trunk sewer. The homeowners association may maintain Stormwater management areas. DPW asked that alternate lawn sprinkling sources be considered. Wetlands were delineated in 2000 and will need to be updated. Gravity sewers may have to be extended up Bryn Mawr during the construction of this project to serve the existing houses.

Town attendees: George Leveille, Mike Morelli, Nanci Moquin, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham, Gregg Sagendorph, John Smolinsky, Mark Platel, Joann Stannard.

Other attendees: Nick Costa, Lynn Sipperly, Robert Jasinski, Mike Waldenmaier.

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### 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.

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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.