

3/15/07

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

10:00 start time

Applicant: Viscusi Builders, 96.00-1-11.10, behind 785 Delaware Ave, Delmar Pointe Development, proposed development district, 23.5 acres, 9 6-unit buildings (54), 1 4-unit building, and 4 single family residences, total is 62. Proposed project shows single access. Typically, cul-de-sacs should not be more than 800' long. A boulevard may be required for the single access point. Town asked applicant to explore a second means of access, possibly by connecting with the Delmar Village project. Applicant trying to get the majority of the projects sanitary sewers to drain by gravity. A portion may require a small diameter force main. Steep slopes are located throughout site. Geotechnical study has been completed. Some of the proposed building envelopes shown on the submitted plans do not allow for the future installation of decks due to their proximity to the setback lines. No basements are proposed at this time. Town asked applicant to consider storage space for residents and areas for overflow parking. Town is not encouraging installation of lawn sprinklers for this site. Project will probably require a drainage district. Applicant is proposing to have a homeowners association to maintain common areas. Located in Residential A zone (RA), in Delmar Fire district, in the water district, in the sewer district, in Bethlehem Central school district.

Town attendees: George Leveille, Mike Morelli, Oliver Holmes, Erik Deyoe, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Tim Beebe, Sam Messina, John Smolinsky.

Other attendees: Zelindo Viscusi, Luigi Palleschi.

Applicant: ARL Land Development, 85.12-2-16, 48 Hudson Avenue, Hudson Way, proposed 3000 sf office building and a separate 2 or 3-unit apartment building, shown towards the rear of the site. Existing single-family home to be demolished. In the office building, 2 apartments are proposed on the second floor, with 3 commercial/retail spaces on the first floor. Access to the apartments is from the rear of the building. Town asked applicant to consider placing the second residential building closer to the front yard setback line, similar to existing houses in the area. A 5 bay garage is also proposed on the site. Site is in Hamlet zone (H), in Delmar Fire district, in the water district, in the sewer district, in Bethlehem Central school district.

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

Other attendees: Anthony DeThomasis, Richard DeThomasis.

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 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.