

4/19/07

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

**10:00 start time**

**Applicant: David Quadrini, 63.00-3-39, phase 2 of the Brookhill subdivision, between Blessing Road and Krumkill Road**, proposed 53 single family residences. Proposed lots are much larger than minimum lot size required by zoning. Located in Residential A zone (RA), in North Bethlehem Fire district, in the water district, in the sewer district, in Guilderland school district. Phase 2 of the Brookhill subdivision was delayed by the Town's moratorium. No road connection is shown to west connecting to property within the Town of New Scotland. Proposal shows no new alignment of Blessing Road, and no connection to the proposed roundabout on Krumkill Road at Schoolhouse Road. At the time of its original submittal, the Town's preference was to realign Blessing Road to connect with Schoolhouse Road at Krumkill Road. A recent traffic study by Barton & Loguidice (B&L) doesn't require the Blessing Road by-pass. Albany County is planning on building a roundabout at Schoolhouse Road at Krumkill Road, and creating a "T" intersection at Russell Road at Krumkill Road. The B&L traffic study recommends adding a turning lane on Krumkill Road at Blessing Road, and adding a traffic signal. Albany County is concerned that the B&L traffic counts are too low. The Town will direct B&L to obtain new traffic counts and possibly readjust their recommendations. The by-pass road could cost approximately \$1.2 million; the intersection improvements could cost approximately \$250,000. Meadowbrook subdivision, located off Blessing Road, is contributing \$1000 per lot for traffic mitigation.

Town attendees: George Leveille, Mike Morelli, Jeff Lipnicky, Erik Deyoe, Terry Ritz, Chuck Wickham, Gregg Sagendorph, Tim Beebe, Mark Platel, Kyle Kotary, Jack Cunningham, Joann Stannard.

Other attendees: David Quadrini, Paul Hite.

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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.

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- 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.