

7/19/07

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

10:00 start time

Applicant: Cyprus Shriners, 27 Hannay Lane, Glenmont, tax map 86.00-1-12.2, proposed 7,000 sq ft fraternal lodge with 144 parking spaces, in Elsmere Fire district, proposed project is in Rural Light Industrial “RLI” zone, in water district, in sewer district, in BC school district. A P-1 type stormwater pond is proposed for the site, but NYSDEC suggests that a minimum of 15 acres drain into this type of pond. The overall size of the parcel is 17+/- acres. A pond sprinkler is proposed to prevent stagnant water. A maintenance agreement will be required. Parcel is filled with construction and demolition debris from the south mall construction project. A geotechnical report has been completed. A gravel parking lot is show in the rear of the property. Private water mains and a “hot box” is shown on the current plan. Sewer lateral system will be private. Applicant must supply copy of the cross-easement to the Planning Board. Current plan does not meet front yard setback requirements, but applicant will reposition proposed building to meet requirements. Town may require a sidewalk easement and additional right-of-way.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Gregg Sagendorph, Tim Beebe, Jack Cunningham, John Smolinsky.

Other attendees: Brett Steenburgh, John Ferraro.

Applicant: Verstandigs, 454 Delaware Avenue, Delmar, tax map 85.15-5-43, proposed construction of 9 two-story residential buildings with 4 or 5 units each, total of 41 units on 5.20 acres, 65 parking spaces (covered and uncovered), 5 800 sq ft accessory buildings, in Delmar Fire district, in Multifamily Residential “MR” zone, in water district, in sewer district, in BC school district. Applicant indicated that there would be 41% mean impervious cover on the parcel. The proposed 22’ wide porous pavement is rated as 50% impervious. The maintenance record for this type of pavement is unclear. Pretreatment cannot be provided. It should not be applied where areas are sanded or salted. A stormwater pond could be located in the southwest corner of the parcel. The upper units drain into the plumbing of the lower units. This proposal does not meet the current Town sewer code. Design of the multiple water laterals, cellar drains and sanitary sewer laterals will have to be reviewed by DPW and Building staff. Current plan shows no garages facing Delaware Avenue. DPW has a possible future sewer trunk main bypass that could be located along the western portion of the parcel. Planning will clarify total land area versus constrained land and building density. NYSDOT will regulate

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

traffic control devices at Delaware Avenue. Applicant asked to review pedestrian access crossing Delaware Avenue.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Chuck Wickham, Mark Platel, Gregg Sagendorph, Tim Beebe, Jack Cunningham, John Smolinsky.

Other attendees: Stephen Bolduc, David Albrecht, Mike Girard, Tom Drake.

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.
