

8/21/08

**Town of Bethlehem Development Planning Committee (DPC)**  
**Bethlehem Town Hall**  
**Room 107, first floor**

**10:00 start time**

**Applicant: Swift Builders**, at the end of Jasmine Drive, Glenmont, between Somerset Drive and the possible north-south collector road, tax map 97.00-1-8, proposed five (5) lot residential (single family) subdivision, in Elsmere fire district, in Residential “A” zone, in water district, in sewer district, in Bethlehem Central school district. Water and sewer would connect to existing mains on Somerset Drive. There will be less than 5 acres of disturbance. Wetlands have been delineated. Wetlands may be “isolated”. Some of the proposed lots don’t meet current Zoning and would require ZBA approval. Submitted plan doesn’t connect to the proposed north-south collector road. Residents preferred to have Honeysuckle connect, instead of Jasmine. Town will work with applicant to determine final road layout.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Chuck Wickham, Joann Stannard, Tim Beebe.

Applicants representatives: Dave Ingalls, Gregg Swift.

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**Applicant: The Pines at Normanside**, Elsmere, tax map 86.05-3-10.1, proposed eight (8) single family houses on Leonard Place, one (1) 4000 sf mixed use building on Delaware Avenue, and two (2) single family houses on Salisbury Road, in Elsmere Fire district, in Core Residential “CR” zone and Commercial Hamlet “CH” zone, in water district, in sewer district, in Bethlehem Central school district. Latest submittal shows 1/3 to 2.8 acre lots. Stream restoration is not part of the proposed project. Little, or no wetland impacts shown with new proposal. Applicant asked to show standard size cul-de-sac and 50’ rear yards. Town will cooperate with the applicant to install a new water main on Leonard. A backflow prevention device will be required in the commercial building.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Chuck Wickham, Joann Stannard, Tim Beebe.

Applicants representatives: Mike Tucker.

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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.**

**Applicant: Innovative Municipal Products**, 454 River Road, (the old Texaco tank site), Glenmont, tax map 98.00-2-9, proposal to convert existing fuel tanks into storage for Liquid Chloride De-Icers, unload from ships, load trucks for distribution, in Selkirk Fire district, in Heavy Industrial “I” zone, in water district, not in sewer district, in Bethlehem Central school district. Dock is being inspected. Applicant doesn’t believe it is a DEC regulated product. Wetlands have been delineated. During winter months, they expect 10 – 25 trucks a day. Existing septic system is being inspected. Proposal must show adequate truck circulation and stacking. A small amount of Town water may be necessary for dissolution. It would be a 24-hour operation. Town doesn’t want any trucks to stack along River Road. Entrance/Exit may have to be modified.

Town attendees: George Leveille, Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Chuck Wickham, Joann Stannard, Tim Beebe.

Applicants representatives: Daniel Hershberg, Ken Ringler.

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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.

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.

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