

**10/16/08**

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

**10:00 start time**

**Applicant: E & S Classics, Ed Ciccone**, 111 Corning Hill Road, Glenmont, next to Cumberland Farms, tax maps 87.03-2-20, 21 and 23.1, proposed change in Zoning from Residential "A" to Commercial Hamlet "CH", and build an auto restoration shop, in Selkirk fire district, in Residential "A" zone, in water district, not in sewer district, in Bethlehem Central school district. Zone change includes five (5) parcels with four (4) different owners. Plan on removing existing house and porch, then building an addition onto the existing garage. Area is bordered by Roberts Towing on the north and Cumberland Farms on the west. Garage at 111 has an existing access easement over the driveway to 109 Corning Hill Road. Town recommends installing a sewer main that would connect to the force main along Route 9W. A NYSDOT curb cut permit is required for the business. Very limited customer vehicle traffic. Town prefers to have indoor storage of vehicles and parts to limit visual impact on adjoining properties. Zone change will be presented to the Town Board on 11/12/08.

Town attendees: Mike Morelli, Robert Leslie, Nanci Moquin, Terry Ritz, Mark Platel, Joann Stannard, John Smolinsky.

Applicants representatives: Ed Ciccone.

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**Applicant: Full Gospel Church**, 282 Elsmere Avenue, Elsmere, next to the Delmar By-Pass and the sanitary sewer force main, tax map 97.05-4-12, proposed 16,500 sq. ft. addition and parking lot, in Elsmere Fire district, in Core Residential "CR" zone, in water district, in sewer district, in Bethlehem Central school district. Addition will triple the size of the church. New play area, turn-around and parking lot changes are proposed. Play area may also function as an "overflow" parking lot. Existing drainage is directed towards the Delmar By-pass. No detailed stormwater analysis yet. Applicant says no wetlands are located on site. A SWPPP is required. The Towns sanitary sewer force main discharges into a gravity manhole near the proposed entrance of the new addition. The size of the turn-around must be large enough to allow an ambulance to use it. Town asked that pedestrian traffic through the parking lot be considered. Applicant was asked to consider a "green" building design. Existing water main and hydrant are privately owned (by the church).

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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: Mike Morelli, Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Mark Platel, John Smolinsky.

Applicants representatives: Michael W. Schafer.

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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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