

11/21/08

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

2:00 start time

Applicant: Kendall Square, Lee Rosen, Northeast corner of Feura Bush Road and Elsmere Avenue, Delmar, tax map 97.09-2-5.1, in Elsmere fire district, in Hamlet “H” zone, in water district, in sewer district, in Bethlehem Central school district. Proposed project includes a 15,000 sf drug store with drive-thru, two (2) eight-unit residential buildings, two (2) three-unit buildings with commercial and residential space, and twenty eight (28) three-unit residential buildings. No residential garages or driveways access Elsmere Avenue. Project shows all privately owned roads. All residential units are proposed to be rentals. Town indicated that the submitted plans do not meet the intentions of the Hamlet zone. Applicant was advised to provide access to adjoining parcels with a Town owned road(s). A drive-thru drug store may not be the best use for the corner of Feura Bush Road and Elsmere Avenue. Project should show a more pedestrian friendly plan. More commercial uses should be located near the corner, then transition into higher density housing, then residential. PM peak traffic is high in the area of the traffic light. Developer will be asked to contribute to the proposed sidewalk along Feura Bush Road. Applicant was asked about the potential of considering a partnership with a retail/office/commercial developer. NYSDOT should be consulted to determine any upgrades planned at the existing intersection, such as turning lanes, or roundabouts. Stormwater management from the apartments and commercial areas must be separated from any Town owned facilities. Town does not want to own or maintain water and sewer mains on private property. One owned is show as owning all proposed residential units. The Hamlet zone typically has a 5000 sq. ft. building footprint. The Hamlet should have a focal point with public spaces and common areas. The plan should try and preserve open space. Applicant was advised to review the Hamlet “design guidelines” within the Towns Zoning Law and revise the plans accordingly.

Town attendees: Mike Morelli, Robert Leslie, Erik Deyoe, Terry Ritz, Tim Beebe, John Smolinsky.

Applicants representative: Lee Rosen.

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.