

4/16/09

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

10:00 start time

Applicant: Hilton Homes, MRFANSI Inc., 37 Route 9W, on the same parcel as the Quality Inn, between Route 9W and the NYS Thruway, Glenmont, tax map 87.03-2-1, proposed project is to build a four (4) story 108-unit hotel and adjoining parking lot, in Elsmere fire district, in General Commercial “C” zone, in water district, in sewer district, in Bethlehem Central school district. Site has steep slopes and some exposed rock. Geotechnical Engineer will perform soil borings. Large amount of fill required. This is a new model hotel, the first of its type in the country. Hotel could use approximately 16K GPD of water. Town advised applicant that he would have to upgrade existing pump station. Existing sanitary sewer lateral from Quality Inn will have to be relocated. There is over a 10’ difference in elevation between the existing and proposed parking lots. Landscaped islands are required in the parking lot. Extensive amount of structural fill and retaining walls are proposed. Proposed entrance must allow for queuing of vehicles. No turn lane exists on Route 9W. Variance is required for proposed building height. Applicant was asked to get comments from NYSDOT before formally applying to the Town.

Town attendees: Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Josh Carvajal, Gregg Sagendorph, Gil Boucher, Tim Beebe, John Smolinsky,

Applicants’ representative: Dan Hershberg, Peter Seidner.

Applicant: Yellow Brick Road Farm, Brookman Avenue, Delmar (Elsmere), tax map 86.07-2-8, proposed four (4) single family homes on a vacant parcel, in Elsmere fire district, in Residential “A” zone, in water district, in sewer district, in Bethlehem Central school district. Lots 2, 3 and 4 don’t have frontage on a Town improved road. Project is comprised on one parcel divided by the National Grid right-of-way. Applicant was asked to consider a flag lot at the end of the Brookman Avenue ROW. Further discussion is needed on a design that would meet Town Zoning law. Existing roadway is not centered within the ROW. May have to install force main that discharges into the existing gravity sewer main. Limited useable rear yards are proposed. Town would prefer to have the temporary turn-around on the National Grid ROW. Soils Engineer will be required to show safe setback line. Each lot must meet minimum frontage requirements. It appears that three (3) lots may be more practicable than the four (4) shown on the concept plan.

Town attendees: Robert Leslie, Nanci Moquin, Erik Deyoe, Terry Ritz, Josh Carvajal, Gregg Sagendorph, Gil Boucher, Tim Beebe, John Smolinsky,

Applicants' representative: Ed Kleinke, Dawn Garabedian.

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.