

12/17/09

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

10:00 start time

Applicant: Rose Watkins, Proposed 19 lot single-family residential subdivision, at the end of Couse Lane and Stockbridge Road, Slingerlands, on 65 acres, tax map parcel 74.00-1-40, in Slingerlands fire district, in Residential Large Lot “RLL” zone, in water district, in sewer district, in Bethlehem Central school district. The latest plan shows a cul-de-sac extended the northwesterly property line. Gravity sanitary sewers will flow to a pump station in the area of the ravine. New pump station must be constructed using three-phase power. DPW prefers not to have a new pump station built and have the sanitary sewer flow by gravity to an existing manhole. If a new pump station is required, its’ discharge should be directed into the existing Lyndhurst force main to eliminate double pumping. The water main will form a loop between Stockbridge Road and Couse Lane. Stormwater management will be located between the existing wetlands. Over 1 acre of wetland impacts are shown on the plans, which will require an individual permit from the Army Corps of Engineers (ACOE). Proposal shows a multi-purpose path at the end of Couse Lane similar to the one on Merrifield Place. A new turn-around is to be constructed at the end of Couse Lane. Staggered gabion walls are proposed across the ravine area. Maximum road grades are less than 8%.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Nanci Moquin, Terry Ritz, Chuck Wickham, John Smolinsky, Tim Beebe.

Applicant representatives: Edward Kleinke, Tom Brewer.

Applicant: DMV Commercial Ventures, Proposed six (6) new apartment buildings with 42 units, two (2) new townhouse buildings with 14 units, clubhouse with pool, southwest area of Hague Boulevard and Route 9W, Glenmont, tax map parcels 109.14-3-3 and 109.00-1-25, in Selkirk fire district, in Rural Hamlet “RH” zone, in water district, in sewer district, in Ravena-Coeymans-Selkirk school district. Plan shows a significant amount of federal wetlands and a large gas main easement on the site. All 56 units are to be owned by one owner. Access into the site would be from Hague Boulevard, with a second right in/right out access onto Route 9W. A traffic impact study is proposed. No wetland impacts are planned. DPW prefers that all water and sewer mains on private property be privately owned and maintained. The required Fireline water meter could be installed within a building near the Town right-of-way. The Town

encouraged cooperation with the Dowerskill Village Homeowners Association in regards to sharing recreation facilities. The applicant indicated that typically, a minimum of 80 units are required to justify the construction of a clubhouse/pool. Part-time on-site management is proposed. The remaining northeast corner of the parcel will remain vacant at this time, but is being reserved for future commercial use.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Nanci Moquin, Terry Ritz, Chuck Wickham, John Smolinsky, Tim Beebe.

Applicant representative: Dan Hershberg.

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.