

2/18/10

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

**10:00 start time**

**Applicant: Bethlehem Soccer Club, 350 Wemple Road, Glenmont, Proposed indoor facility (350' x 250'), 2100 sf office, three (3) 330' x 240' outdoor fields and one (1) 300' x 210' outdoor field**, on 20 acres, tax map parcel 109.00-3-4.2, in Selkirk fire district, in Rural "R" zone, not in water district, not in sewer district, in Ravena-Coeymans-Selkirk school district. Club has been trying to purchase more property, but has been unsuccessful. Club plans to re-grade entire parcel. Less than 0.10 acre of wetland disturbance is shown. No formal stormwater plan has been created yet. Water well and septic system must be reviewed and approved by Albany County Department of Health. Applicant indicated that soccer game scheduling causes most traffic issues. Sometimes overflow parking for 100-120 cars is used across the street. Parking for 150 cars is available on the site now, approximately 200 are proposed. During site plan review, a traffic study will probably be requested by the Planning Board. Town may request additional right-of-way along Wemple Road. Site plan must provide adequate pedestrian circulation. Fields may be available for other sports, such as lacrosse and softball. After completion, the Club plans to have the majority of their games at the Wemple Road site, not the Elm Avenue Town Park.

Town attendees: Mike Morelli, Robert Leslie, Josh Cansler, Erik Deyoe, Paul Penman, Terry Ritz, Josh Carvajal, Gil Boucher, Tim Beebe, Nan Lanahan, Sam Messina.

Applicant representatives: Mark Sweeney.

---

**Applicant: Van Dyke Spinney, LLC**, Van Dyke Road, Delmar, tax map 96.00-1-30, proposal for 214 +/- residential units, new sidewalk along Van Dyke Road, Planned Development District (PDD) approved by the Town Board in 2007, 91.1 acre parcel, 45.13 acres to be developed, 2.68 acres of wetlands, in BC school district, in Delmar Fire district, in Residential "A" zone, not in water district, partially in sewer district. Applicant is dividing the project into five (5) phases, the first of which has 48 units (apartments). The PDD was approved by the Town Board in 2007. Applicant has had several informational meeting with local residents about the proposal. Applicant is willing to design an improved intersection at Van Dyke Road and Meads Lane. Applicant is working with Mohawk Hudson Land Conservancy regarding the possible recreation area along the creek. Many portions of Van Dyke Road has a right-of-way

width of 60', but the existing pavement is not centered within it. The proposed homes within phase 1 are well off the existing road. The traffic study submitted to the Planning Board takes into account the Eagle School, BCHS, bus garage and the YMCA. Applicant is working with Engineering staff regarding sanitary sewer design.

Town attendees: Mike Morelli, Robert Leslie, Josh Cansler, Erik Deyoe, Paul Penman, Terry Ritz, Josh Carvajal, Gil Boucher, Tim Beebe, Sam Messina.

Applicant representatives: Mark Dempf, Bruce Secor, Rex Ruthman, Alex Ruthman, Edward Feinberg.

---

### **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.