

3/18/10

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

10:00 start time

Applicant: Wemple Corners, SE, SW and NE corners of Wemple Road and Route 9W, Glenmont, proposed 136 single family homes, 28 twin homes, 200 senior apartments, 52,500 sf of neighborhood retail, 13,500 sf drugstore, 180 apartments, 47,000 sf of commercial retail, 2,500 sf convenience/gas station and 5,700 sf bank, 2.25 miles of new roads, on 151 acres, tax map parcels 109.00-1-31, 109.00-3-4.1 and 109.00-3-9, in Selkirk fire district, in Mixed Economic Development “MED” zone, Requesting zoning change to Rural Hamlet (RH) and PDD, partially in water district, partially in sewer district, in both Ravena-Coeymans-Selkirk and Bethlehem Central school districts. Proposed senior apartments are not assisted living units. Other apartments shown will have detached garages. The single-family homes show an alley to the rear with detached garages. A new roundabout is shown at Route 9W and Wemple Road. A road that could eventually connect Wemple to Clapper is shown near the Thruway. The intersection of this connection road with Wemple Road must have adequate sight-distance. The roundabout, sidewalks, connector road and Hamlet zone are all recommendations mentioned in the Route 9W corridor study. The single-family portion of the plan is designed as a “new urban” project with multiple pedestrian connections, 4 or 5 pocket parks, 2 miles of walking trails and a centrally located clubhouse. The houses will have a variety of price points. No other “new urban” projects exist in the area. A home owners association is being considered. Town asked Applicant to reduce the number of curb cuts for the commercial/retail areas along Route 9W and create internal road connections to reduce traffic flow through the intersection of Route 9W and Wemple. The Applicant should consider shared amenities between the homes and apartments. The MED zone is supposed to be designed with commercial/non-residential projects. Town asked for a master plan showing how this project fits in with the parcel on Clapper Road that is also owned by the Applicant. The master plan could be used to notify future residents of the project of the future plans for the area. The MED zone is intended to create a commercial tax base. Applicant was asked to remove residential housing along the Thruway, commercial uses are preferred. Existing underground fiber optic cable is located in the area. Coordination with the Soccer Plex was encouraged in regards to recreational space and overflow parking. The Applicant indicated that preserving the existing barn on the corner would be too expensive. Town advised the Applicant that any sanitary sewer pump station designed for the project would be temporary in nature. The pump station must be designed to service an area larger than this project alone. The gravity sanitary sewer system must flow to the south, eventually to the trunk sewer on Clapper Road. The proposed sanitary sewer and water mains must be available for use by the existing residents of Wemple Road. The utilities

on the private roads are to be privately owned. The Town doesn't want public easements on private property. Construction phasing of the entire project has not been finalized yet. Town park fee schedule has not been reviewed yet.

Portions of this project have been presented at the DPC on two previous occasions, 5/19/05 and 4/17/08.

The Applicant agreed to revise the conceptual site plan based on DPC comments received and resubmit for further review.

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Debbie Kitchen, Josh Cansler, Paul Penman, Terry Ritz, Josh Carvajal, Chuck Wickham, Gil Boucher, Tim Beebe, Nan Lanahan, Sam Messina, John Smolinsky, George Leveille.

Applicant representatives: Dominick Arico, Bruce Boswell, Micky Riccardi, Jim Villasenor.

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.