

1/19/12

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

10:00 start time

1. Applicant: Charlie Crisafulli, 5 Glenwood Drive, now rental office, formerly post office, Glenmont, tax map 97.12-1-5.1, proposed project is to convert existing rental office into two (2) 1000 +/- sf apartments. Project is in Elsmere fire district, in Multi-Family "MR" zone, in water district, in sewer district, in Bethlehem Central school district. There are 44 existing apartments on 10.26 acres. 6 +/- acres are useable. Some minor exterior modifications would be required for doors and windows. Applicant was asked if the parking in front of the building could be relocated to the side of the building and look at enhancing the landscaping in front of the building. Existing water meter and backflow device will remain in place. DPW may request a wider sanitary sewer easement along the creek.

Town attendees: Mike Morelli, Robert Leslie, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Chuck Wickham, Tim Beebe, John Smolinsky, Gil Boucher

Applicant representatives: Dave Ingalls, Chris Longo

2. Applicant: Windsor Development, 1365 New Scotland Road, proposed drive-thru lane and tube for existing Capital Bank, Slingerlands. Tax map 74.00-1-29.2, in Slingerlands Fire district, in Commercial Hamlet "CH" zone, in water district, in sewer district, in Bethlehem Central school district. Design has changed from their original submission at the 7/21/11 DPC meeting. Current design directs traffic around rear of Price Chopper in a counter clockwise direction. Signage will be required to direct traffic to drive-thru window. Capital Bank indicated that approximately 20 cars per day will use new window. Planning Board will likely require some confirmation on the traffic numbers. It may be necessary to mark the driveway around the back of Price Chopper. To prevent the salt pile, unloading trucks and employee vehicles from blocking the driveway to new window. No parking fire zone signage has been installed yet along the front of the building. Building Division will contact the property owner to address this issue. DPW prefers that the water and sewer mains within the site become privately owned and maintained.

Town attendees: Mike Morelli, Robert Leslie, Kathleen Reid, Debbie Kitchen, Paul Penman, Terry Ritz, Chuck Wickham, Tim Beebe, John Smolinsky, Gil Boucher

Applicant representatives: Dave Ingalls, Chris Longo, Dave Sussman, Mike Cosmer

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.